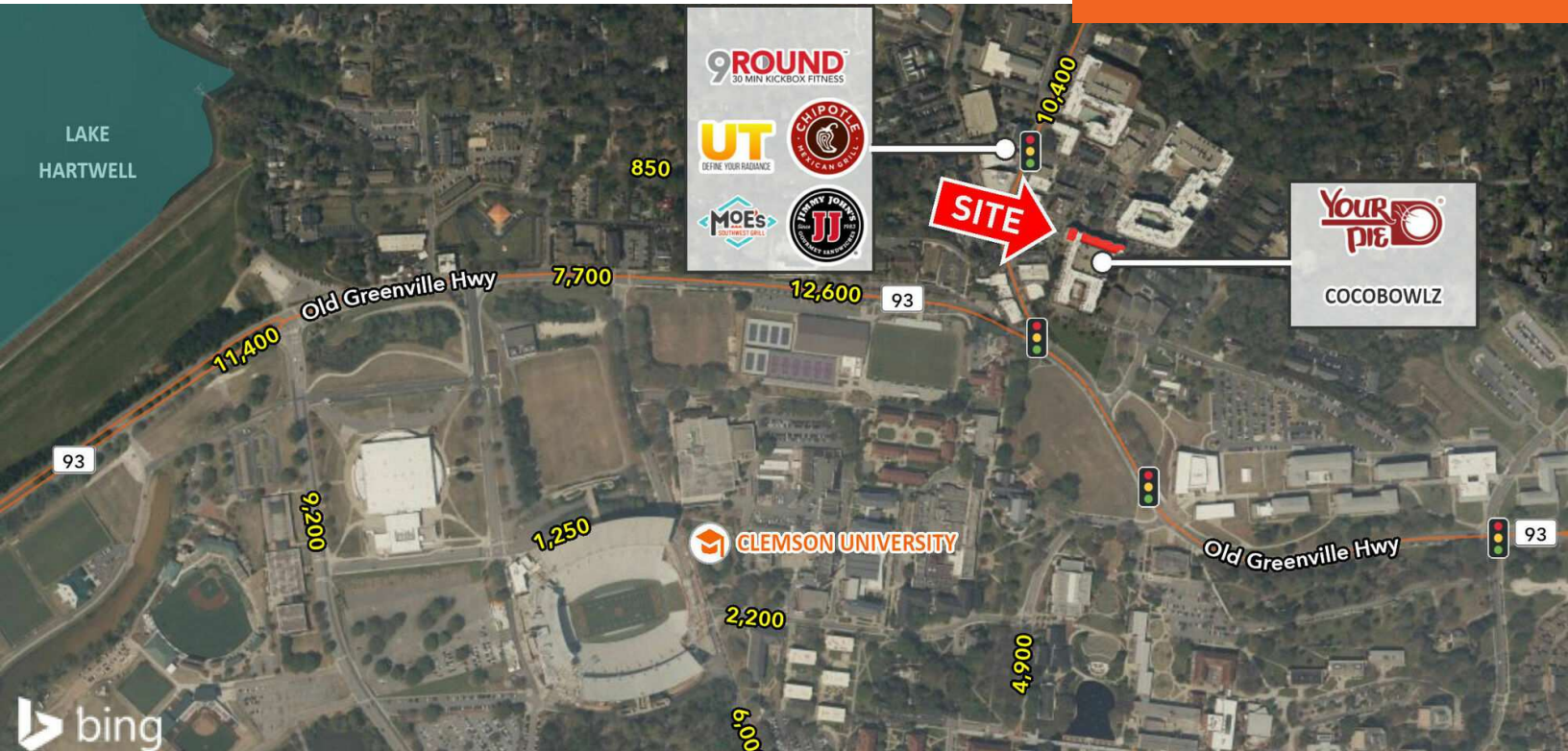


CAMPUS VIEW APARTMENTS

111 EARLE STREET, CLEMSON, SC 29631

FOR LEASE

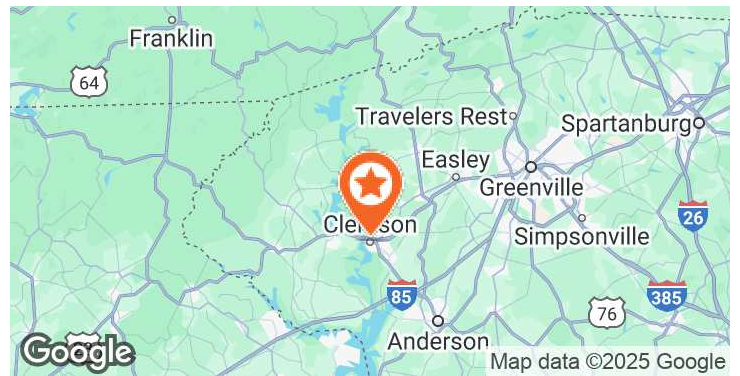


LOCATION DESCRIPTION

Nestled in the heart of downtown Clemson, just a short walk from Clemson University's campus.

PROPERTY HIGHLIGHTS

- Campus View is a mixed-use project with residential and retail components.
- 107 residential units (349 beds)
- 10,093 +/- SF of ground floor retail with space available for lease.
- Area co-tenants include: Your Pie Pizza, Coco Bowlz, Chipotle, Groucho's Deli, Insomnia Cookies and All In Coffee Shop



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| 2024 Population Density | 13,742 | 28,933 | 47,793 |
| 2024 Daytime Population | 9,685 | 14,358 | 20,027 |
| 2024 Median HH Income | \$40,240 | \$48,315 | \$49,132 |
| 2024 Median Age | 20.6 | 23. | 24.4 |



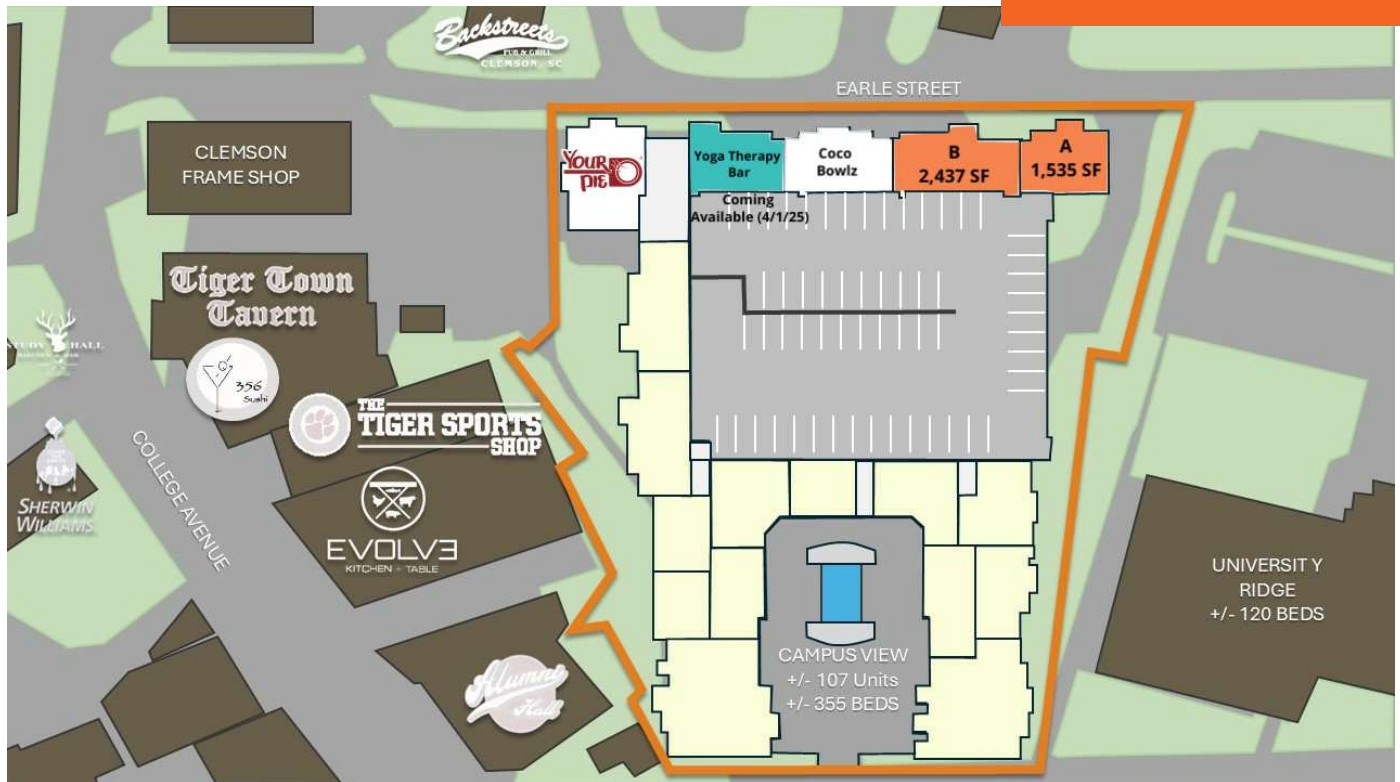
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| SUITE | TENANT NAME | SPACE SIZE |
|-------|---------------------------|------------|
| A | Available | 1,535 SF |
| B | Available | 2,437 SF |
| C | Coco Bowlz | 1,322 SF |
| D | Coming Available (4/1/25) | 2,111 SF |
| E | Your Pie | 2,688 SF |



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