



4022 CLEMSON BLVD

4022 Clemson Blvd, Anderson, SC 29621

RICH BENNETT

Senior Vice President
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PROPERTY DESCRIPTION

Under Renovation - 5,336 square foot building right on Clemson Blvd! This can be leased as either a 1 or 2 tenant center, see attached floorplans showing all layouts. Front and rear parking available. Call the listing agent for more information.

1 Tenant Layout-
5,336 SF

2 Tenant Layout-
Unit A- +/- 2,790 SF
Unit B- +/- 2,546 SF

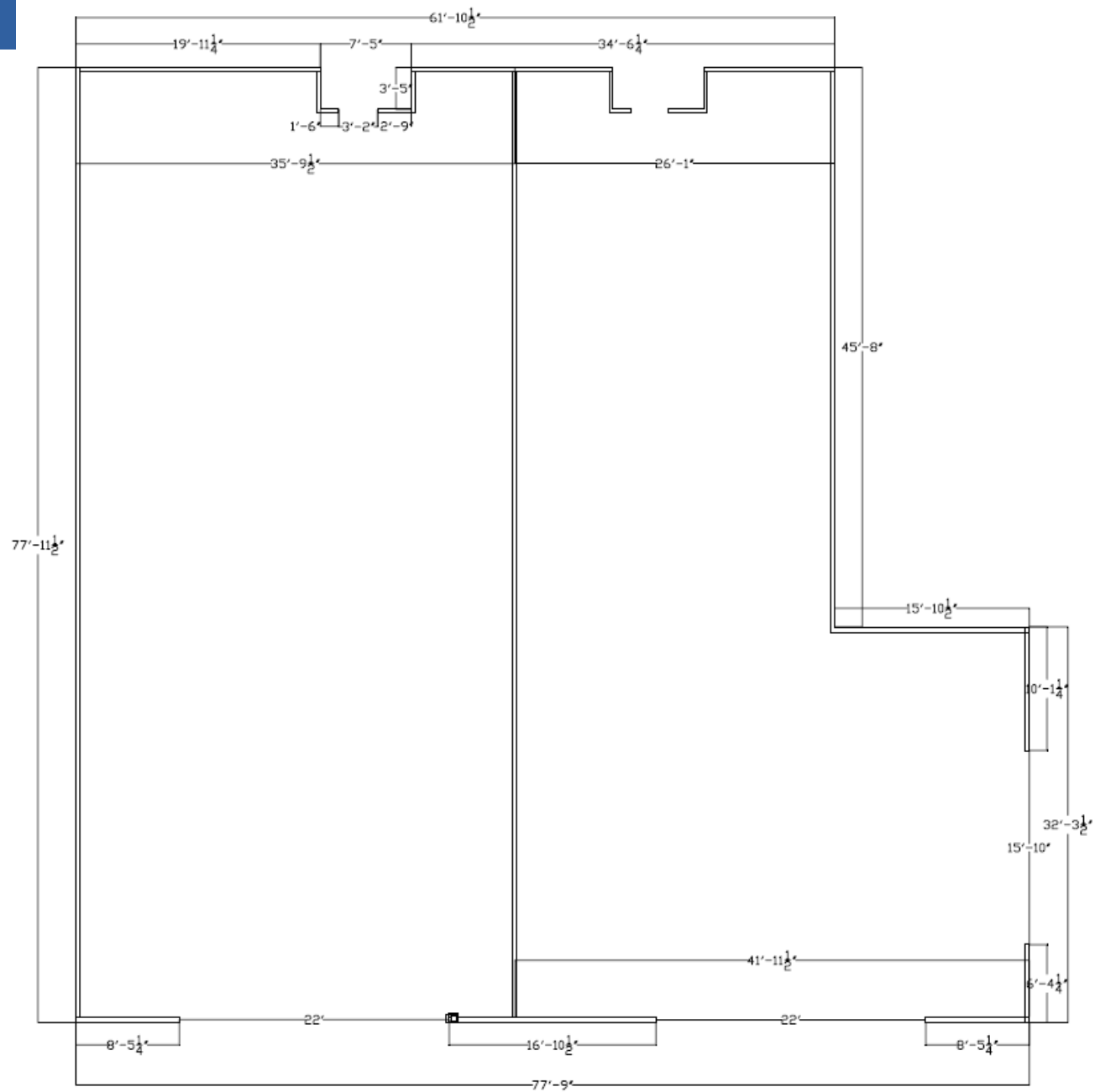
OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Building Size:	5,336 SF
Traffic Count:	26,100

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,252	9,855	26,609
Total Population	2,503	21,215	57,990
Average HH Income	\$48,524	\$69,941	\$64,853

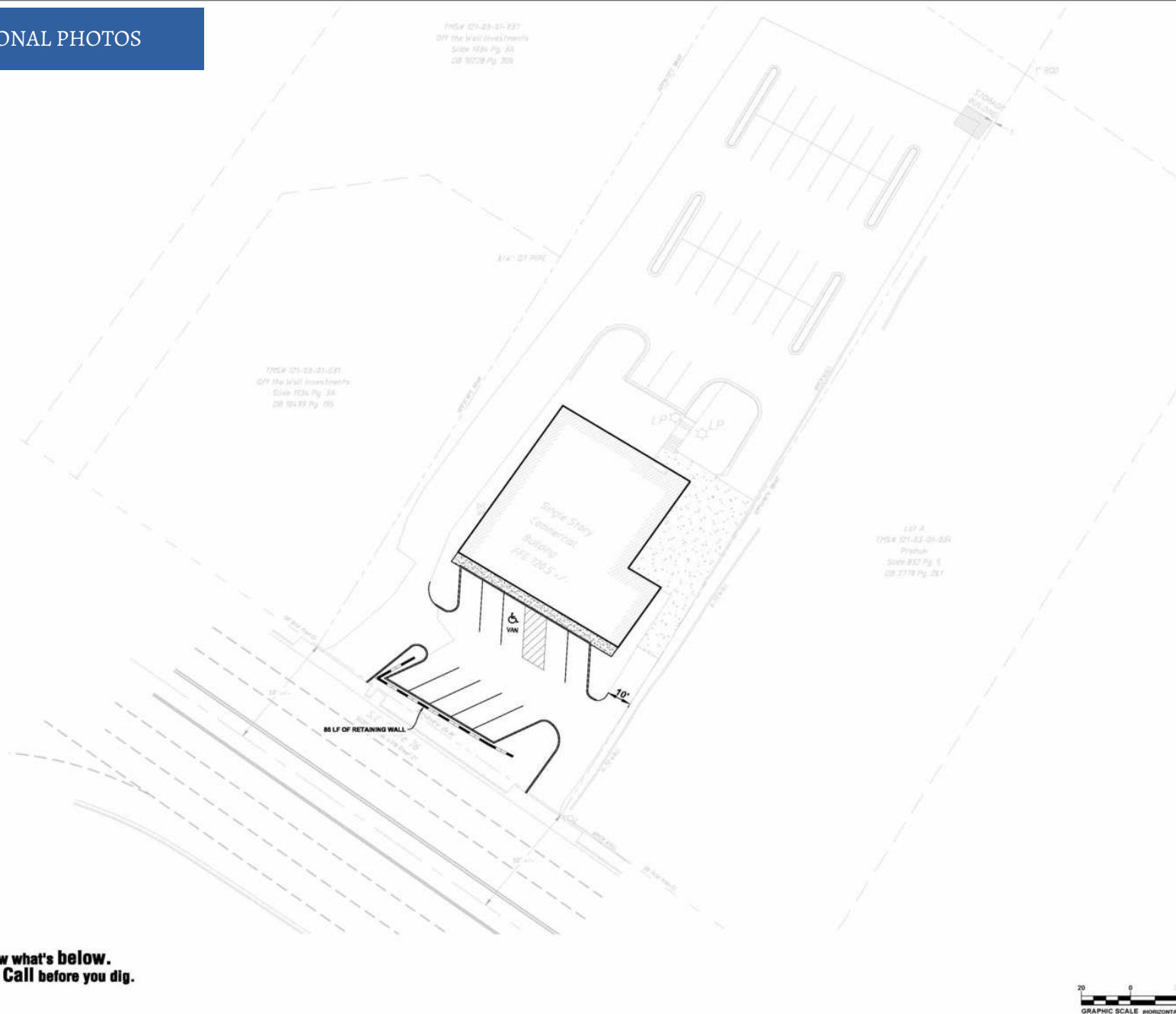


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ADDITIONAL PHOTOS



REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE
EASLEY, SC 296
864.242.6072
design@lpa-inc.com

4022 CLEMSON ANDERSON,

PROPERTY INFORMATION
TAX MAP NUMBER:
REFERENCE D.S. & PG:
ADDITIONAL INFO:

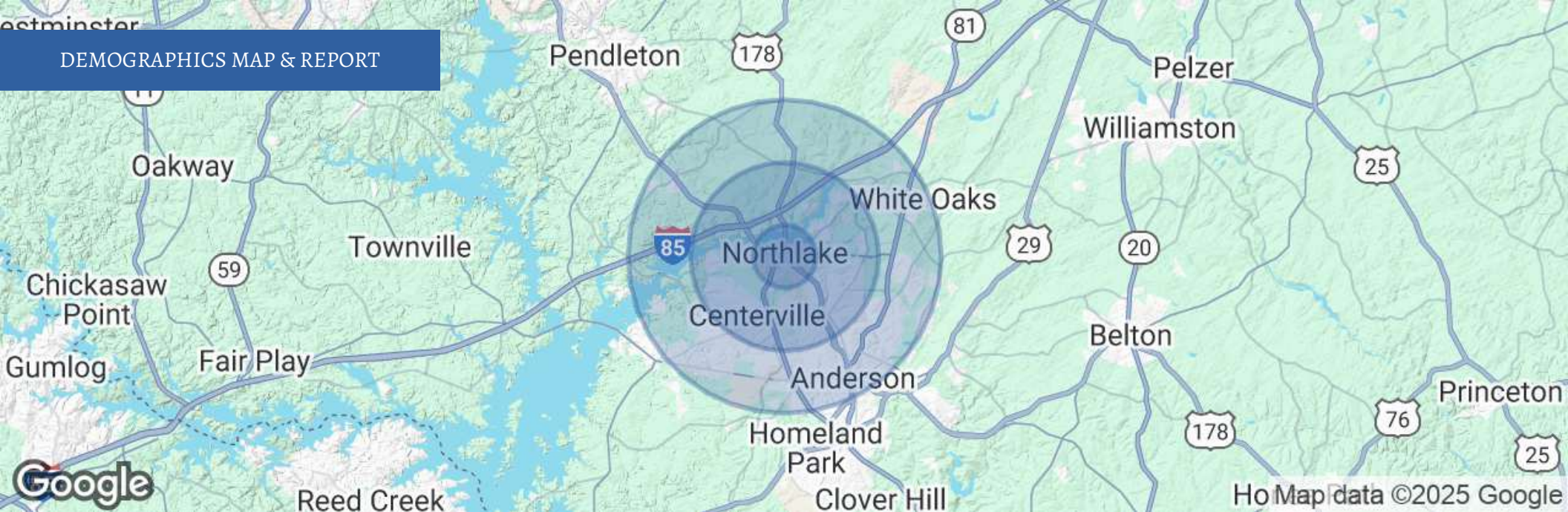
ISSUE FOR CONSTRUCTION
PERMIT DATE:
BID DATE:
DRAWN BY:
DESIGN BY:
CHECKED BY:
DATE:
SCALE: HORIZ. 1" = 20'
JOB NUMBER:

SITE PLAN
CONCEPT



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,503	21,215	57,990
Average Age	38.3	42.5	40.9
Average Age (Male)	36.4	40.3	39.6
Average Age (Female)	40.0	44.8	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,252	9,855	26,609
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$48,524	\$69,941	\$64,853
Average House Value	\$152,434	\$165,595	\$162,027

2020 American Community Survey (ACS)



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