

# BATTERY PARK

Just off Clemson Blvd. @ 155  
Threlkeld Blvd Anderson, SC, 29621  
Exit 19 @ Clemson Blvd/Welpine Rd



Franklin Street Real Estate Services, LLC -  
A Licensed South Carolina Broker: 19725



**ADDRESS**  
155 Threlkeld Blvd.  
Anderson, SC



**ZONING**  
Mixed Use: C-2



**CONDITION**  
Utilities stubbed to site &  
Monument signage on Hwy. 76



**HIGHEST & BEST USE**  
Rear Retail Anchor, Dense Residential,  
Charter School, Self Storage, etc.



CONCEPTUAL SITE PLAN **PART I**





CONCEPTUAL SITE PLAN **PART II**





MICRO RETAIL





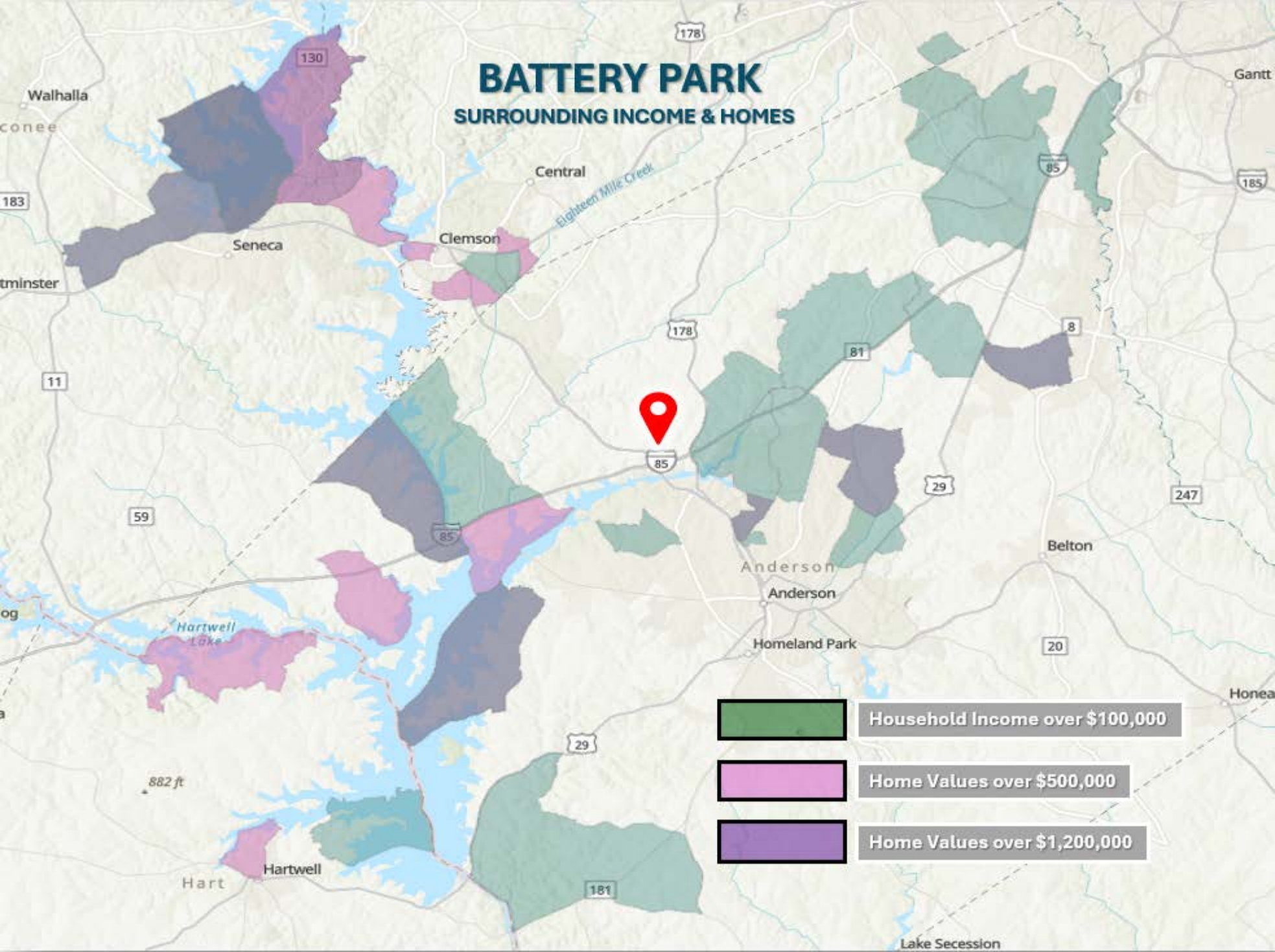
# MACRO RETAIL





# BATTERY PARK

## SURROUNDING INCOME & HOMES





# CLEMSON UNIVERSITY



Clemson University is situated on 1,400 acres in Upstate South Carolina, with one edge of campus resting on the waters of Lake Hartwell and the other deep in the Experimental Forest. Midway between Atlanta, Georgia, and Charlotte, North Carolina, Clemson offers students the convenience of a small town with easy access to the attractions found in major cities.

Clemson is a highly rated public university. It is a large institution with a full-time enrollment of 23,401 undergraduate students and a part-time enrollment of 731 undergraduate students. Admissions is fairly competitive as the Clemson acceptance rate is 38%. Popular majors include Business, Marketing, and Psychology. Clemson graduates 88% of its students.

**93.5%**

First Year  
Retention Rate

**86.6%**

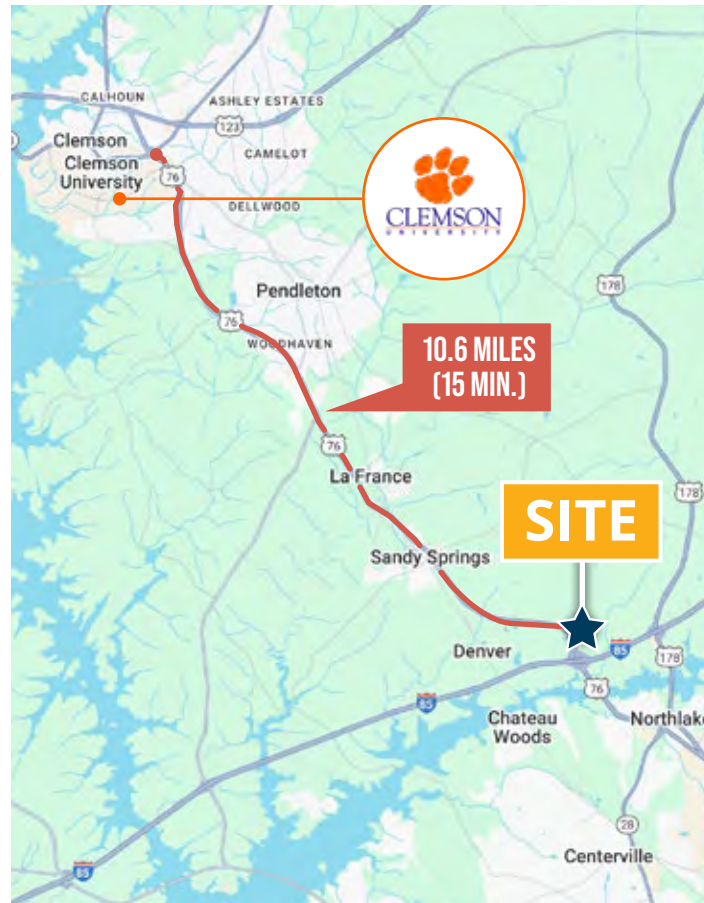
Six-Year  
Graduation Rate

**130+**

Graduate Degree  
Programs

**16:1**

Student-to-Faculty  
Ratio













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**FranklinStreet**  
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed South Carolina Broker: 19725