



LOCATION:

At the signalized intersection of Clemson Boulevard and Salem Church Road.

FACTS:

Available

Space: 2,800 SF

Anchor

Tenants: Publix

Other

Tenant: Soluna Hair Salon
1,400 SF

Traffic: Clemson Blvd/US 76 32,000 AADT

COMMUNITY:

- Just 2.3 miles from Interstate 85, Boulevard Market Fair is conveniently located on Clemson Boulevard—the main highway in Anderson and the main thoroughfare to Clemson University.
- Boulevard Market Fair is also suitably situated between two of Anderson’s most popular shopping destinations—Anderson Mall (anchored by Belk, JCPenney, Sears, and Dillard’s) and Anderson Station (HH Gregg, Old Navy, Bed Bath & Beyond, Ross, Pier 1, Party City, Dollar Tree, Shoe Carnival, and Hobby Lobby).
- New retail to the area includes Kohl’s, Staples, and Dick’s Sporting Goods.
- The façade was recently upgraded with over \$300,000 in improvements made in exchange for a long-term lease extension from Publix.

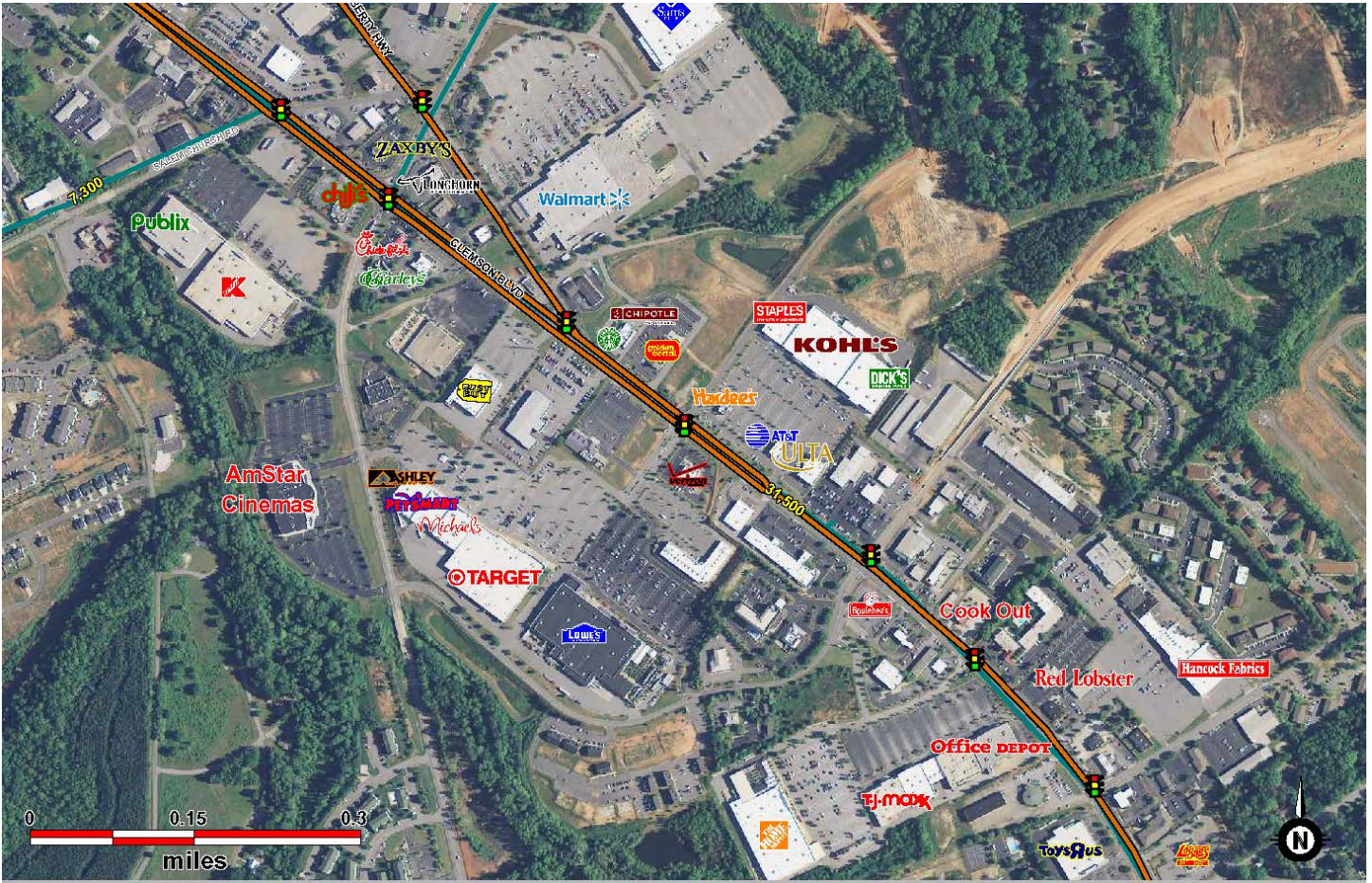
NEIGHBORHOOD:

Kmart	Chili’s	Longhorn Steakhouse	Chick-fil-A	Office Depot
Home Depot	Starbucks	Walmart Supercenter	Target	Chipotle
Lowe’s	Aspen Dental	Men’s Wearhouse	Kohl’s	Red Lobster
AmStar Cinemas	Staples	Dick’s Sporting Goods	TJ Maxx	Verizon

DEMOGRAPHICS:

2014 Estimates	1 Mile	3 Mile	5 Mile
Population	4,473	26,496	61,240
Avg. Household Income	\$55,057	\$57,590	\$54,590
HH Growth 2000-’10	21%	14%	17%

AERIALS:



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