



CLEMSON GROVE-SHOPPES AT PENDLETON PARK

137 Cotesworth Street, Pendleton, SC 29670

RICH BENNETT
Senior Vice President
864.642.8655
rich@mccoywright.com



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Shoppes At Pendleton Park

Brand New 9,800/SF strip center with a drive-thru coming to the Clemson Grove Development. This property has 206 feet of frontage on Hwy 76, with endcap and inline space(s) available for lease. See attached rendering and site plan. Call for Pricing. Great Clips, Verizon, Element Nail Bar, and Pendleton Neighborhood Dental occupy units B, C, E and F. 2 Spaces remaining available. Contact Listing Broker for more detail.

PROPERTY HIGHLIGHTS

- Unit A: 1,800SF End Cap with Drive Thru
- Unit B: LEASED- Element Nail Bar
- Unit C: LEASED- Great Clips
- Unit D: 1,300 SF
- Unit E: LEASED- Pendleton Neighborhood Dental
- Unit F: LEASED- Verizon

OFFERING SUMMARY

Lease Rate:	SF / year (NNN)
Available SF:	9,800 SF
Lot Size:	1.8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	416	3,466	11,914
Total Population	883	7,993	30,249
Average HH Income	\$82,097	\$82,953	\$85,483



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com



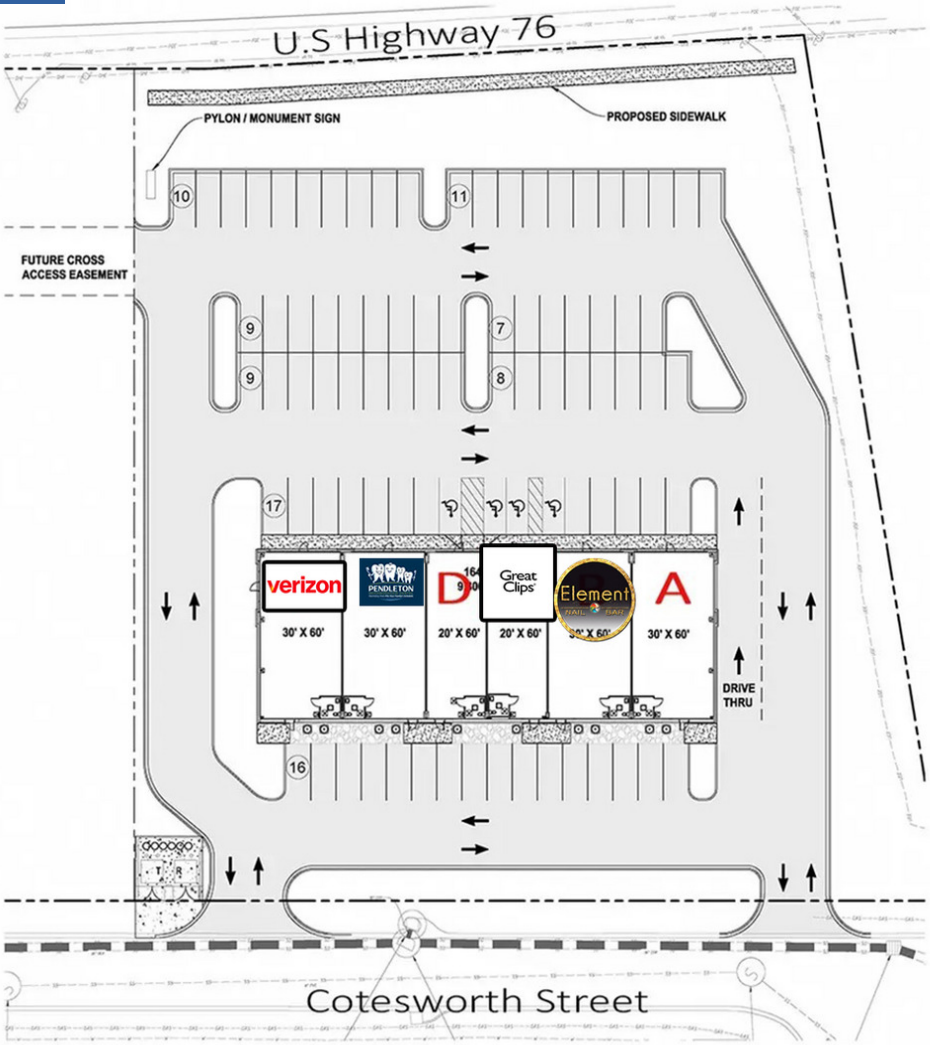
Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

ADDITIONAL PHOTOS



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

SITE PLAN



OUTPARCEL 1 PARKING SUMMARY:
REQUIRED:
RETAIL
1 SPACE/100 GSF = 49 SPACES
PROVIDED = 57 SPACES

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION

CORPORATE SEAL

LAND
PLANNING
ASSOCIATES
CIVIL ENGINEERING
DBA
LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6572
design@lpa-inc.net

CLEMSON GROVE
COMMERCIAL / RESIDENTIAL
PHASE III

PROPERTY INFORMATION:
TAX MAP NUMBER: SEE ADD INFO
REFERENCE D.B. & PG:
ADDITIONAL INFO: 041-00-04-003-000
041-00-04-016-000

ISSUE FOR CONSTRUCTION:
PERMIT DATE:
BID DATE:
DRAWN BY: CRN
DESIGN BY: CRN
CHECKED BY: PMR
DATE: 5/27/25
SCALE: HORIZ: 20' VERT:
JOB NUMBER: 13.060

SITE PLAN
OPTION 2
PRELIM
CLEMSON GROVE
PENDLETON SC
SOUTH CAROLINA

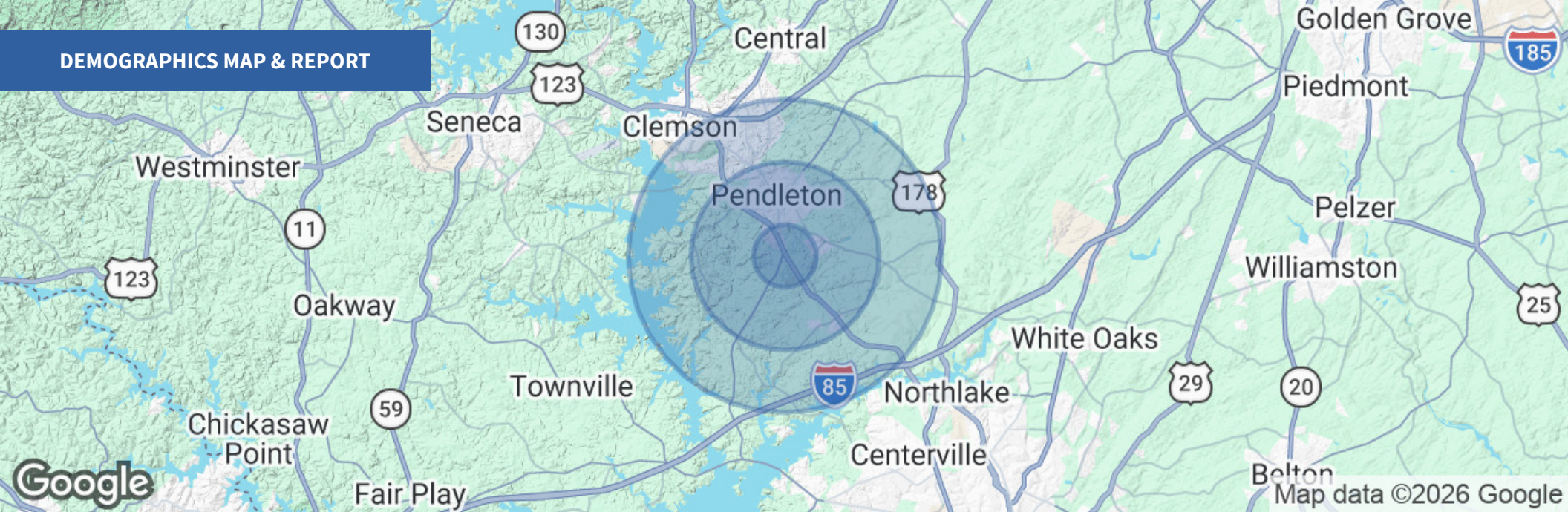


PROJECT: 130321-Clemson Grove - Pendleton, SC 29640 20250501 LPA, LLC, 2025 4-Rev 11 Legend - Layout.dwg
May 20, 2025 4:15:53 PM rcr



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	883	7,993	30,249
Average Age	41	42	38
Average Age (Male)	40	41	37
Average Age (Female)	42	43	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	416	3,466	11,914
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$82,097	\$82,953	\$85,483
Average House Value	\$331,312	\$306,376	\$364,706

2020 American Community Survey (ACS)



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com



RICH BENNETT

Senior Vice President

Direct: 864.642.8655
rich@mccoywright.com



Rich Bennett, Senior Vice President | 864.642.8655 | rich@mccoywright.com