

114 Earle Street

CLEMSON, SOUTH CAROLINA

PROPERTY DETAILS

AVAILABLE SF	<ul style="list-style-type: none"> ± 2,769 SF 2nd generation restaurant
LEASE RATE	<ul style="list-style-type: none"> Asking rents: call for pricing
HIGHLIGHTS	<ul style="list-style-type: none"> Patio seating Nestled in the heart of downtown Clemson, just a short walk from Clemson University's campus. Mixed-use project with residential and retail components. This area is one of the most active retail and dining clusters in the city, with a dense mix of walkable restaurants, cafés, bars, and specialty shops. Nearby dining options include Backstreets Pub & Grill, Wings Over Clemson, Your Pie Pizza, CocoBowlz, ITSURWIENER, All In Coffee Shop, Grace Coffee Company, Calhoun Corners Restaurant, Loose Change, Palmetto's Smokehouse & Oyster Bar, Groucho's Deli, Frutta Bowls, Insomnia Cookies, and Rick Erwin's Clemson located a short walk away in Patrick Square. The location is highly integrated into Clemson's primary pedestrian commercial district.



DEMOGRAPHICS	01 MILES	03 MILES	05 MILES
TOTAL HOUSEHOLDS	3,075	10,102	18,334
TOTAL PPOPULATION	14,810	30,920	49,414
TOTAL EMPLOYEES	2,671	4,799	8,035

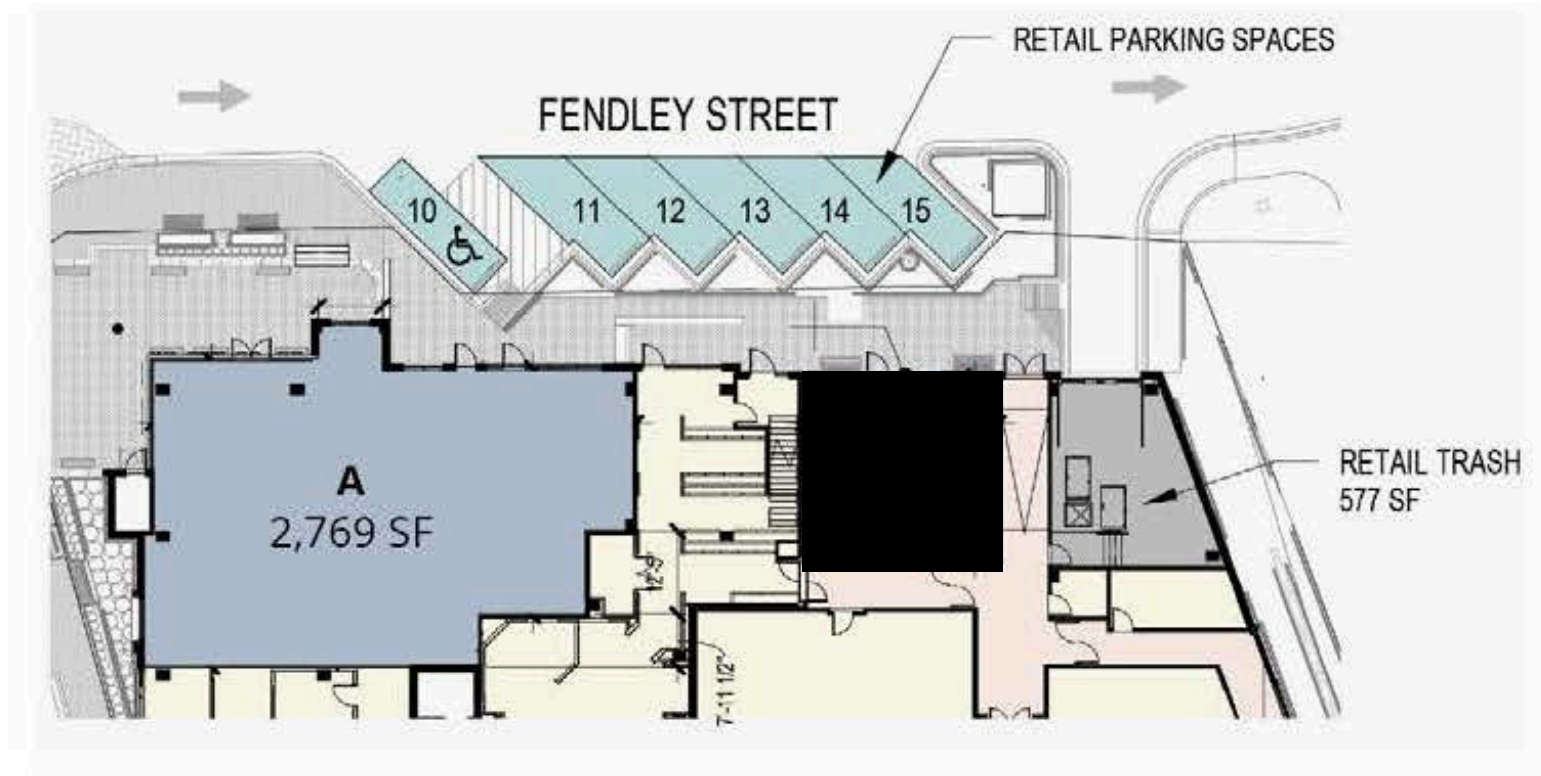


TRAFFIC COUNT	
College Ave.	7,484 VPD
Tiger Blvd.	35,930 VPD

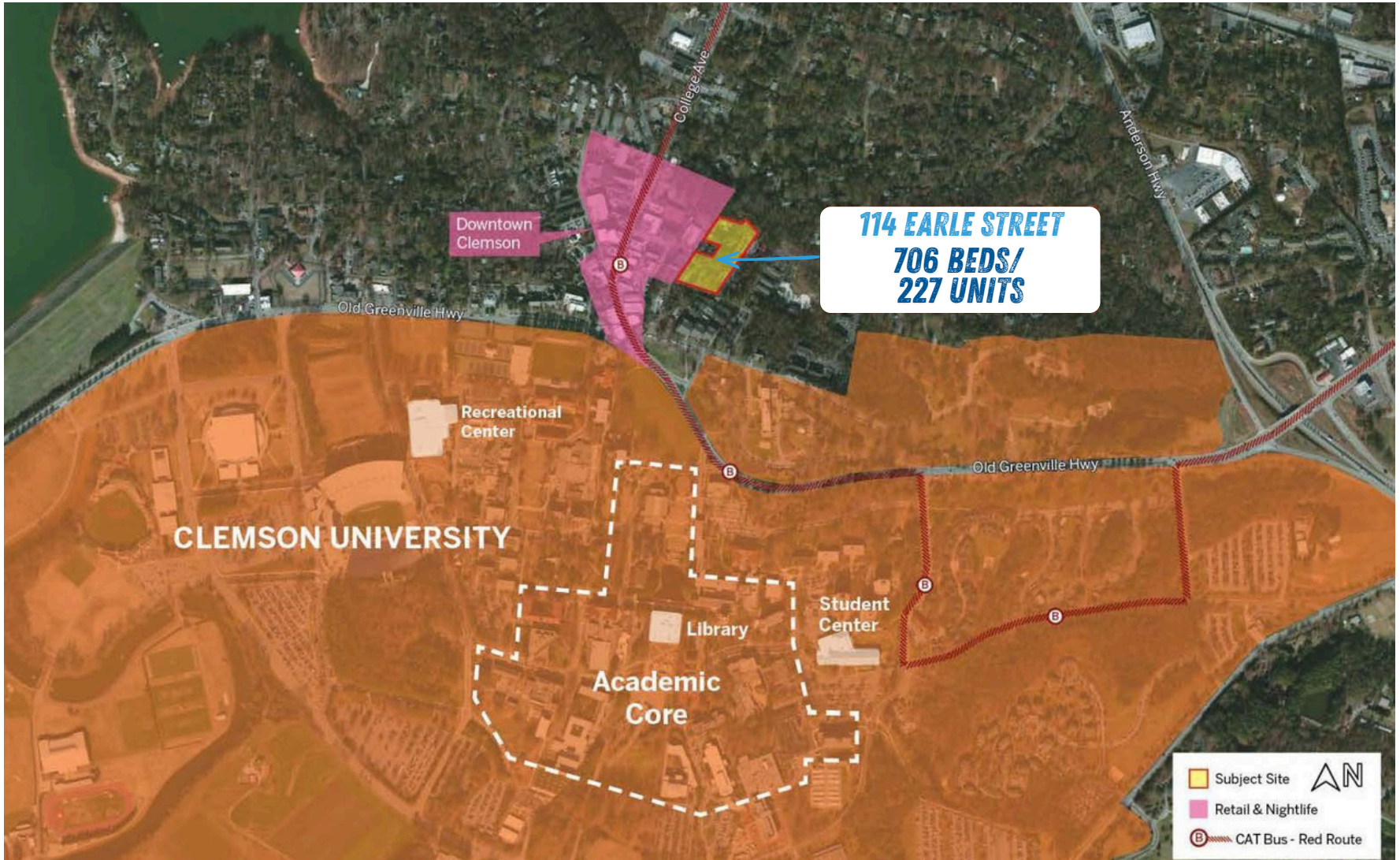
AERIAL



SITE PLAN



SITE PLAN



WHY CLEMSON?

Clemson benefits from a consistent and diverse customer base driven largely by Clemson University's student population, faculty, visitors, and research community—many of whom come from out-of-state, particularly along the East Coast. The area's demographics skew toward a younger, predominantly female audience, supporting demand for retail, dining, and service-oriented concepts. Clemson also offers a reliable local workforce and a lower cost of operation compared to larger metropolitan markets. Continued growth in housing, retail, and infrastructure, combined with a walkable downtown, strong community identity, and proximity to lakes and outdoor amenities, makes Clemson especially attractive to East Coast-based tenants seeking long-term market stability and lifestyle-driven consumer engagement.

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