

The Cove

◆ AT CLEMSON ◆

RETAIL SPACE AVAILABLE FOR LEASE


PINTAIL

LEASING *contacts*



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The information contained herein has been given to us by the owner of the property and we have no reason to doubt its accuracy, but we do not warrant its accuracy and it should be verified prior to purchase or lease.

ABOUT *the cove at clemson*

ADDRESS 894 Tiger Blvd., Clemson, SC 29631

TAX MAP NO 4044-14-44-5899 (Pickens County)

PARKING Ample on-site parking

HIGH VISIBILITY 31,000+ VPD on Tiger Boulevard

PRIME LOCATION The Cove at Clemson is located just 1.2 miles from Clemson University which has a student population of 29,077. An off-campus student housing complex located on Lake Hartwell, The Cove offers many amenities including a private shuttle bus to Clemson University's campus and a public dock on Lake Hartwell providing visitors access to the retail and restaurant options at The Cove which include Your Pie, Tap-In, and Coyote Coffee among others. This property is located along Tiger Boulevard at a signalized intersection and along the CATbus shuttle route that services Clemson, Central, Seneca, and Pendleton. Tenants at The Cove at Clemson will have the added benefit of 203 apartment units, accommodating up to 683 residents living on site. The three available suites at this development offer patio space and a common area for concerts and other outdoor events. Two of the suites have some restaurant infrastructure in place to include grease trap, HVAC and chases for exhaust.

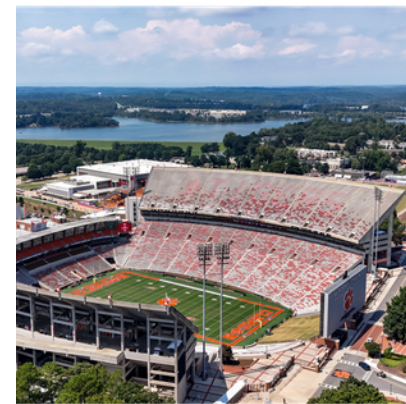
available space

IMMEDIATELY AVAILABLE

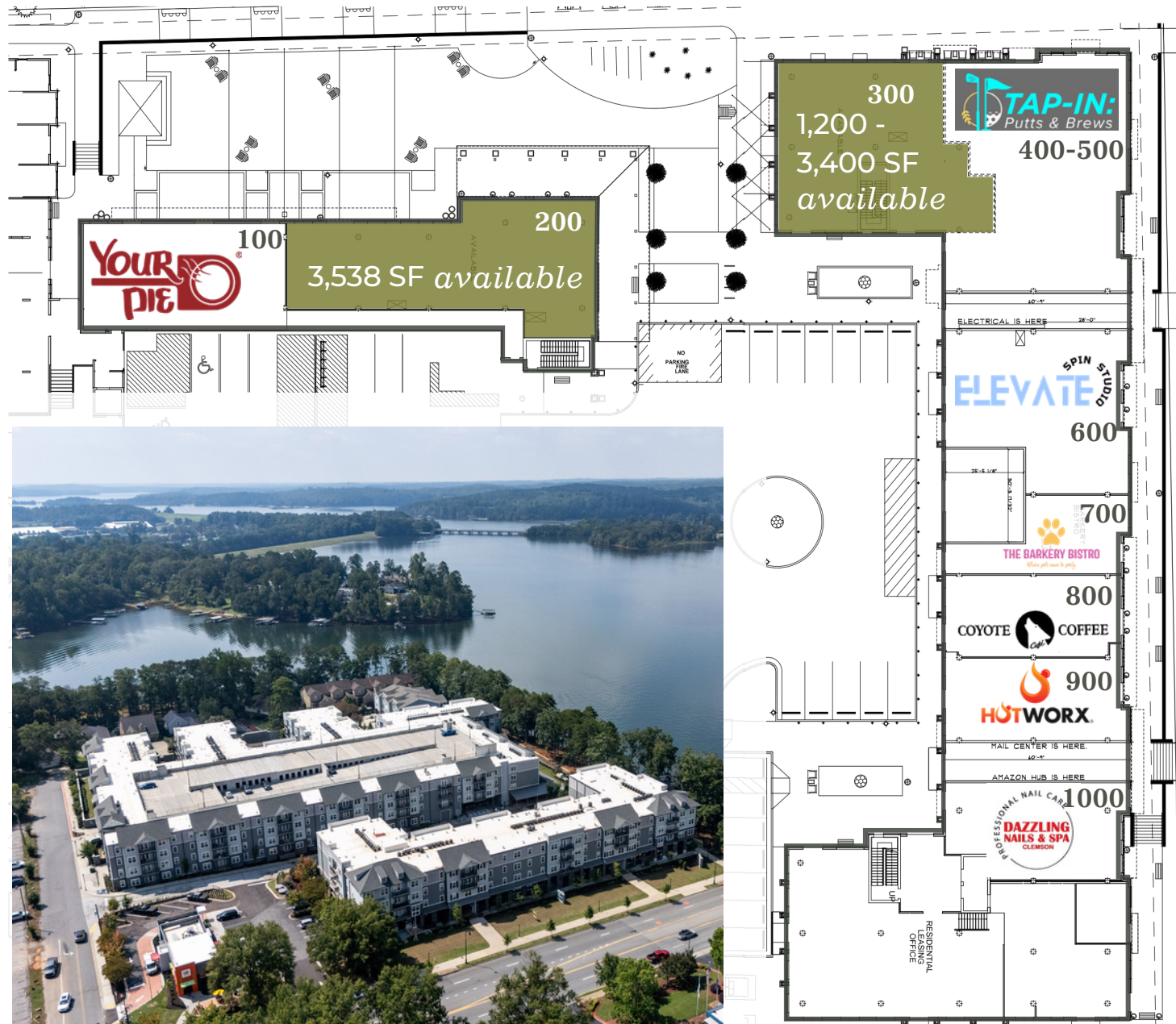
SUITE 200	±3,538 SF
SUITE 300	±1,200 - ±3,400 SF

RENT \$25.00 PSF

Contact us for other upcoming opportunities

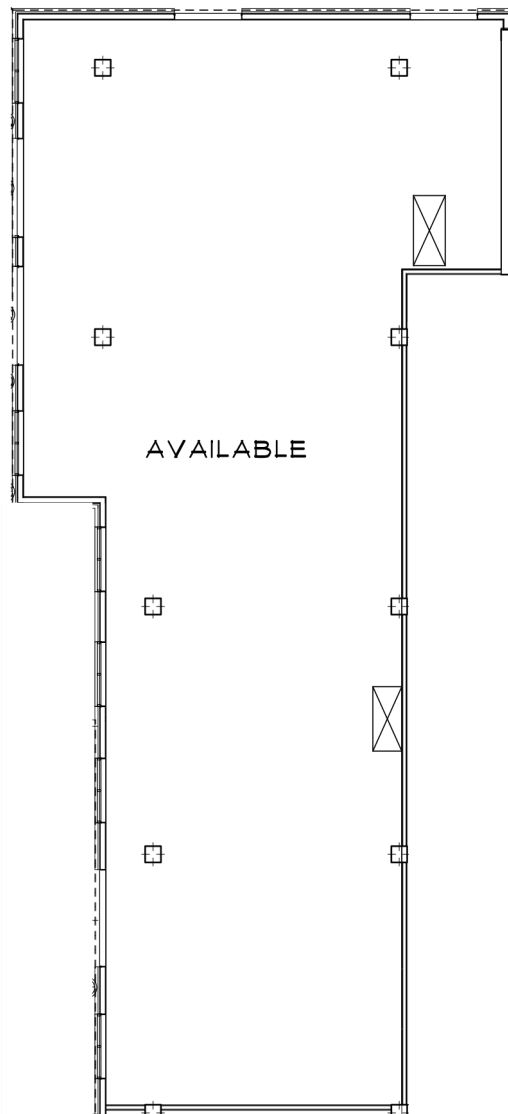


RETAIL SITE PLAN *the cove at clemson*



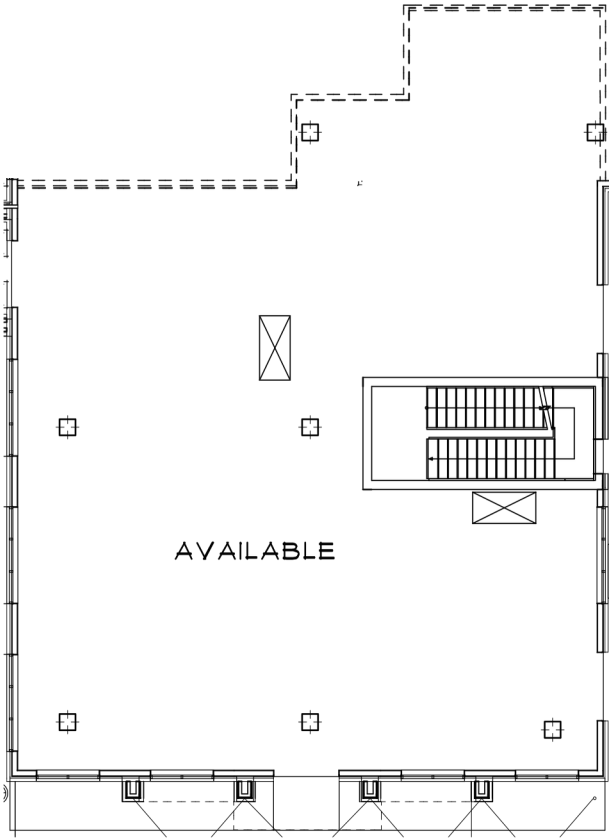
SUITE 200 | RESTAURANT

±3,538 SF



SUITE 300 | RESTAURANT/RETAIL

±1,200 - ±3,400 SF



SURROUNDING AREA



LAKE
HARTWELL

EPOCH
STUDENT UNITS
(±1,235 BEDS)

STUDENT HOUSING
UNITS
(±1,553-2,000 BEDS)

The Cove
• AT CLEMSON •

Ruby
Tuesday



AREA DEMOGRAPHICS

2024	0-1 MILE	1-3 MILE	3-5 MILE
AVERAGE AGE	28	30	34
TOTAL POPULATION	6,053	27,616	50,864
TOTAL HOUSEHOLDS	1,606	8,564	18,583
AVG. INCOME/HH	\$69,460	\$74,044	\$72,556
AVG. VALUE/HH	\$329,142	\$365,580	\$333,454





for more information on the retail spaces available, please contact:

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