

835 Old Greenville Hwy.

CLEMSON, SOUTH CAROLINA, 29631

PROPERTY DETAILS

AVAILABLE SF	<ul style="list-style-type: none"> ± 1.54 AC
PURCHASE PRICE	<ul style="list-style-type: none"> Call for pricing
HIGHLIGHTS	<ul style="list-style-type: none"> Convenient to the surrounding communities of Central, Clemson, Seneca, and more Nearby dining/retail options including Hardee's, Ingles, Harris Teeter, Lowe's, Publix, Wal-Mart Neighborhood Market, El Jimador Viejo II, China Express, Eggs Up Grill, Pot Belly Deli, Arby's, Bojangles and Roller Millis Smokehouse Down the street from Rotary Park Southern Wesleyan University enrolling over 1,000 students Within a one-mile radius, there are more than 1,000 student housing units totaling approximately 2,700 beds.



DEMOGRAPHICS	01 MILES	03 MILES	05 MILES
TOTAL HOUSEHOLDS	3,535	11,696	17,242
TOTAL POPULATION	8,029	35,444	47,478
TOTAL EMPLOYEES	617	5,119	7,637

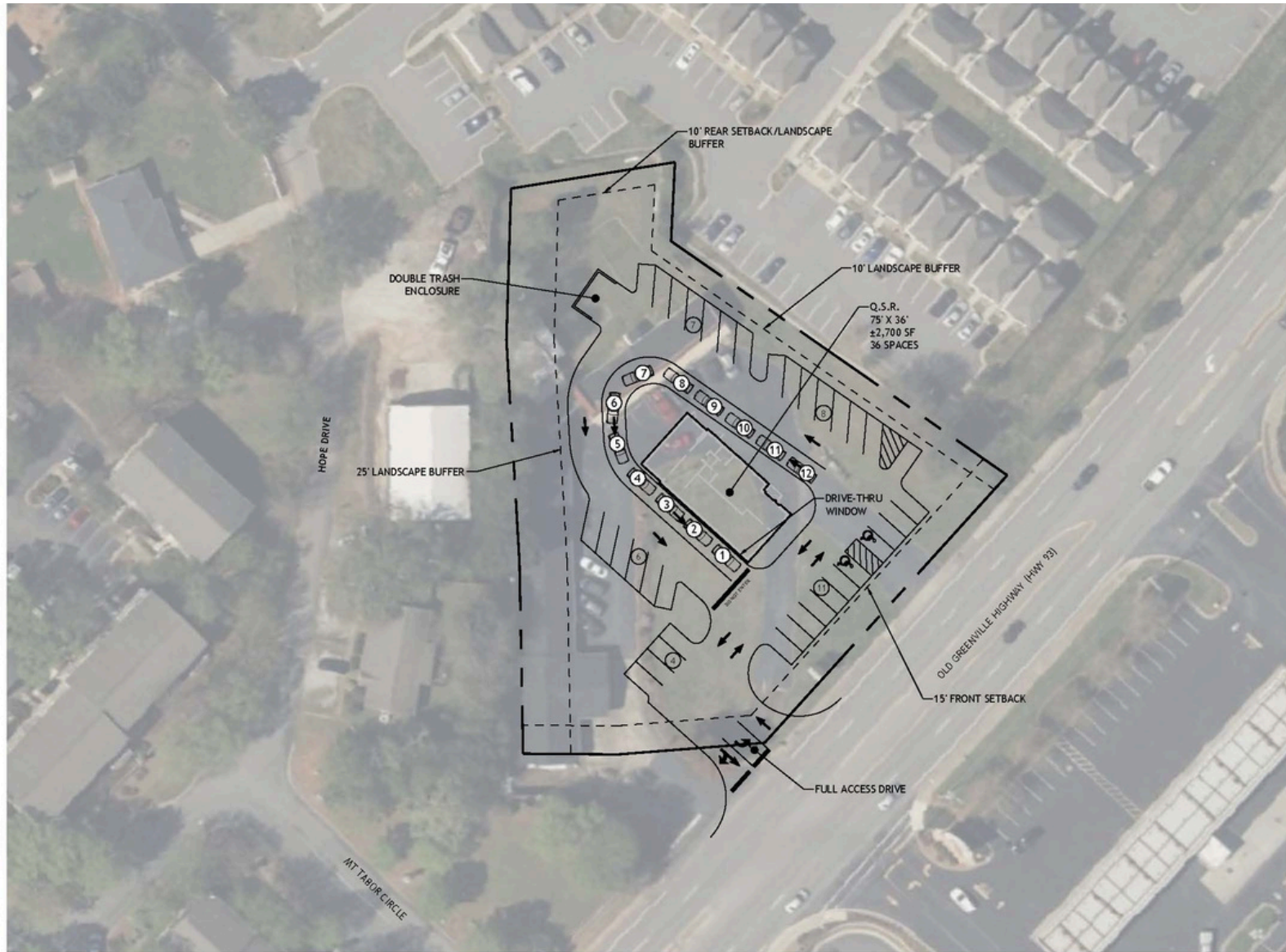


TRAFFIC COUNT	
Old Greenville Hwy.	8,289 VPD

AERIAL



PROPOSED SITE PLAN



WHY CLEMSON?

Clemson has a steady flow of customers, and offers a strong local workforce. Clemson University brings in students, staff, visitors, and research activity, which helps support shops, restaurants, and service businesses year-round. The city is easy to access from major highways, costs less to operate in than many larger cities, and continues to grow with new housing, retail, and infrastructure. On top of that, Clemson has a lively downtown, a strong sense of community, and access to outdoor amenities like nearby lakes and parks, making it attractive for both business owners and employees.

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CONTACT COLLETT GREENVILLE

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