



3501 CLEMSON BOULEVARD SUITE #110

3501 Clemson Boulevard, Anderson, SC 29621

JACKSON WILLIAMSON

Vice President

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

3501 Clemson Boulevard Suite #110

Available for Lease (\$20.00 / SF NNN)

Position your business for success at 3501 Clemson Boulevard, Suite 110, a premier 4,000 SF retail space located along Anderson's most sought-after commercial corridor. Situated in the heart of Clemson Boulevard, this high-visibility location offers exceptional exposure, strong traffic counts, and convenient access for customers throughout the market.

The space features an open floor plan, providing maximum flexibility for a wide range of retail, showroom, fitness, or service-oriented users. A rear roll-up door adds valuable functionality for receiving inventory, deliveries, and operational efficiency.

Surrounded by a strong mix of established tenants and national retailers, this property benefits from consistent customer traffic and a dynamic retail environment that supports business growth. With its strategic location, excellent accessibility, and versatile layout, this is a rare opportunity for retailers seeking to thrive in one of Anderson's most active commercial destinations.

NNN = \$4.25 / SF

OFFERING SUMMARY

Lease Rate:	\$20.00/ SF (NNN)
Available SF:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,660	12,758	26,470
Total Population	3,158	29,967	64,214
Average HH Income	\$73,034	\$84,983	\$82,601



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ADDITIONAL PHOTOS



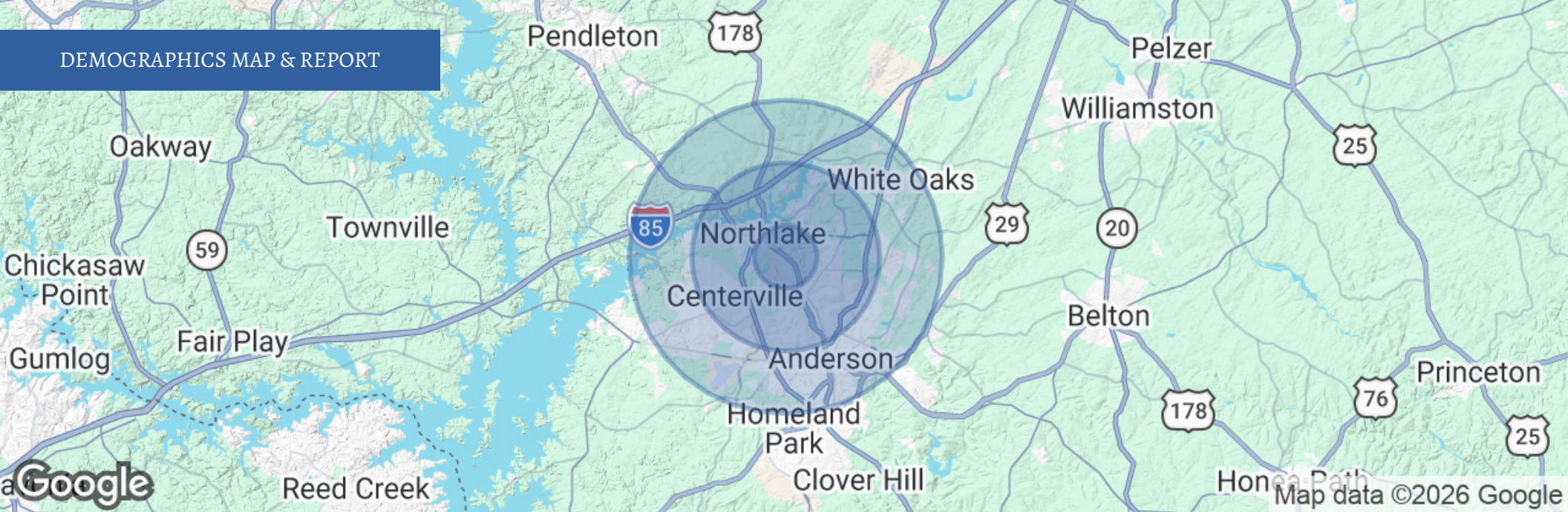
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,158	29,967	64,214
Average Age	34.0	40.0	40.0
Average Age (Male)	31.7	38.4	38.4
Average Age (Female)	34.4	40.8	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,660	12,758	26,470
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$73,034	\$84,983	\$82,601
Average House Value	\$242,579	\$236,721	\$233,228

2023 American Community Survey (ACS)



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