

LOCATION:

3556 Clemson Boulevard
Anderson, SC

FACTS:

Parcel Size: 1.2 acres
Available Space: 1,630 SF Available 7/1
Year Built: 2012
Parking: 9/1000 (58 spaces)
Traffic: Clemson Blvd 32,500 CPD
Anchor Tenants: Chipotle Starbucks



COMMUNITY:

- This site is located in the heart of Anderson’s main commercial corridor
- Anderson is one of the largest counties in South Carolina boasting 190,000 residents
- Home to more than 200 major manufacturers, 20 international companies including Michelin, Electrolux, Milliken, Timken and First Quality Tissue
- Major industries in the county are automotive, metal products, industrial machinery, and plastics
- Home to Anderson University, the fastest growing private university in the state
- Contains 56,000 acre Lake Hartwell; one of the state’s largest lakes
- Anderson County reported gross retail sales of over \$6 billion

DEMOGRAPHICS:

2017 Estimates	3 Mile	5 Mile	10 Mile
Population	29,786	64,833	118,787
Avg. Household Income	\$57,542	\$56,545	\$56,144
No. of Households	8,018	17,194	32,327

NEIGHBORHOOD:

Best Buy	Walmart	Target	Publix
Ulta	Belk	Staples	Dick’s Sporting Goods
Dillard’s	Men’s Wearhouse	Aspen Dental	Chick-fil-A
Red Lobster	Longhorn Steakhouse	Five Guys	Kohl’s
PetSmart	TJ Maxx	Sleep Number	Burlington Coat Factory (coming soon)

AERIAL:



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