FOR LEASE



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



Placer.ai
Walmart, Subway, Mi Fiesta

DEMOGRAPHIC HIGHLIGHTS

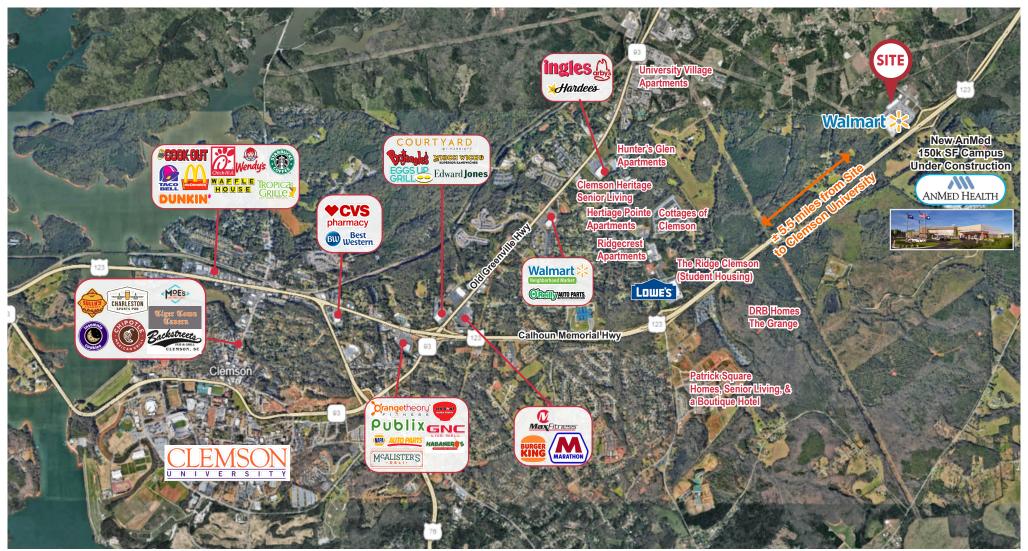
2025	3 MILE	5 MILE	7 MILE
POPULATION	17,195	44,741	59,819
AVG HH INCOME	\$75,080	\$79,299	\$80,959
HOUSEHOLDS	7,499	16,236	22,639
EMPLOYEES	3,929	13,844	17,495



FOR LEASE

1280 Eighteen Mile Rd | Central, SC 29630

MARKET AERIAL



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

