

# ±0.99 ACRES AVAILABLE For Ground Lease or BTS



## PROPERTY HIGHLIGHTS

- 0.99 AC Available for Ground Lease or Build-to-Suit
- Excellent retail development opportunity located on the Walmart outparcel
- Full shared signalized access to Eighteen Mile Rd servicing the parcel
- Strategically positioned between Clemson University, City of Clemson, Southern Wesleyan University, Central, and Pendleton
- Located across Hwy 123 from the new AnMed Central/ Clemson Campus (currently under construction) which will be 150k sf and include an emergency room, primary care facility, and specialty services
- Surrounding retailers include: Walmart Supercenter, Lowes, Mavis Tire, Waffle House, Verizon, Cricket Wireless, Subway, and more
- ±24,100 VPD on Hwy 123
- **Price: Contact Broker For Details**

## STREET VIEW



## DEMOGRAPHIC HIGHLIGHTS

2025	3 MILE	5 MILE	7 MILE
POPULATION	17,195	44,741	59,819
AVG HH INCOME	\$75,080	\$79,299	\$80,959
HOUSEHOLDS	7,499	16,236	22,639



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## MARKET AERIAL



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## SITE SURVEY

