



10139-A CLEMSON BLVD

10139A Clemson Boulevard, Seneca, SC 29678

JACKSON WILLIAMSON

Vice President

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PROPERTY DESCRIPTION

Available for Lease (\$1,150.00/month Modified Gross)

Welcome to 10139A Clemson Boulevard - a 1,500 SF turn-key retail space perfectly positioned on one of Seneca’s most prominent corridors. This versatile space offers excellent visibility and high traffic counts, making it an ideal location for any retail user looking to maximize exposure and attract customers.

Move-in ready and thoughtfully designed, this space provides a seamless opportunity for a variety of retail concepts. Take advantage of the strong surrounding tenant mix and the unmatched convenience of this vibrant Seneca location.

Don't miss your chance to establish your business in this highly sought-after retail corridor!

OFFERING SUMMARY

Lease Rate:	\$1,150 per month (MG)
Available SF:	1,500 SF

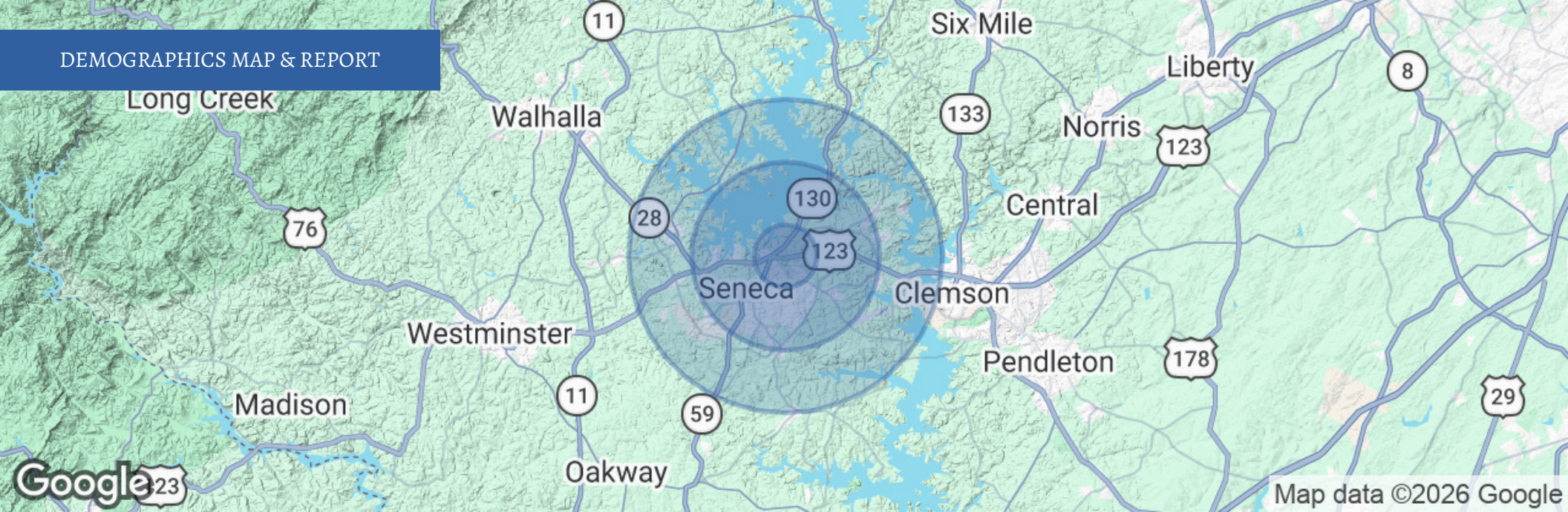
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	911	6,292	11,871
Total Population	2,032	14,305	26,877
Average HH Income	\$77,862	\$83,566	\$89,262



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,032	14,305	26,877
Average Age	39.7	41.4	41.8
Average Age (Male)	38.5	41.6	41.5
Average Age (Female)	46.4	43.4	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	911	6,292	11,871
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$77,862	\$83,566	\$89,262
Average House Value	\$321,713	\$316,886	\$349,177

2023 American Community Survey (ACS)



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