



Offering Memorandum

OFFICE/RETAIL SPACE
FOR LEASE

Grandmarc Clemson

125 ANDERSON HIGHWAY, CLEMSON, SC 29631

PRESENTED BY:

STEPHAN THOMAS

O: 864.293.6948

stephan.thomas@svn.com

SC #137332

BRETT MITCHELL

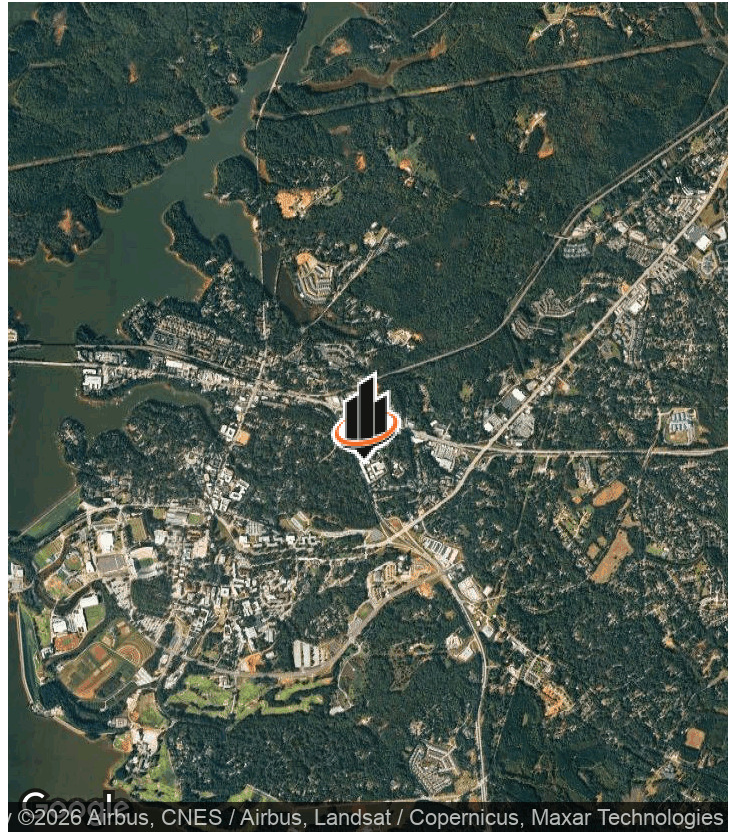
O: 864.498.3664

brett.mitchell@svn.com

SC #136379



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25-\$28 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	±2,053 - ±3,946 SF
BUILDING SIZE:	11,621 SF

PROPERTY DESCRIPTION

Three first-floor retail and office suites available for lease within GrandMarc Clemson, a 150-room, 500-bed student housing community built in 2017 on Anderson Highway — One of Clemson's commercial corridor at approximately ±12,400 VPD.

The property sits less than a mile from Clemson University's campus, home to over 29,000+ students. With 500 residents on-site and one of the Southeast's largest university populations immediately adjacent, this location offers a dense, built-in customer base before accounting for pass-through traffic between campus and the broader Anderson market.

Littlejohn Coliseum, less than a mile away, hosts 150+ events annually — adding consistent event-driven traffic to an already active corridor.

Available Suites:

Unit B — ±3,391 SF

Unit C — ±3,947 SF

Unit E — ±2,053 SF (End-Cap)

Suites available individually or in combination. Well-suited for restaurant, fast-casual, service retail, health and wellness, and professional office users.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

GrandMarc Clemson is positioned at the center of one of Upstate South Carolina's most unique and high-demand retail markets. With Clemson University's 29,000-plus students less than a mile away, 500 residents living directly above the available suites, and a dense walkable trade area surrounding the property, this location delivers consistent foot traffic that most markets in the region simply can't match.

The CATbus Red Route — the largest and most utilized route in the Clemson Area Transit system — stops directly in front of the property, running seven days a week with service as frequent as every 15 minutes during peak hours. The route connects GrandMarc directly to Clemson University, Downtown Clemson, and the broader community, bringing customers directly to your door around the clock without the need for a car. clemsoncity.com

The surrounding corridor is an active mix of established retail and dining — Publix at Gateway Village, Walmart Neighborhood Market, and a growing food and beverage scene that continues to expand with the market. This is a proven, walkable university trade area with year-round consumer demand driven by students, faculty, staff, and the thousands of visitors Clemson University draws for athletics, events, and graduations.

For office users, the proximity to Clemson University means direct access to a world-class talent pipeline, research partnerships, and a professional network deeply connected to one of the Southeast's fastest-growing universities.

COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Direct CATbus access — The Red Route, Clemson's most utilized transit line, stops directly in front of the property with service every 15 minutes during peak hours, seven days a week.
- 500 residents living above your space — GrandMarc Clemson's on-site student population creates immediate, walkable demand before you ever open your doors.
- 29,000+ Clemson University students within a mile — one of the largest and most active university consumer markets in the Southeast, spending daily on food, retail, and services.
- Blank canvas spaces ready for your vision — ground-floor suites delivered unfinished with open floor plans, high ceilings, and floor-to-ceiling glass storefronts that put your brand directly in front of Anderson Highway traffic.
- Tenant improvement allowance available — TI provided for creditworthy tenants based on lease terms, giving qualified operators the flexibility to build out the right way.
- Established retail corridor — Anderson Highway generates approximately $\pm 12,400$ VPD with strong Google search traffic for dining, retail, and services driven by Clemson University's students and game day crowds, Littlejohn Coliseum events, and year-round campus visitors pumping millions of dollars into the local economy annually.
- Year-round demand — Clemson University athletics, Littlejohn Coliseum's 150+ annual events, and a walkable university trade area keep this market active every month of the year.
- 2017 construction — three modern ground-floor suites ranging from $\pm 2,053$ to $\pm 3,947$ SF, available individually or in combination.



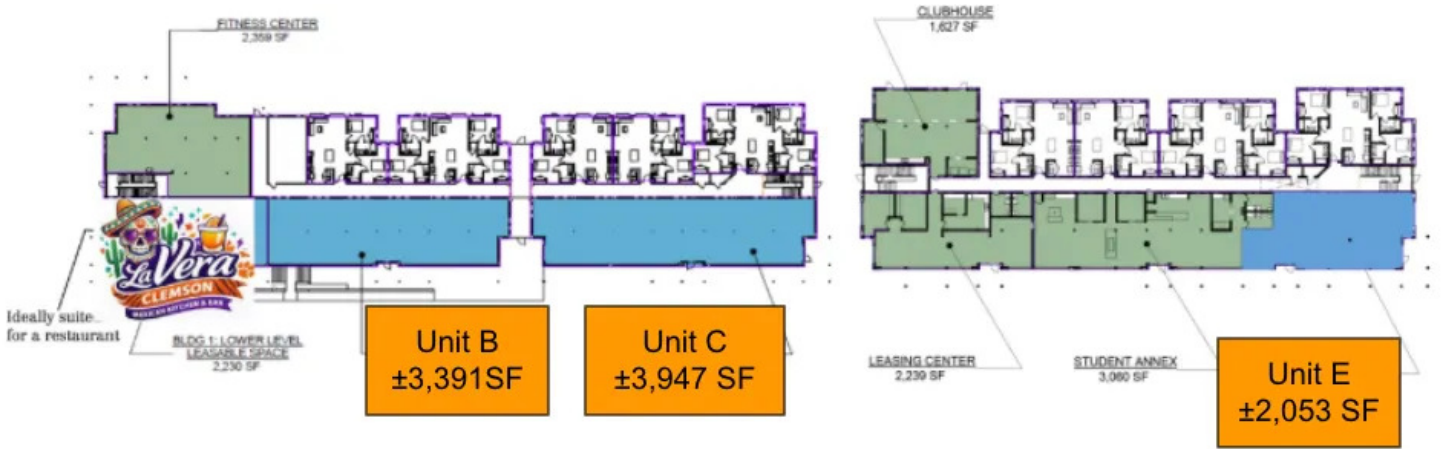
ADDITIONAL PHOTOS



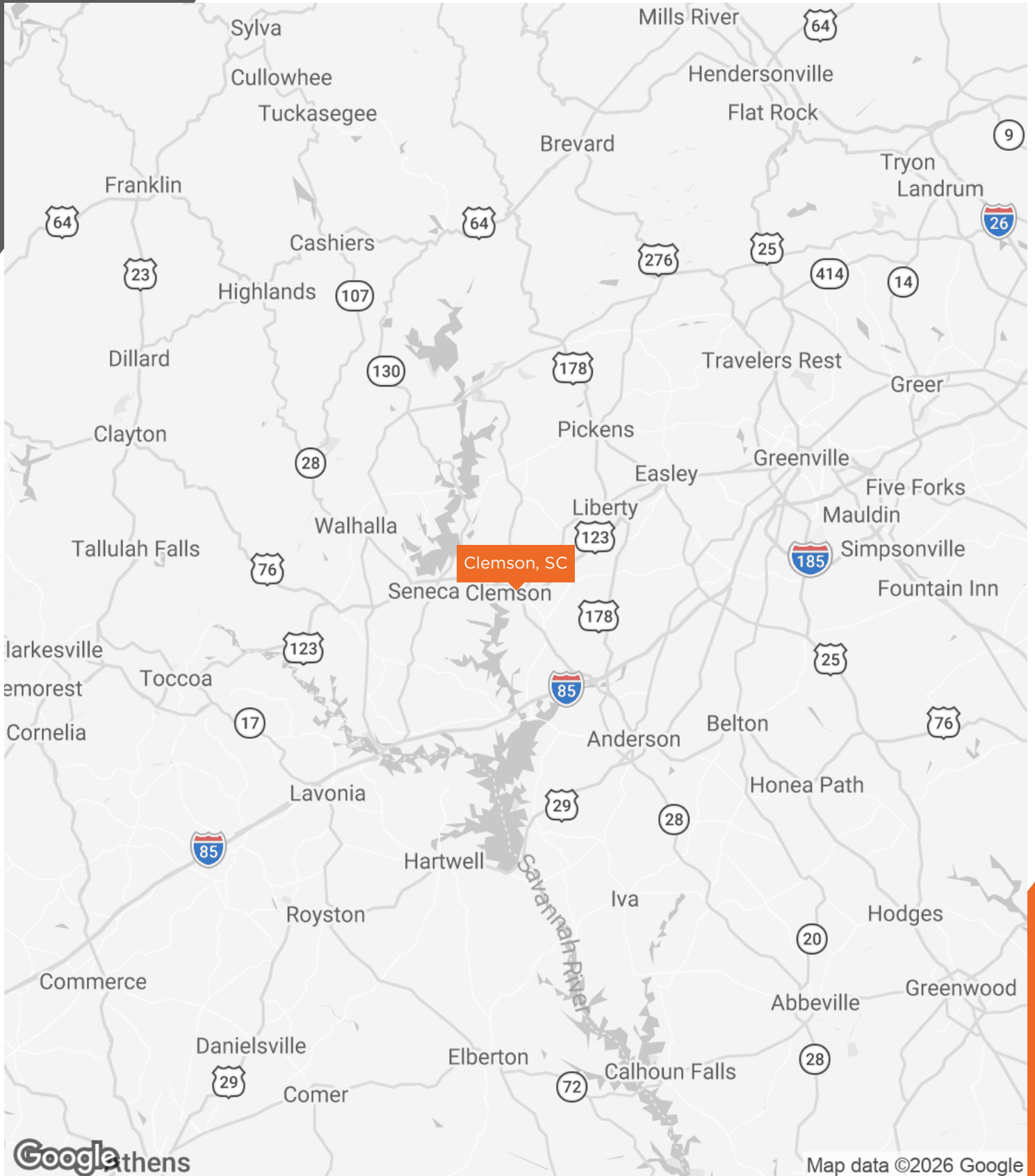
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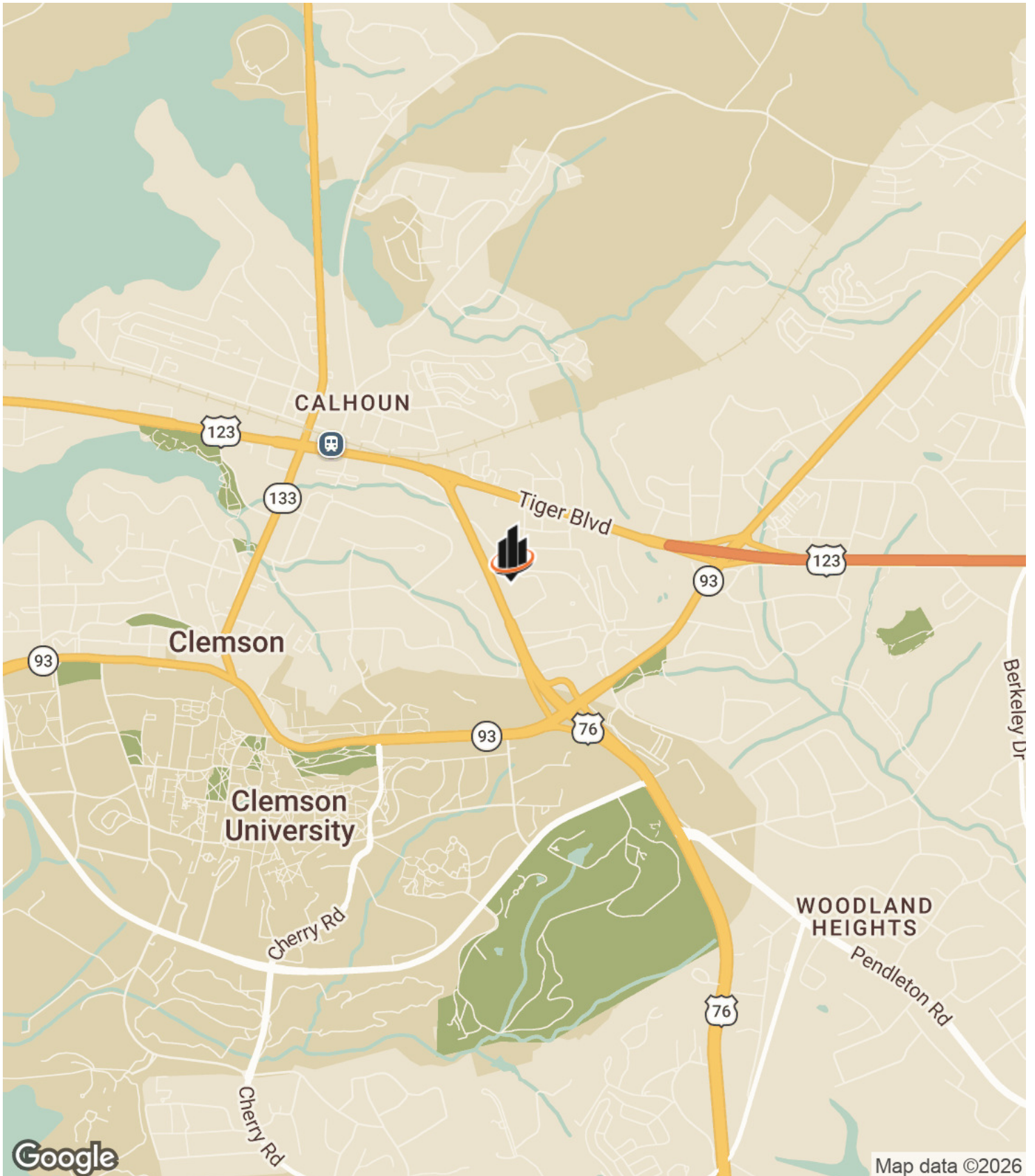
FLOORPLAN



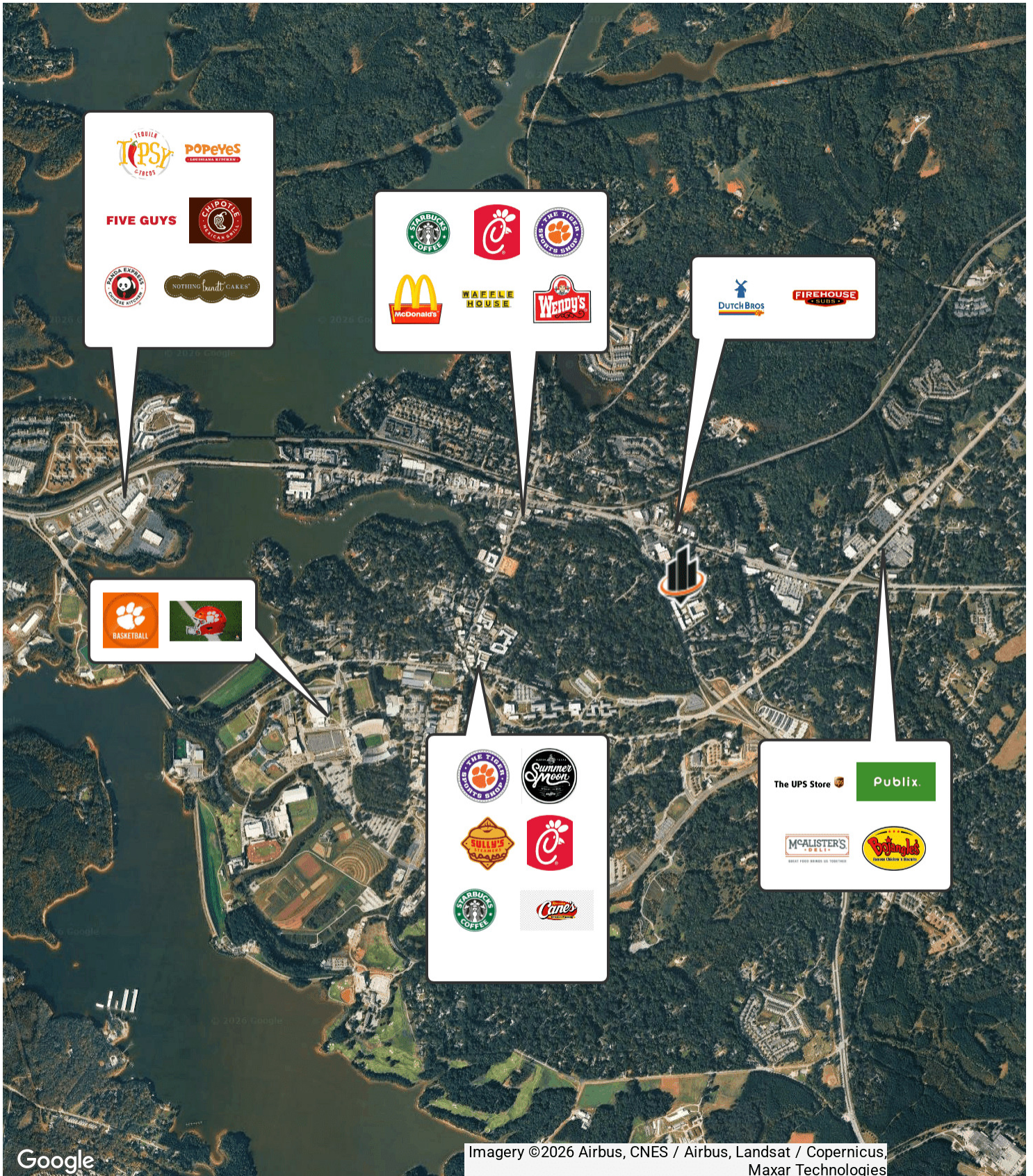
REGIONAL MAP



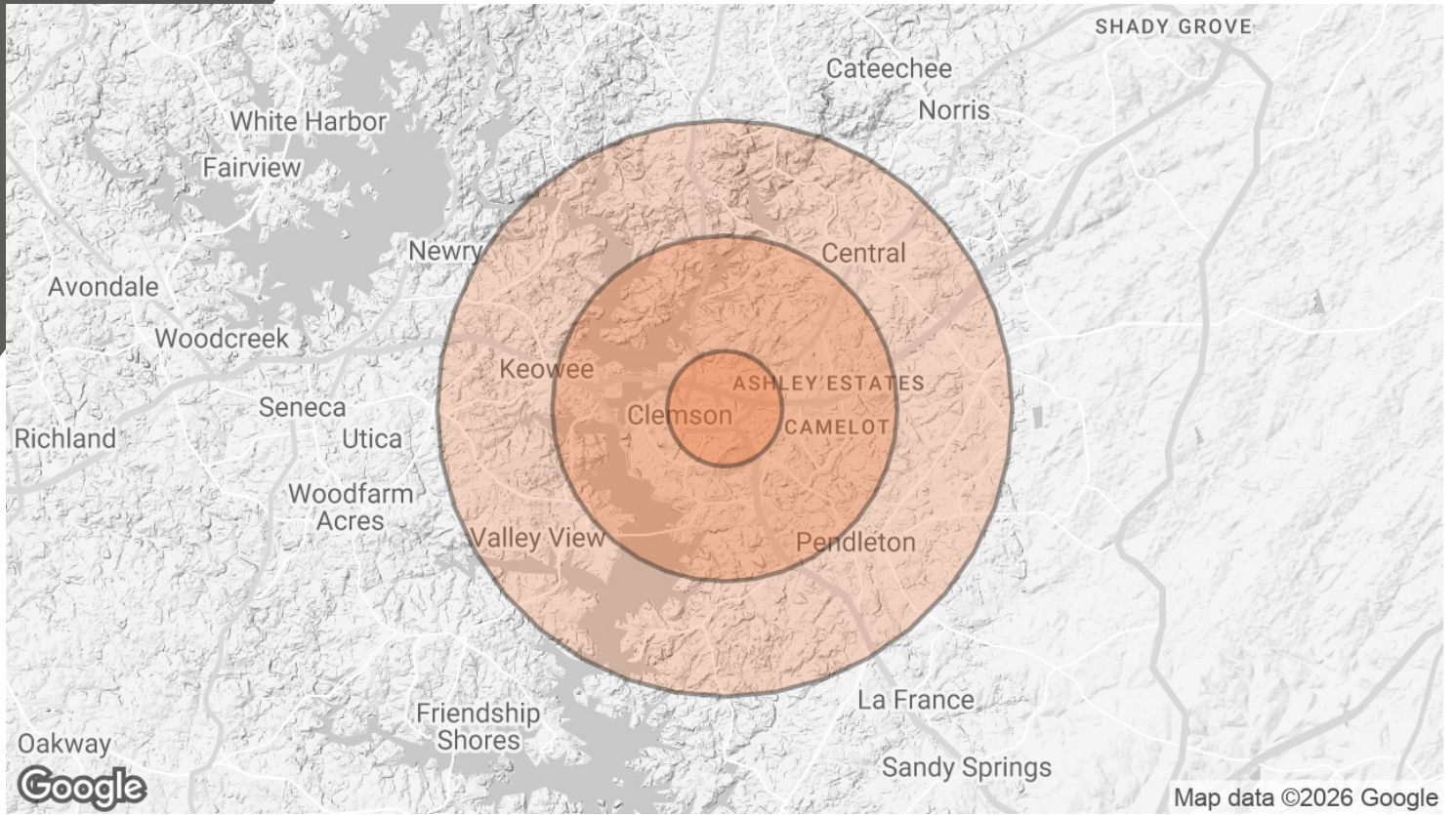
LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



DISTANCE	1 MILE	3 MILES	5 MILES
POPULATION (2025)	±13,169	±32,469	±48,989
AVERAGE AGE	24	30	33
AVERAGE HOUSE HOLD INCOME	±\$82,354	±\$92,172	±\$90,273
MEDIAN HOME VALUE	±\$460,805	±\$473,854	±\$430,893
DAYTIME POPULATION 16+	±11,563	±28,107	±41,777



The Team



STEPHAN THOMAS

Associate Advisor

stephan.thomas@svn.com

Direct: **864.293.6948** | Cell: **864.293.6948**

SC #137332

PROFESSIONAL BACKGROUND

Stephan Thomas is a commercial real estate advisor with SVN | Palmetto in Greenville, South Carolina, specializing in retail and restaurant site selection, tenant representation, and investment properties across Upstate SC and surrounding growth markets. He brings a rare combination of brokerage expertise and real-world operational experience — giving his clients an advisor who understands not just the deal, but the business behind it.

Before entering commercial real estate, Stephan spent more than 25 years in restaurant leadership, holding senior roles across multiple concepts and markets. He built and managed high-performing teams, evaluated trade areas, navigated complex lease negotiations, and drove profitability at the unit and regional level. That operational background is now his edge in brokerage — when he evaluates a site, he's thinking like an operator, not just an analyst. Franchise groups, QSR brands, and independent restaurant operators trust him to bring both market knowledge and business sense to every location decision.

Stephan's roots are in Indiana, but he has lived and worked across multiple states, gaining the kind of broad business perspective that comes from seeing different markets, management cultures, and communities up close. He planted his family in Fountain Inn, South Carolina, and it's there that his commitment to community runs deepest.

In Fountain Inn, Stephan serves on the Board of Zoning Appeals, giving him direct insight into land use, development decisions, and the regulatory environment that shapes how the city grows. He is an active member of the Fountain Inn Chamber of Commerce and has worked alongside local business leaders to strengthen the commercial fabric of the community. He also serves with the Center for Community Services, where the focus is simpler: meeting real needs for real people. These aren't résumé lines — they reflect how Stephan sees his role in the places he works and lives.

Faith is central to Stephan's life. He is an active member of his local church, and his approach to business — direct, honest, and people-first — reflects those values.

Stephan is married to Rachel Thomas, Director of Operations at Tropical Grille. Life in the Thomas household is full, fast, and grounded in what matters. When he's not working deals or serving the community, Stephan stays active through disc golf and hiking.

Whether you're a growing brand evaluating your first Upstate South Carolina location or an experienced operator looking for your next site, Stephan Thomas brings the market knowledge, operational credibility, and local relationships to help you make the right move.

SVN | Palmetto
330 Pelham Rd. Suite 100
Greenville, SC 29615



BRETT MITCHELL

Advisor

brett.mitchell@svn.com

Direct: **864.498.3664**

SC #136379

PROFESSIONAL BACKGROUND

Brett Mitchell joined the Reedy River Retail @ SVN | Palmetto team in 2023 after over 8 years as a Commercial Insurance Advisor, where he worked helping business owners protect their businesses by taking a non-conventional approach to analyzing their risks and exposures in order to ensure profitability. Brett served as secretary on the board of directors for the IIABSC - Greenville chapter. IIABSC is a national trade association that strives to provide independent insurance agents and brokers with a sustainable competitive advantage in the insurance marketplace by equipping members with tools and resources, and advocacy and support, to maintain excellence in business and customer service. Prior to his career in the insurance industry, Brett founded and operated "House of Pizza" in 2011, a restaurant in Clinton, SC. Brett had a major focus on philanthropy and giving back to his community supporting organizations such as Flight of the Dove, a nonprofit organization dedicated to funding Hospice care, The Open Door Christian Center who targets three areas of ministry: 1) Homelessness - Emergency shelter for men and women 2) Addiction - Alcohol & Drug Rehabilitation for men and women; 3) Hunger - Soup kitchen for the hungry, as well as local schools. Brett joins the Reedy River Retail team @ SVN | Blackstream with a focus in Retail Development, Investment Sales and Landlord & Tenant Representation.

SVN | Palmetto

330 Pelham Rd. Suite 100
Greenville, SC 29615

REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615





Collective Strength, Accelerated Growth

330 PELHAM RD.
SUITE 100
GREENVILLE, SC
29615



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