



## FLEX SPACE FOR LEASE

FOR LEASE:

**\$10.50/SF NNN**

- +/- 8,313 SF Flex Space Available For Lease with Prime Road Frontage
- Located 500 Feet from busy Clemson Blvd. with an average daily traffic count of 27,100 vehicles per day
- Ceiling Height 15' 3" Eave Height 13' 10"
- Signage available on the front of the building
- (1) 10' x 10' Dock Door
- Office, reception area, large kitchen, and large open rooms
- Entire building is fully conditioned
- Unzoned Anderson County, Tax Map #1210303021
- NNN: \$2.82/SF



## PICTURES

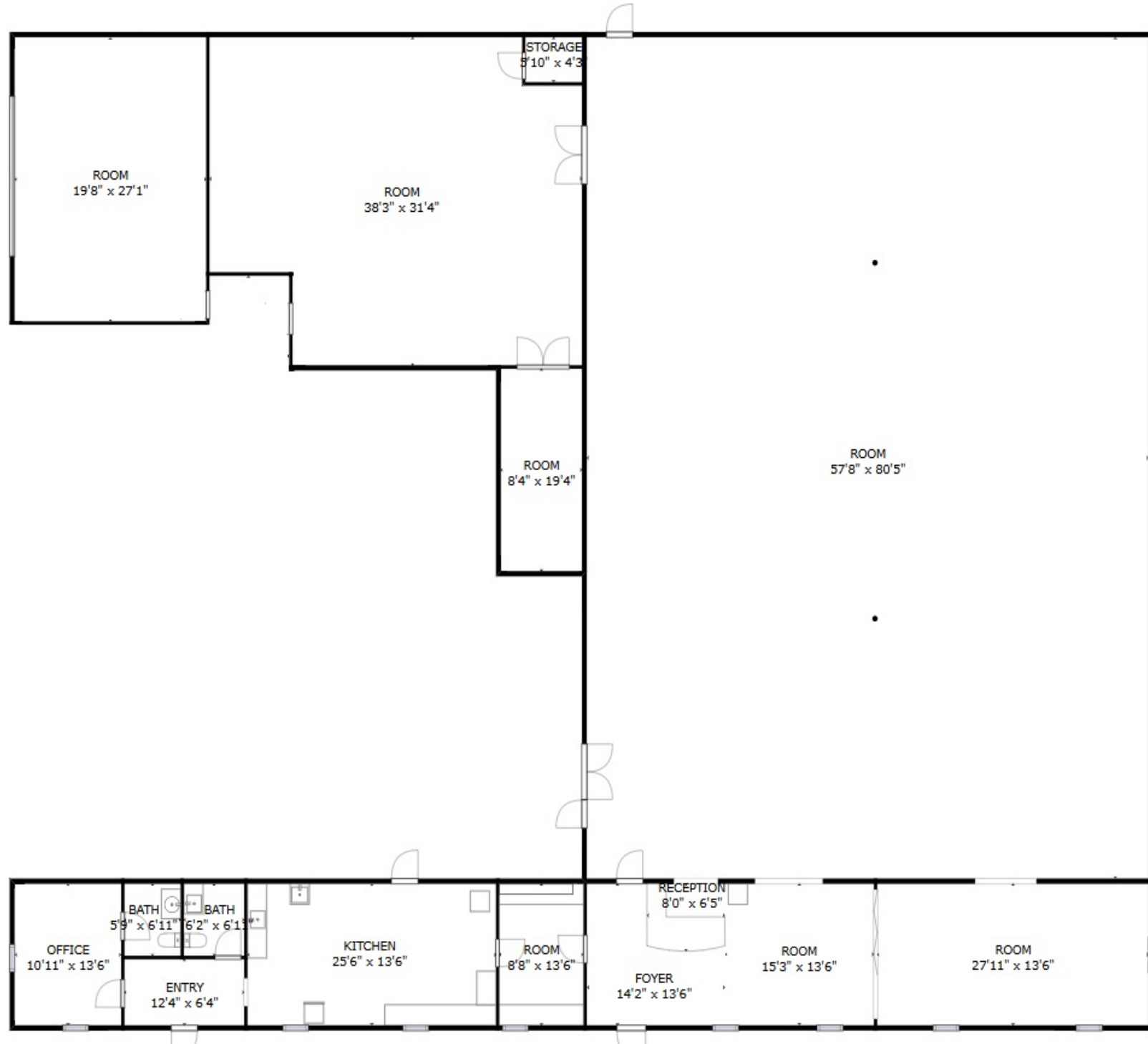
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## PICTURES



## FLOOR PLAN



## DEMOGRAPHICS

### Population

|                             | 2 miles | 5 miles | 10 miles |
|-----------------------------|---------|---------|----------|
| 2020 Population             | 10,849  | 64,174  | 119,482  |
| 2025 Population             | 11,212  | 68,668  | 130,012  |
| 2030 Population Projection  | 11,736  | 72,341  | 137,403  |
| Annual Growth 2020-2025     | 0.7%    | 1.4%    | 1.8%     |
| Annual Growth 2025-2030     | 0.9%    | 1.1%    | 1.1%     |
| Median Age                  | 39.6    | 39.7    | 40.4     |
| Bachelor's Degree or Higher | 33%     | 28%     | 25%      |
| U.S. Armed Forces           | 24      | 144     | 257      |

### Income

|                         | 2 miles  | 5 miles  | 10 miles |
|-------------------------|----------|----------|----------|
| Avg Household Income    | \$86,278 | \$84,753 | \$83,351 |
| Median Household Income | \$59,610 | \$62,506 | \$62,645 |
| < \$25,000              | 658      | 4,620    | 9,729    |
| \$25,000 - 50,000       | 1,482    | 6,494    | 11,119   |
| \$50,000 - 75,000       | 840      | 5,254    | 10,054   |
| \$75,000 - 100,000      | 505      | 3,243    | 5,840    |
| \$100,000 - 125,000     | 422      | 2,443    | 4,717    |
| \$125,000 - 150,000     | 363      | 2,076    | 4,147    |
| \$150,000 - 200,000     | 359      | 1,784    | 3,145    |
| \$200,000+              | 343      | 1,818    | 3,202    |