



# CLEMSON GROVE LOT 6

Clemson Grove Lot 6, Pendleton, SC 29670

**RICH BENNETT**  
Senior Vice President  
864.224.3503  
rich@mccoywright.com



## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Brand New 9,800/SF strip center with a drive-thru coming to the Clemson Grove Development. This property has 206 feet of frontage on Hwy 76, with endcap and inline space(s) available for lease. See attached rendering and site plan. Call for Pricing. Great Clips, Verizon, and Element Nail Bar occupy units B, C and F. 3 Spaces remaining available. Contact Listing Broker for more detail.

## PROPERTY HIGHLIGHTS

- Unit A: 1,800SF End Cap with Drive Thru
- Unit B: LEASED- Element Nail Bar
- Unit C: LEASED- Great Clips
- Unit D: 1,300 SF
- Unit E: 1,800 SF In-Line
- Unit F: LEASED- Verizon

## OFFERING SUMMARY

Lease Rate:	<b>Call for Pricing</b>
Available SF:	<b>9,800 SF</b>
Lot Size:	<b>1.8 Acres</b>

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	416	3,466	11,914
Total Population	883	7,993	30,249
Average HH Income	\$82,097	\$82,953	\$85,483



**Rich Bennett**, Senior Vice President | 864.224.3503 | rich@mccoyswright.com



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoyswright.com

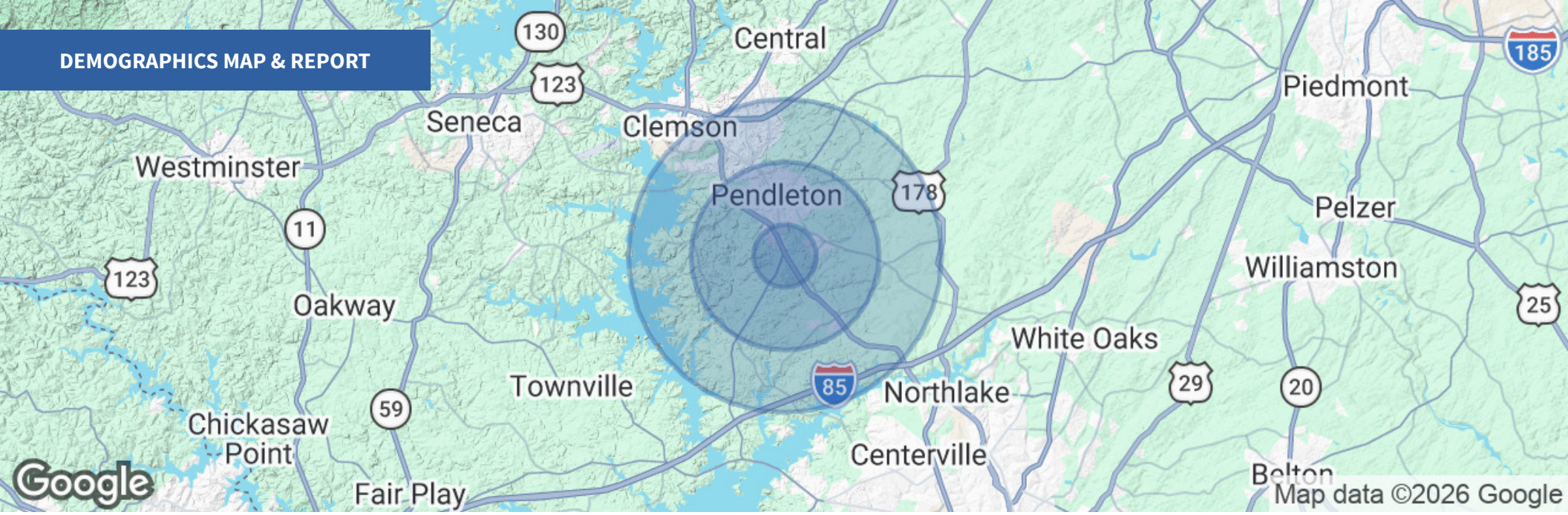
ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.224.3503 | rich@mccoywright.com



**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	883	7,993	30,249
Average Age	41	42	38
Average Age (Male)	40	41	37
Average Age (Female)	42	43	38

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	416	3,466	11,914
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$82,097	\$82,953	\$85,483
Average House Value	\$331,312	\$306,376	\$364,706

*Demographics data derived from AlphaMap*



**Rich Bennett**, Senior Vice President | 864.224.3503 | rich@mccoyswright.com



**RICH BENNETT**

Senior Vice President

**Direct:** 864.224.3503  
rich@mccoywright.com



**Rich Bennett**, Senior Vice President | 864.224.3503 | rich@mccoywright.com