

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

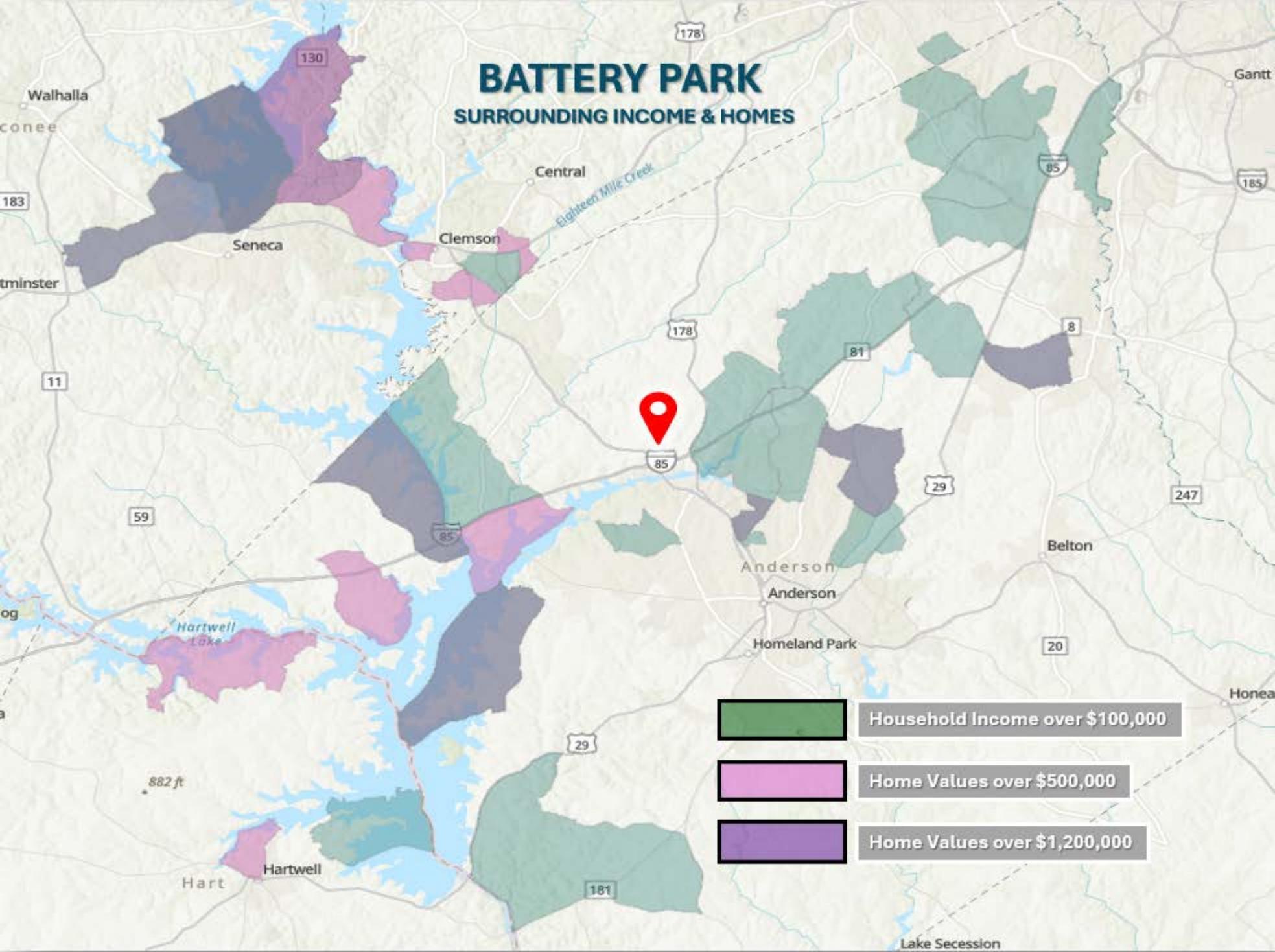


MACRO RETAIL



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%

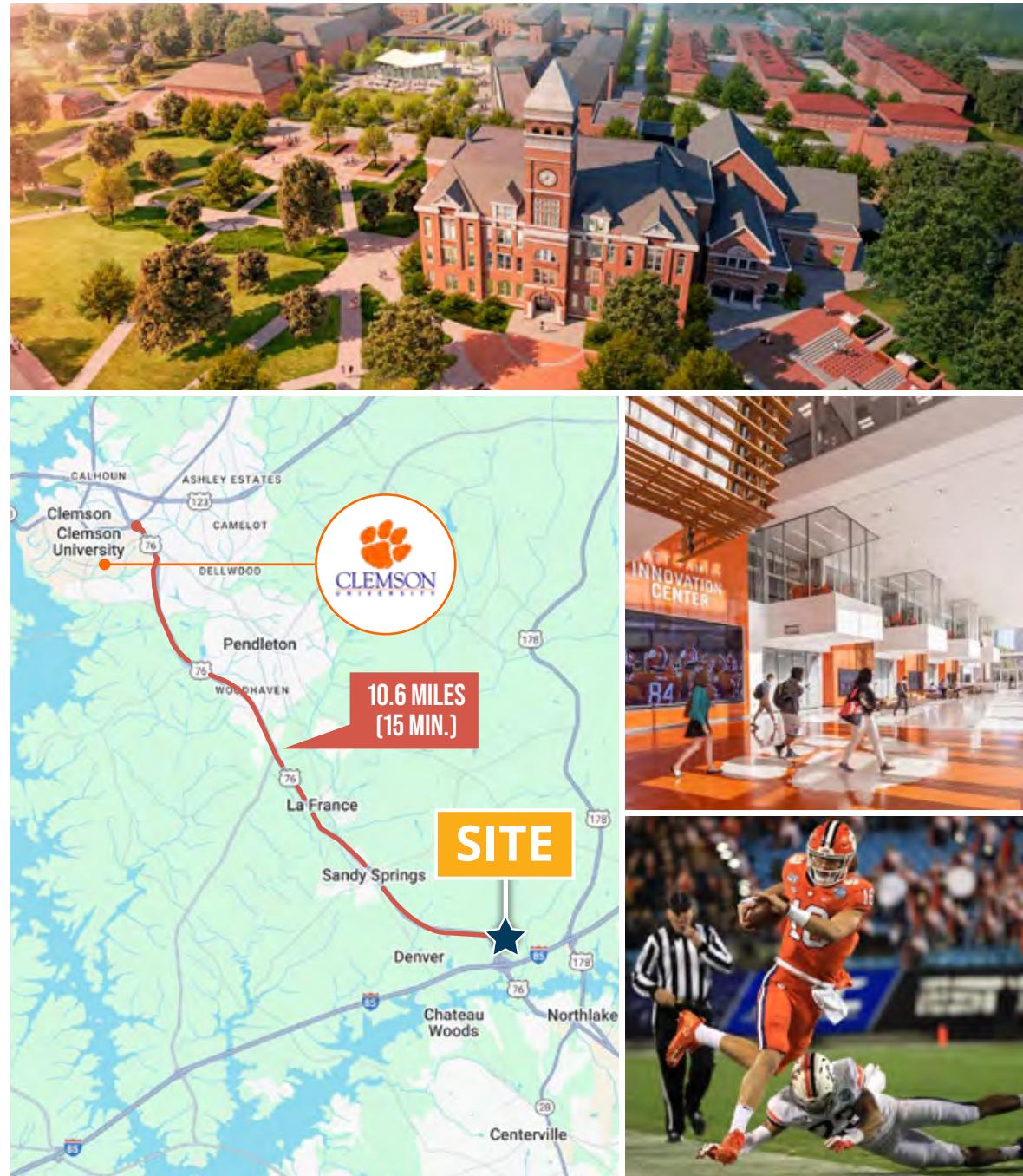
Six-Year
Graduation Rate

130+

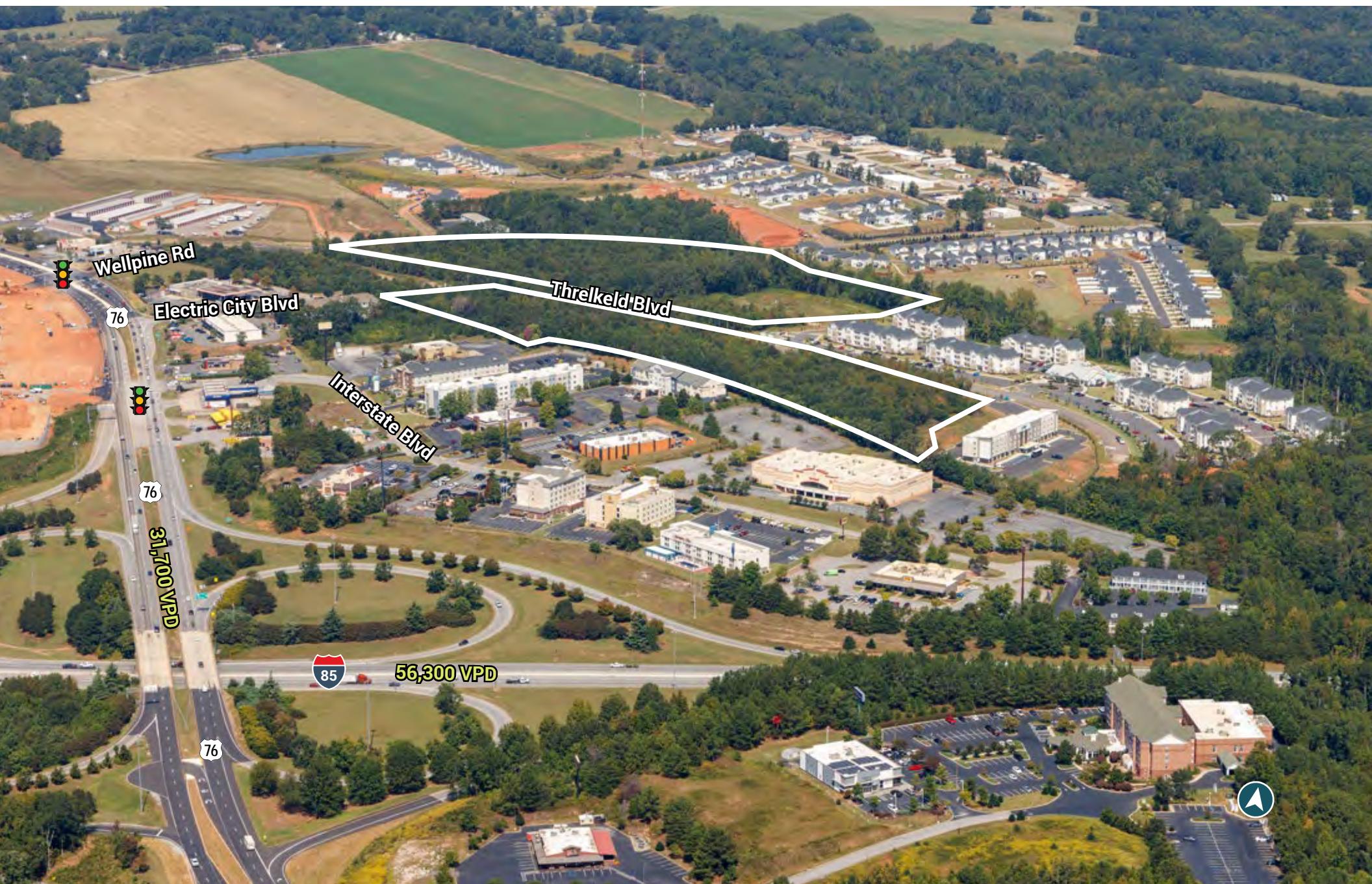
Graduate Degree
Programs

16:1

Student-to-Faculty
Ratio



PROPERTY AERIAL



PROPERTY AERIAL



BATTERY PARK

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

- **155 Threlkeld Blvd, Anderson, SC**
- **Zoning: Mixed Use: C-2**
- **Condition: Utilities stubbed to site & Monument signage on Hwy. 76**
- **Highest & Best Use: Rear Anchor, Dense Residential, Charter School, Self Storage, Etc.**

SHAUN MAYBERRY (LEAD)
Senior Director
904.219.9035
shaun.mayberry@franklinst.com

GIOVANNY CASTANO
Senior Associate
904.364.2091
giovanny.castano@franklinst.com

KEITH WOOD
Senior Associate
904.364.0952
keith.wood@franklinst.com

COOPER FOLDS
Associate
229.947.3436
cooper.folds@franklinst.com



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