

FOR SALE OR LEASE

**±3.2 ACRES WITH
LAKE FRONTAGE
& DOCK ACCESS
FOR MIXED USE**

4403 CLEMSON BLVD
ANDERSON, SC 29621

RESTAURANT • RETAIL
CONDO • HOTEL • MARINA



GARY KIRBY
864.650.5556

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	4403 Clemson Blvd. Anderson, SC 29621
Pricing:	Call Broker for Pricing
Acreage:	±3.2 Acres
Zoning:	C-2 Anderson County
Tax Map ID:	093-03-02-005

PROPERTY HIGHLIGHTS

- ±3.2 acres for Ground Lease, Build to Suit, or For Sale
- Partially developed site for Restaurant, Retail, Condo, Hotel, or Marina
- Located at I-85, Exit 19
- 2 curb cuts off Clemson Blvd.
- Potential for multiple concepts and buildings on site
- ±500 ft of Road Frontage on Clemson Blvd.
- ±1,000 ft of Frontage on Lake Hartwell with Dock Access
- License for 189 ft Dockable Frontage
- Site of Former Charlie T's Restaurant



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PROPERTY PHOTOS



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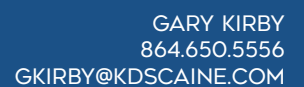
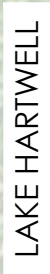
PROPERTY PHOTOS



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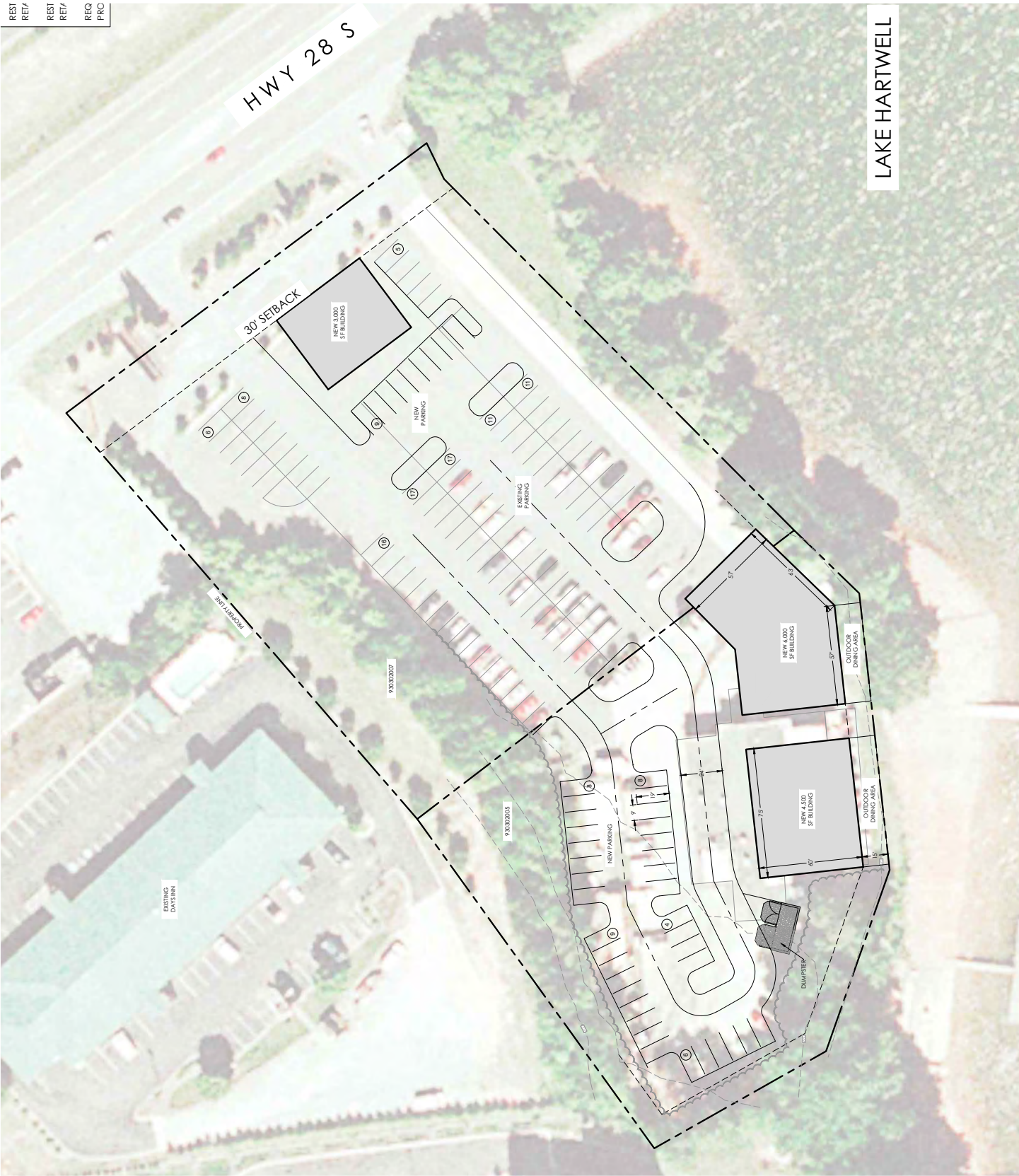
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RETAIL & RESTAURANT CONCEPT

REST
REF
REST
REF
REQ
PRO

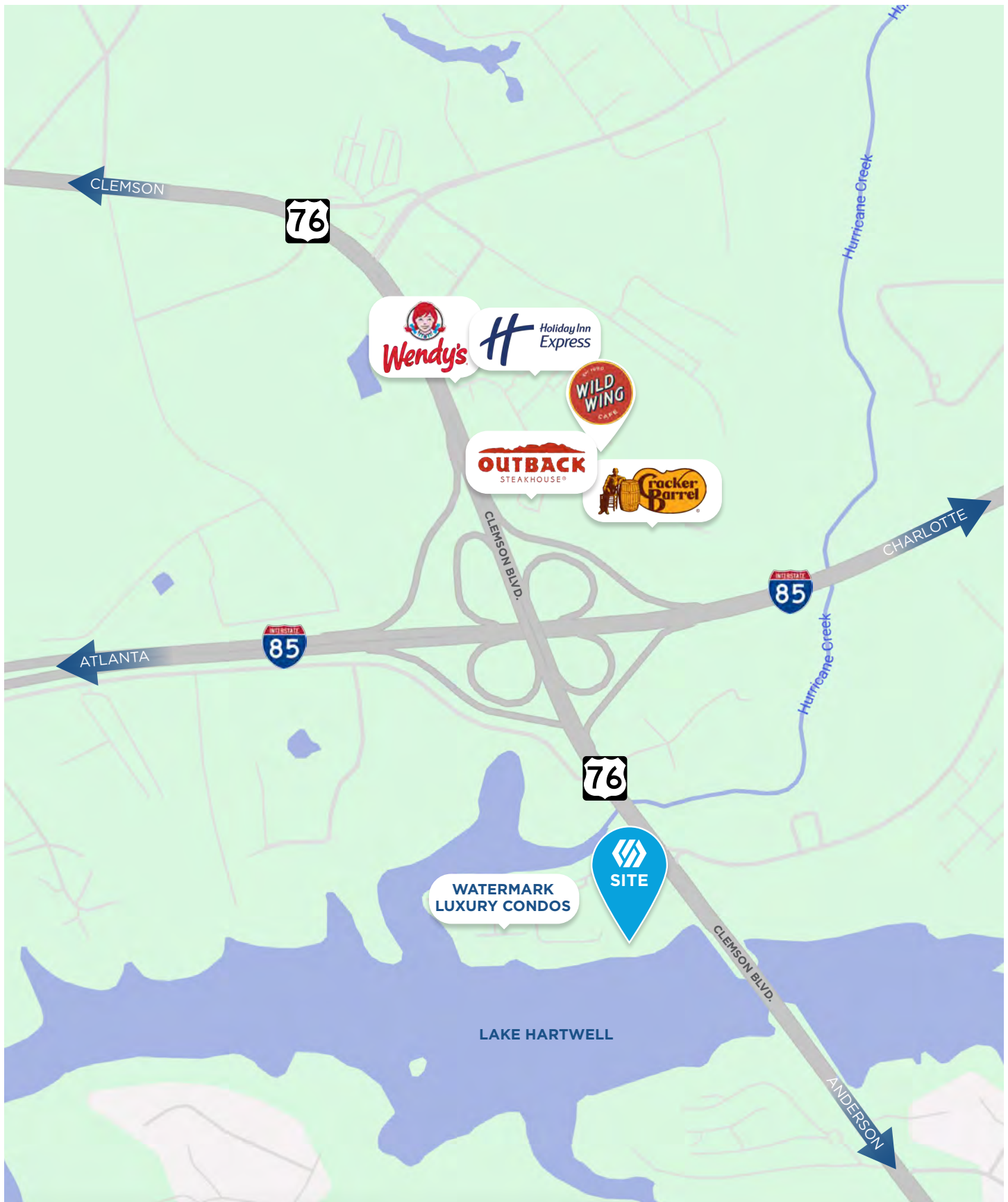


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LOCATION



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WHY ANDERSON?

BUILT FOR CONNECTION

Anderson offers a prime location and welcoming environment for businesses of all kinds, with its strategic infrastructure ensuring seamless connectivity for logistics and distribution.

Here, businesses find a dynamic blend of opportunity and support. Several industries including automotive, advanced materials, industrial machinery, manufacturing companies, and over 27 BMW suppliers call the region home.

It's also a place where talent meets opportunity, drawing from a skilled workforce supported by more than 15 universities and colleges within 50 miles.

Families, entrepreneurs, and growing companies have discovered that Anderson is more than just a business hub—it's a community that works together to build success.

WHERE GROWTH MEETS OPPORTUNITY

Anderson County has seen remarkable economic progress over the years. From population growth to rising incomes, the area's momentum reflects its thriving business environment.

"Where the World Comes to Work", Anderson hosts over 200 major manufacturers and over 20 international manufacturers, with a real estate market that is well-equipped to support continued expansion.

From its ideal location and flourishing industries to its warm and supportive community, Anderson County is a place where businesses and people grow together.



LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.