

Chapman Hill Road

PATRICK SQUARE | CLEMSON, SC

FOR SALE
0.37 ACRES

SIGNED ARCHITECTURAL AND ENGINEERING SET FOR A \pm 5,960 SF MEDICAL OFFICE BUILDING



FOR MORE
INFORMATION,
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TRINITY
PARTNERS



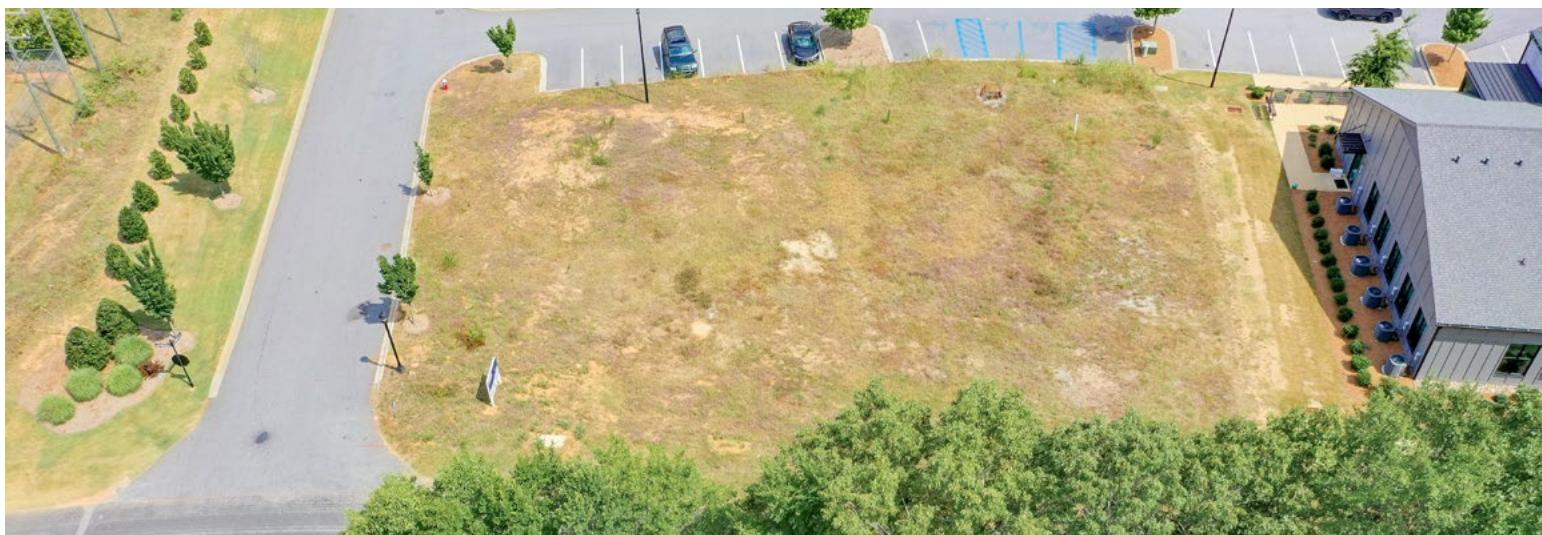
The Offering

MEDICAL OFFICE BUILDING OPPORTUNITY

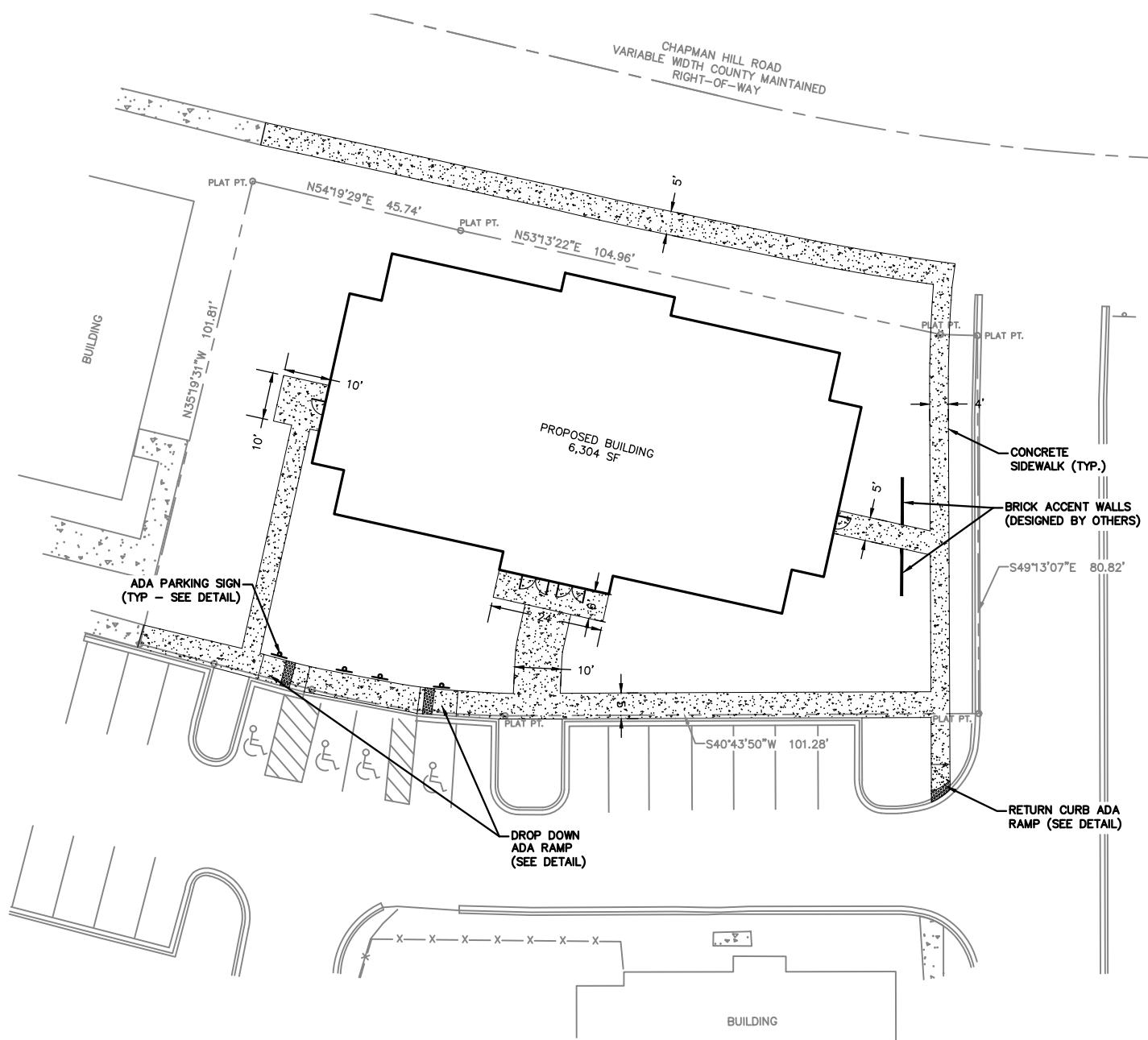
Prime medical site opportunity located in master developed town center Patrick Square, just minutes from Clemson University. Signed architectural and engineering set for a \pm 5,960 SF medical office building are available.

DETAILS:

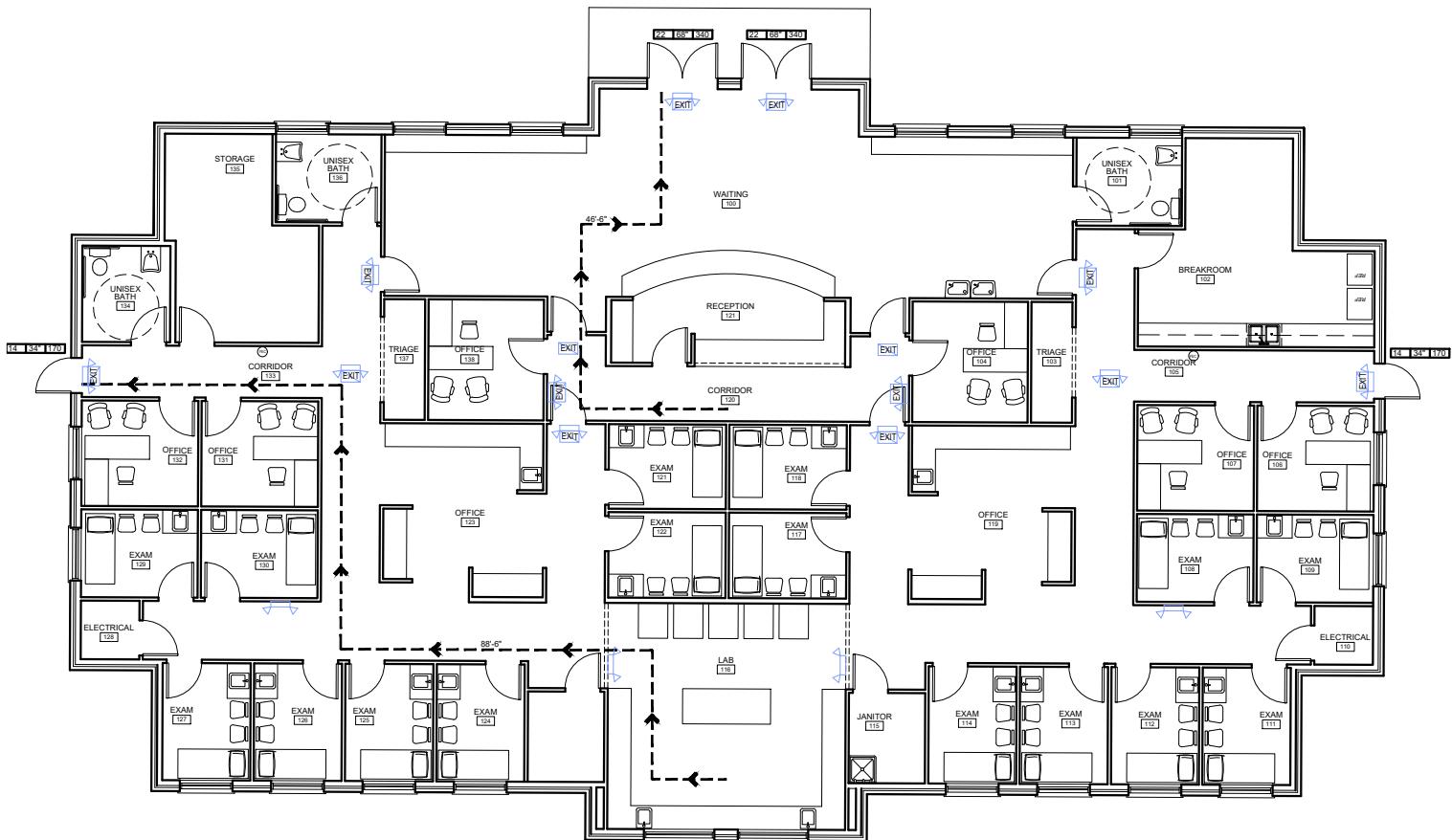
Address: NPA Chapman Hill Road
Clemson, SC 29631
Max. Building Size: 8,000 SF
Total: 0.37 acres
County: Pickens
TMS#: 4064-14-323792
Zoning: PD
Sales Price: ~~\$575,000~~ **\$499,000**
Parking: \pm 700 spaces

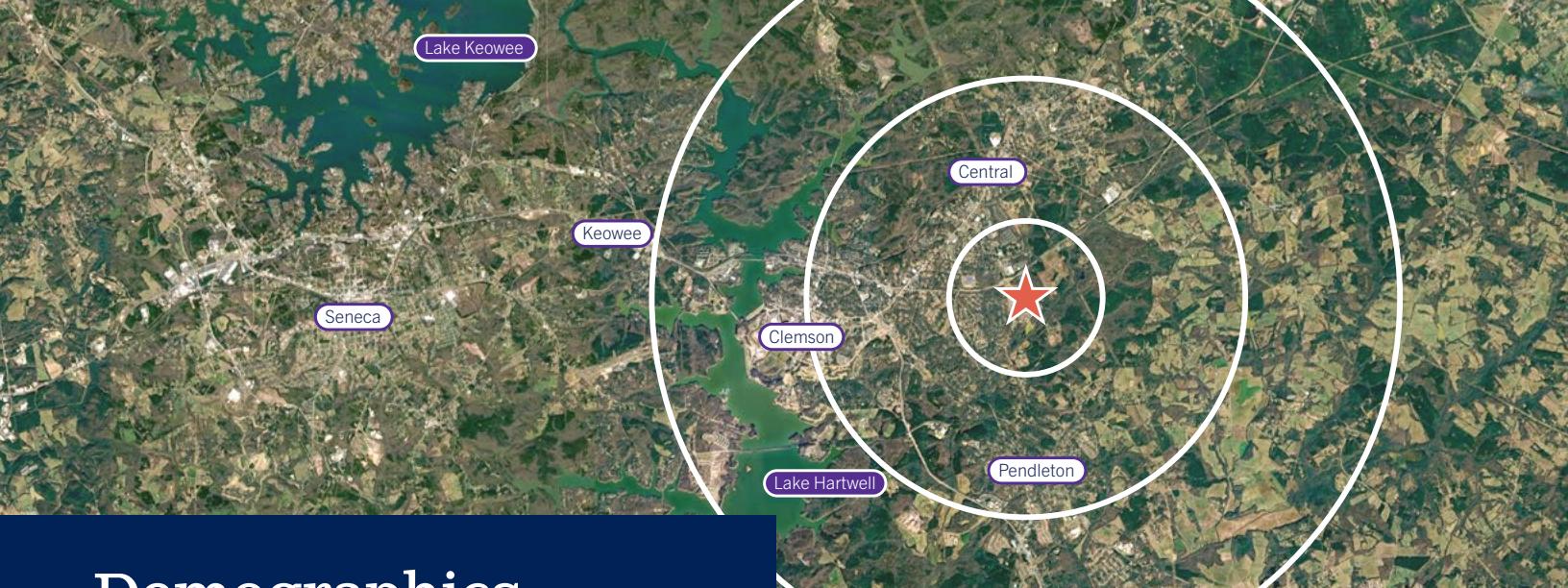


Potential Site Plan



Potential Building Plan





Demographics

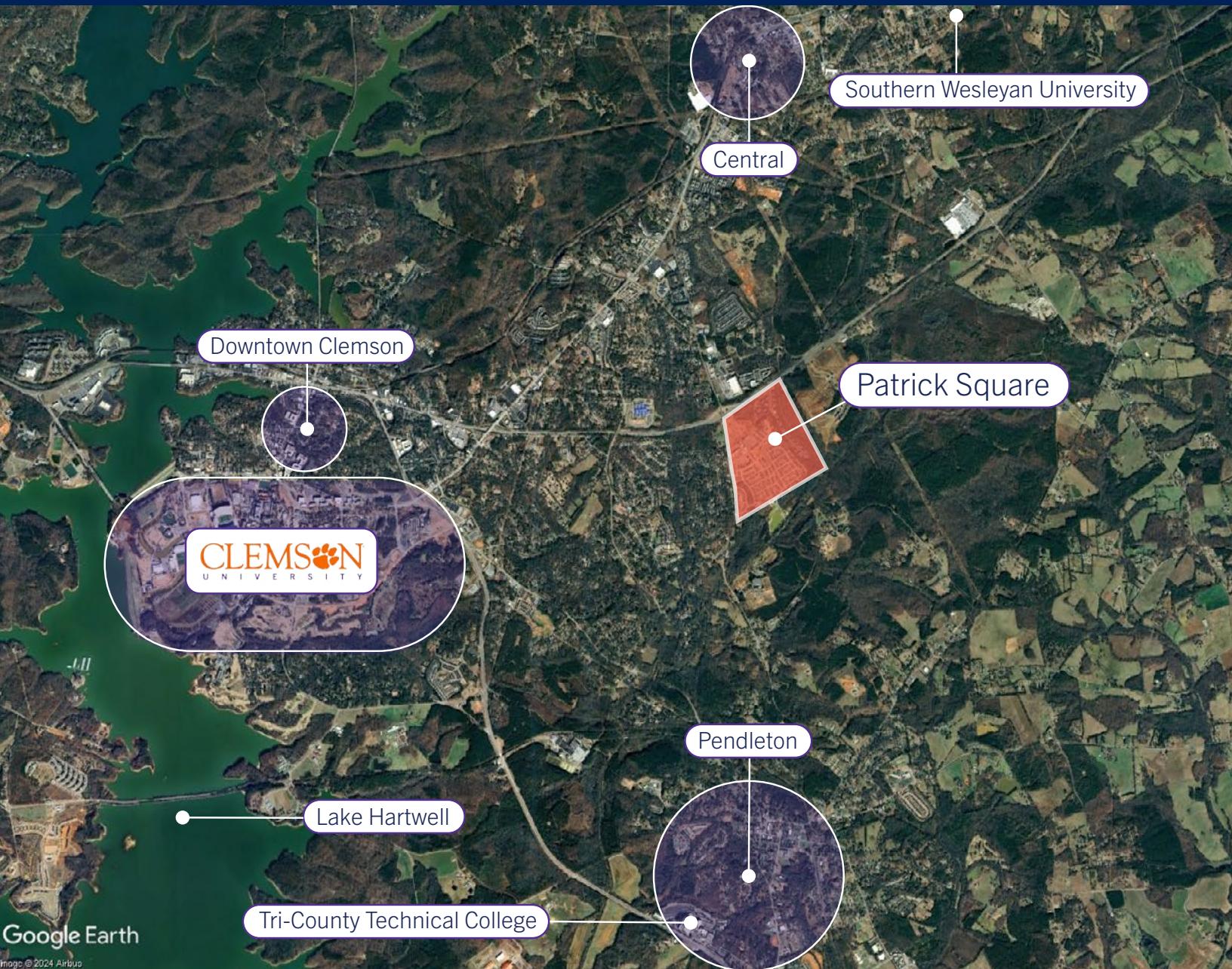
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 TOTAL HOUSEHOLDS	2,294	11,810	15,649
 TOTAL POPULATION	5,060	31,927	43,866
 PERSONS PER HOUSEHOLD	2.13	2.30	2.29
 AVERAGE HOUSEHOLD INCOME	\$109,988	\$86,425	\$89,752
 AVERAGE HOUSE VALUE	\$399,725	\$290,302	\$292,622
 AVERAGE AGE	36.8	24.2	24.2



PATRICK SQUARE

The Patrick Square Town Center is a regional destination with best-in-class restaurants, shops and businesses situated in an upscale, vibrant and walkable setting. Everything in the center is connected around a central square—the Village Green—that serves as the gathering spot for the greater Clemson community. As the area's premier neighborhood community, Patrick Square assures business owners a steady stream of both foot and motor traffic in a safe, dynamic, well-trafficked setting.

A Central Location with Incredible Access



Market Overview

CLEMSON, SOUTH CAROLINA

Clemson is a small town in upstate South Carolina with a rich history, unique traditions and a defined culture. Home to the renowned Clemson University, this vibrant community offers plenty of outdoor recreational activities, complemented by the distinct charm of a college town. Driven by its strong educational foundation, attractive quality of life, and ongoing development initiatives, Clemson is poised for substantial growth. In addition to the university, Clemson's attractions include Lake Hartwell, the South Carolina Botanical Garden, and close proximity to the Blue Ridge Mountains.

2020 Population: 17,681

7.5 Square Miles

26.8% Population Growth (2010 - 2020)

Annual Visitors: +300,000



Market Overview

CLEMSON UNIVERSITY

Nestled in the foothills of the Blue Ridge Mountains, Clemson University is one of the nation's premiere universities. Ranked as the 24th best national public university by U.S. News & World Report, Clemson is a science and engineering oriented college dedicated to teaching, research and service.

Total Enrollment 2023: 28,747

31.5% Enrollment Growth Over Last 10 Years

Graduation Rate: 70.7%

1,400-acre campus

80+ majors, 90+ minors

13 NCAA Division I Sports

