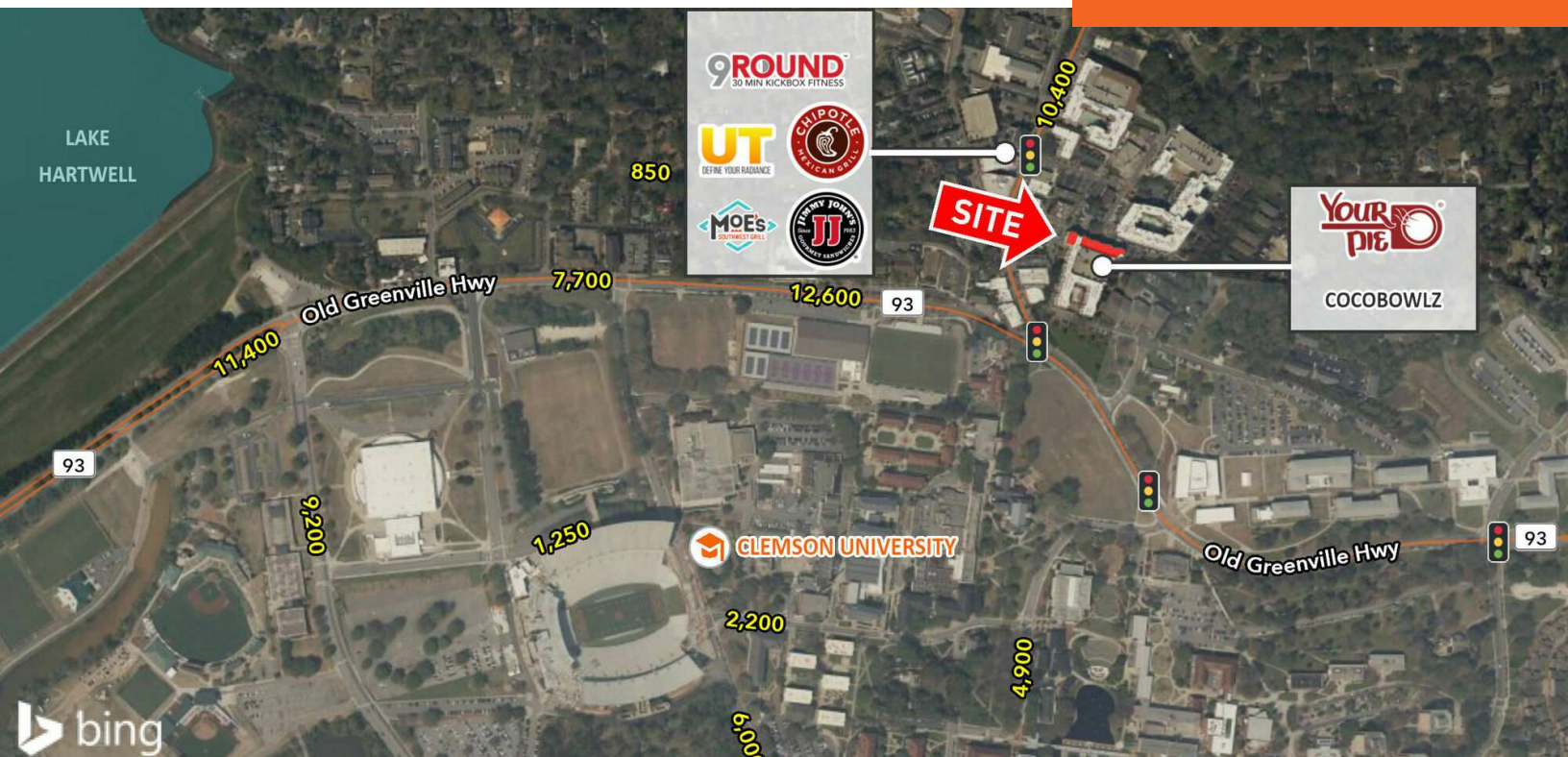


CAMPUS VIEW APARTMENTS

111 EARLE STREET, CLEMSON, SC 29631

FOR LEASE

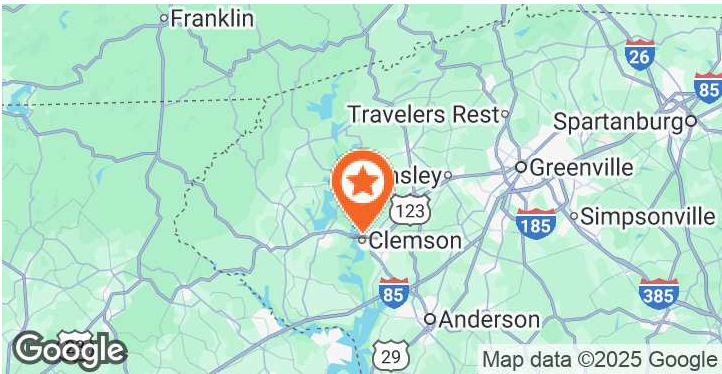


LOCATION DESCRIPTION

Nestled in the heart of downtown Clemson, just a short walk from Clemson University's campus.

PROPERTY HIGHLIGHTS

- Campus View is a mixed-use project with residential and retail components.
- 107 residential units (349 beds)
- 10,093 +/- SF of ground floor retail with space available for lease.
- Area co-tenants include: Your Pie Pizza, Coco Bowlz, Chipotle, Groucho's Deli, Insomnia Cookies and All In Coffee Shop



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	13,789	28,849	48,167
2025 Daytime Population	9,035	13,464	19,583
2025 Median HH Income	\$41,507	\$50,992	\$53,929
2025 Median Age	20.6	23.1	24.7



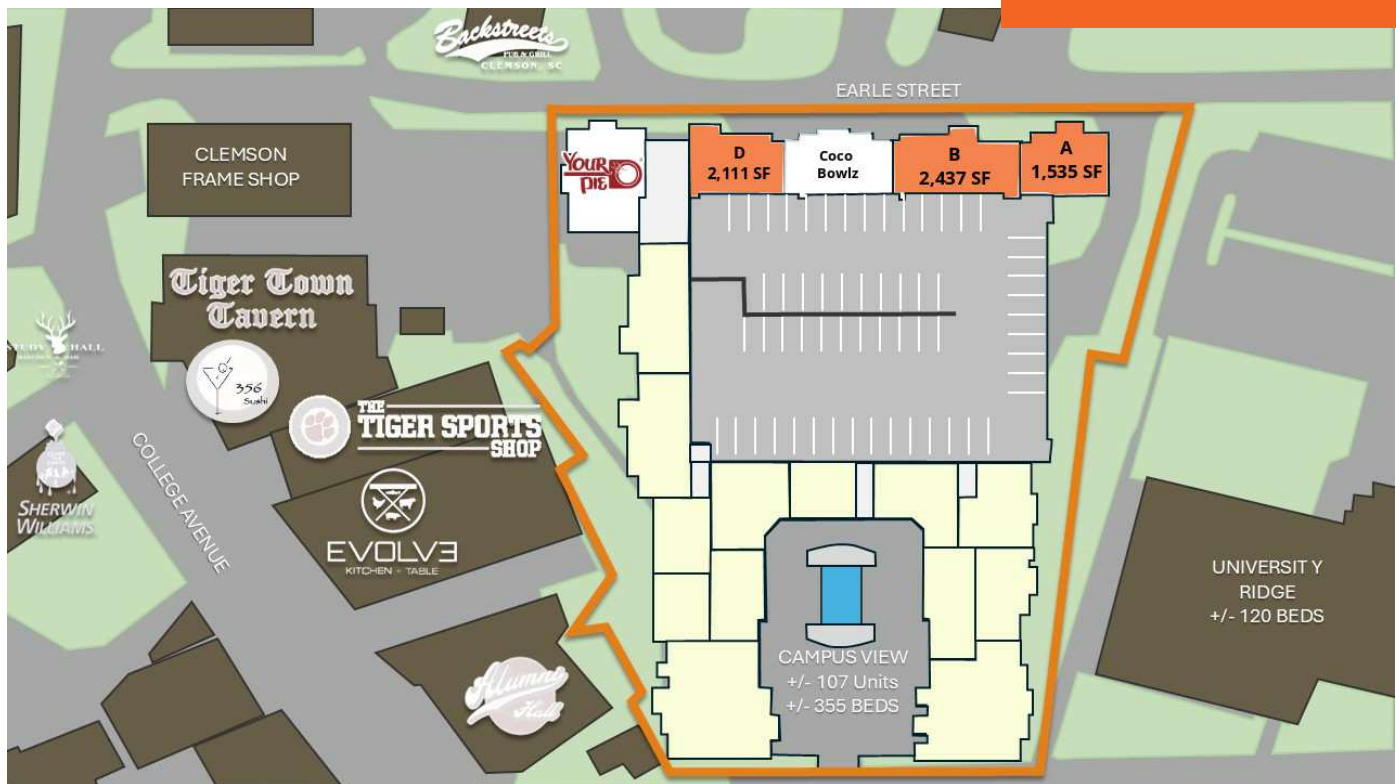
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SUITE	TENANT NAME	SPACE SIZE
A	Available	1,535 SF
B	Available	2,437 SF
C	Coco Bowlz	1,322 SF
D	Available	2,111 SF
E	Your Pie	2,688 SF



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