



500 OLD GREENVILLE HWY

CLEMSON. SOUTH CAROLINA 29630

available for lease:

Junior Box, Second-Generation Restaurant, & General

Retail Space Available: $\pm 1,734$ SF to $\pm 15,000$ SF

Total Building Size: $\pm 76,566$ SF

Contact broker for pricing

TICAM: \$2.50/SF

property highlights

- Located 1.1 Miles away from Clemson University (29,545 student population)
- Lighted access
- Located parallel to new Harris Teeter Development
- Ample onsite parking
- Zoning: CP2 - Community Business District, City of Clemson; Pickens County

contact:

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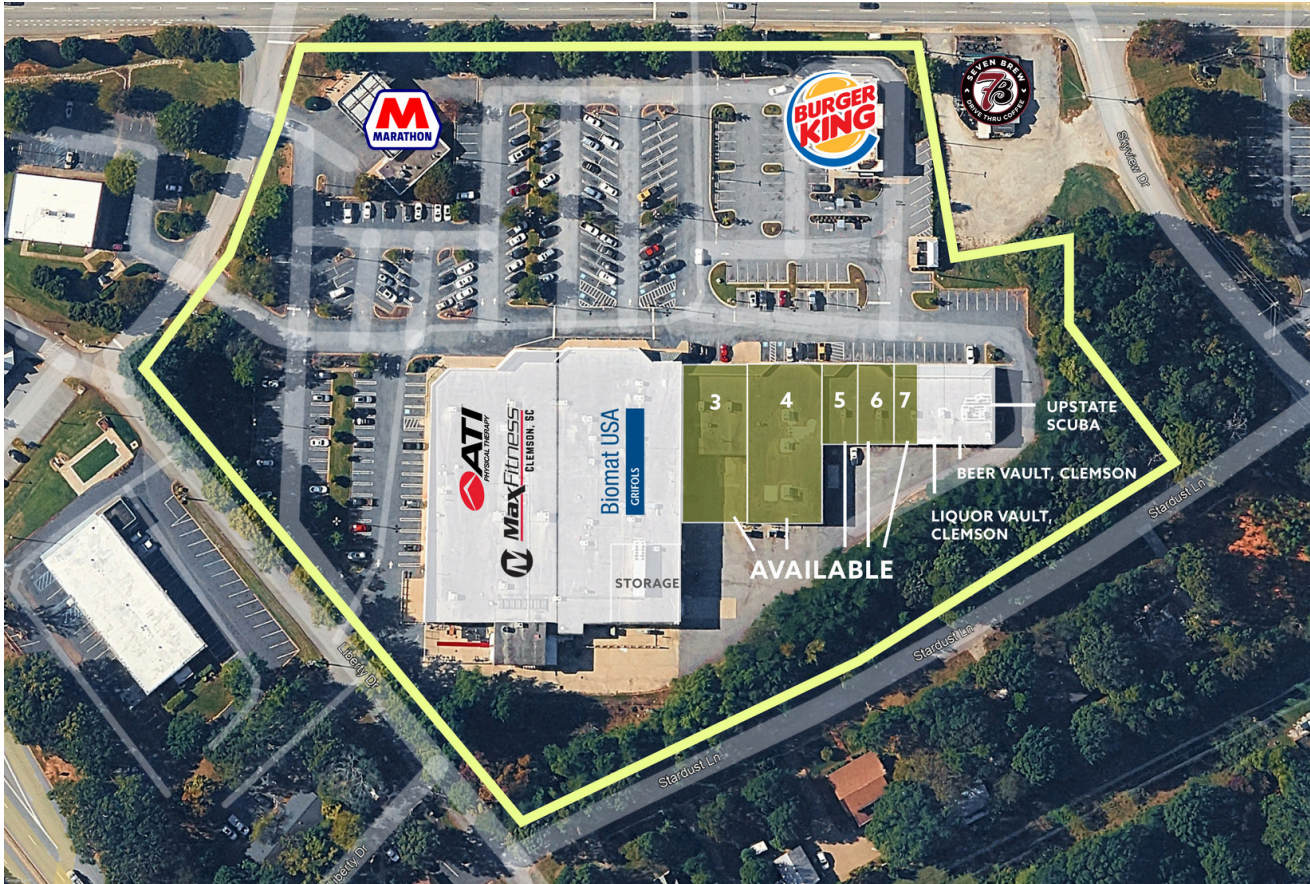
864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604



PICKENS COUNTY TAX MAP NO 4054-15-53-8751


PINTAIL
WWW.PINTAILCRE.COM

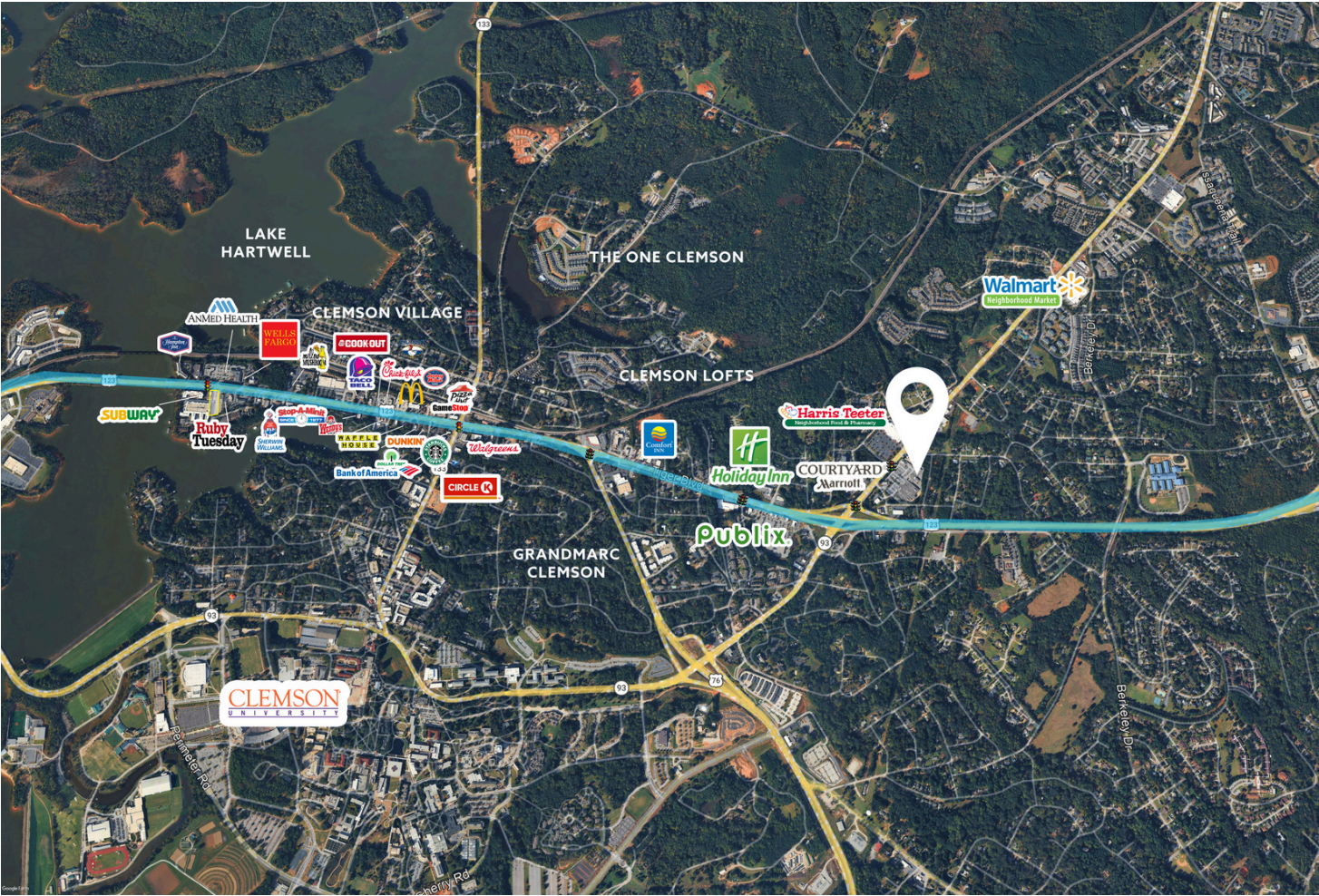
property map:



demographics:

	2024	0-1 Mile	1-3 Mile	3-5 Mile
Median Age		28.3	27.7	29.2
Total Population		5,822	29,486	43,136
Total HH		2,310	10,733	16,472
Avg. Income/HH		\$70,009	\$72,194	\$75,313

property location:

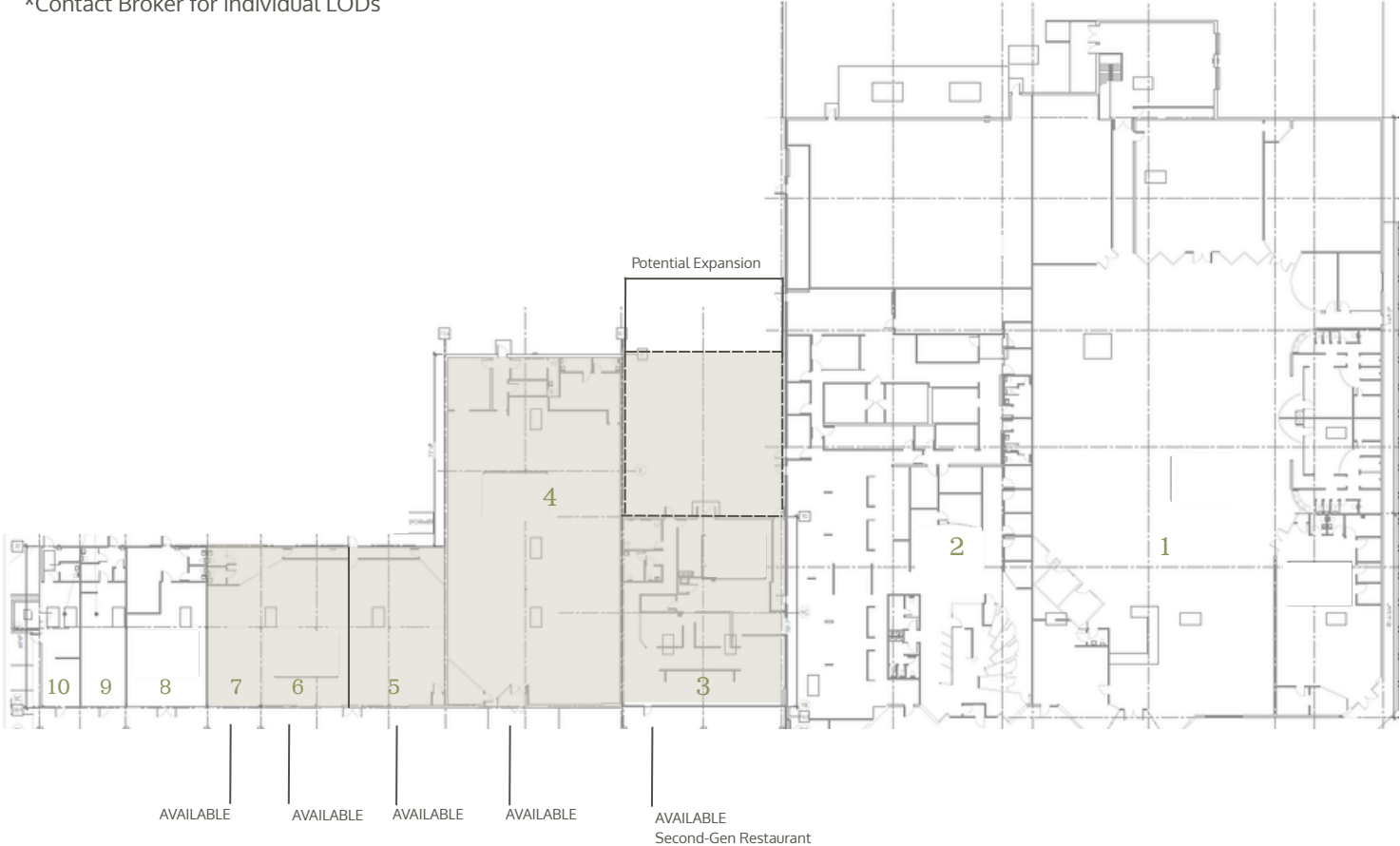


floor plan:

Available Units

Unit 3	4,376 SF
Unit 4	8,497 SF
Unit 5	1,756 SF
Unit 6	1,734 SF
Unit 7	1,760 SF

*Contact Broker for individual LODs



potential junior box space (±15,000 SF):

