

# FOR LEASE



Placer.ai

Walmart, Subway, Mi Fiesta Grill, and Dollar Tree are all showing positive year growth for the past 3 years.



1280 Eighteen Mile Rd | Central, SC 29630

## PROPERTY HIGHLIGHTS

- Suite S Available (1,600 SF) - Former Restaurant Space
- Prime retail space in Walmart shadow center
- New Ownership who desires to invest back into the property.
- Co-tenants include Dollar Tree, Subway, Cricket Wireless, Mi Fiesta Grill, NAPA Paints, and Bricks & Minifigs
- Monument signage available on Eighteen Mile Rd
- Located at the Highway 123 and Eighteen Mile Rd intersection, with full signalized access to Eighteen Mile Road.
- Strategically positioned between Clemson University, City of Clemson, Southern Wesleyan University, Central and Pendleton
- Clemson University 2025 Enrollment: 29,545 students, an increase of 12.8% over the previous 5 years.
- Traffic Counts: Hwy 123 - 24,100 VPD & 18 Mile Rd - 7,500 VPD
- **Asking Rate: \$16.00 SF NNN**

## AERIAL VIEW



## DEMOGRAPHIC HIGHLIGHTS

2025	3 MILE	5 MILE	7 MILE
POPULATION	17,195	44,741	59,819
AVG HH INCOME	\$75,080	\$79,299	\$80,959
HOUSEHOLDS	7,499	16,236	22,639
EMPLOYEES	3,929	13,844	17,495

**NAI Earle Furman**

**Jimmy Wright** | Shareholder  
864 313 9065 | jwright@naief.com

**Jake Scott** | Associate  
864 293 2886 | jscott@naief.com

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## MARKET AERIAL



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