



3423 CLEMSON BLVD STE D

3423 Clemson Blvd Ste D, Anderson, SC 29621

ZANE LANDWERLEN

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PROPERTY DESCRIPTION

This is an excellent opportunity for anyone needing a larger footprint space in one of the busiest shopping centers in Anderson, SC. This +/- 4,500 SF retail space is in North Hill Shopping Centre between TJ Maxx and Academy Sports and Outdoors. Other tenants currently in the shopping center include Office Depot, Home Depot, and Boom Boom Beauty Supply.

Shopping center features ample parking and great signage on Clemson Blvd, and this location could be a great fit for variety of retail uses, restaurant, physical therapist, fitness, and uses similar. Space is currently in cold shell condition, ready for a tenant to make it their own. Landlord will offer TI for tenant upfit. Please reach out to the listing agent with any interest in this location.

OFFERING SUMMARY

| | |
|---------------|--------------------|
| Lease Rate: | \$22.00 SF/yr (MG) |
| Available SF: | 4,500 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,583 | 14,567 | 29,466 |
| Total Population | 2,942 | 31,549 | 64,449 |
| Average HH Income | \$50,425 | \$64,807 | \$62,195 |



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ADDITIONAL PHOTOS



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RETAILER MAP



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RETAILER MAP



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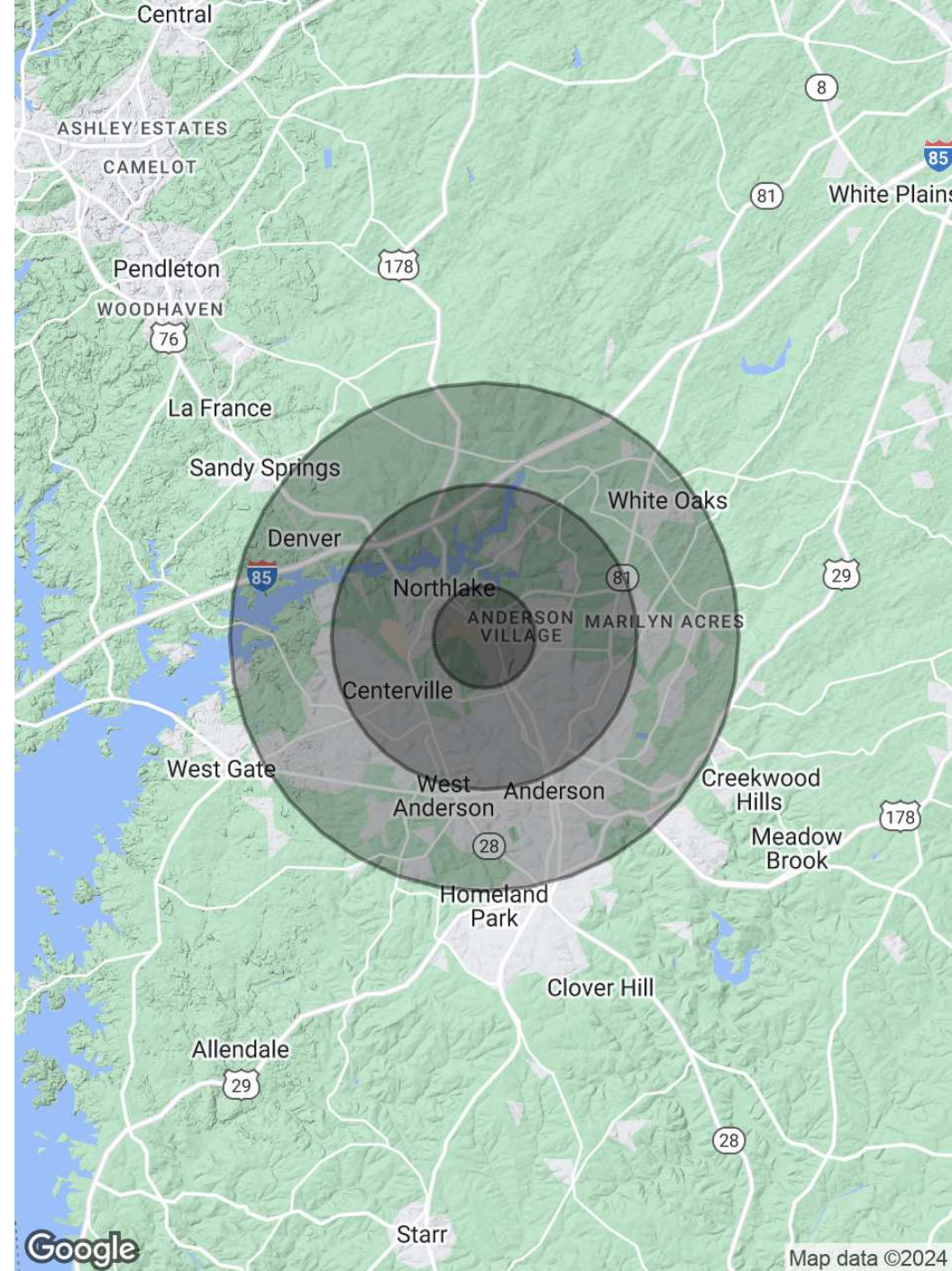
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,942 | 31,549 | 64,449 |
| Average Age | 37.0 | 39.9 | 40.3 |
| Average Age (Male) | 36.5 | 37.8 | 38.7 |
| Average Age (Female) | 38.5 | 42.8 | 41.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,583 | 14,567 | 29,466 |
| # of Persons per HH | 1.9 | 2.2 | 2.2 |
| Average HH Income | \$50,425 | \$64,807 | \$62,195 |
| Average House Value | \$146,331 | \$159,167 | \$154,259 |

2020 American Community Survey (ACS)



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