



4640 CLEMSON BLVD

4640 Clemson Blvd, Anderson, SC 29621

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright is pleased to present the opportunity for a Ground Lease or Build-to-Suit (BTS) on this 1-acre hard corner located off Exit 19—the primary interstate interchange to Downtown Anderson and Clemson University.

This site is strategically positioned in a high-growth area of the county. It sits directly across from Clemson Commons, a 65-acre big-box development slated for its first deliveries in Q3 of 2025. Behind the site is Battery Park, a Streams Development project that delivered 252 apartments at the end of 2024. Additional retail, multifamily, and single-family residential developments will further enhance the area.

Beyond these two major projects, more than 600 single-family homes have been delivered within a two-mile radius. Other significant nearby developments include the new Anderson County School District 4 High School. For more information, please reach out.

OFFERING SUMMARY

Lease Rate:	\$108,000 per year (NNN)
Lot Size:	1.01 Acres

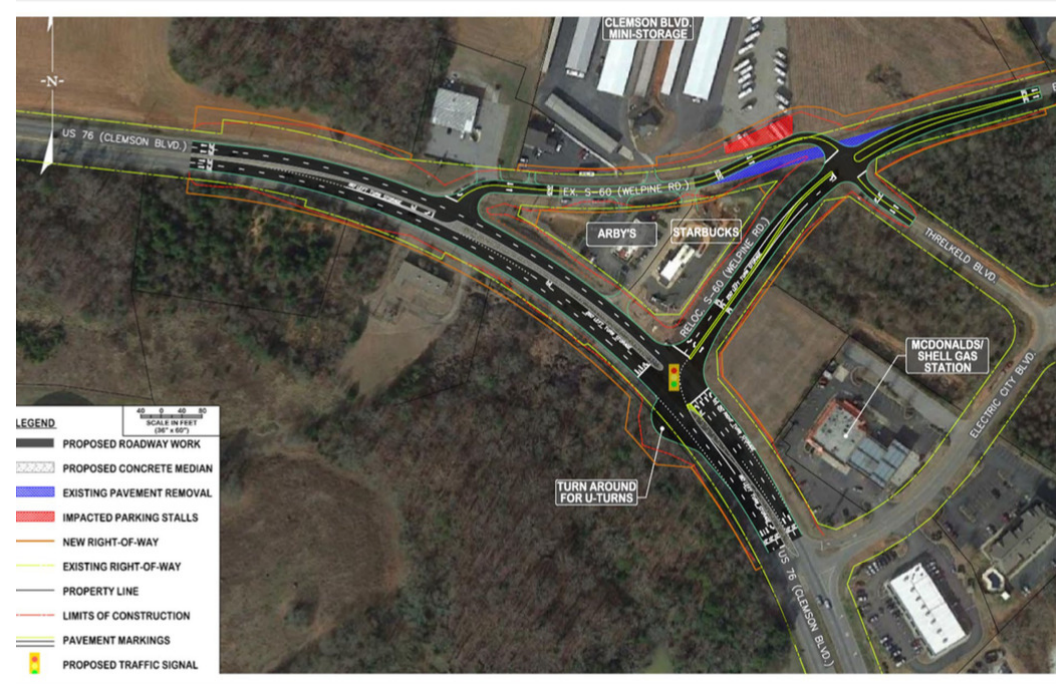
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	303	4,716	16,985
Total Population	620	10,228	36,545
Average HH Income	\$101,855	\$71,461	\$71,369



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ADDITIONAL PHOTOS



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RETAILER MAP

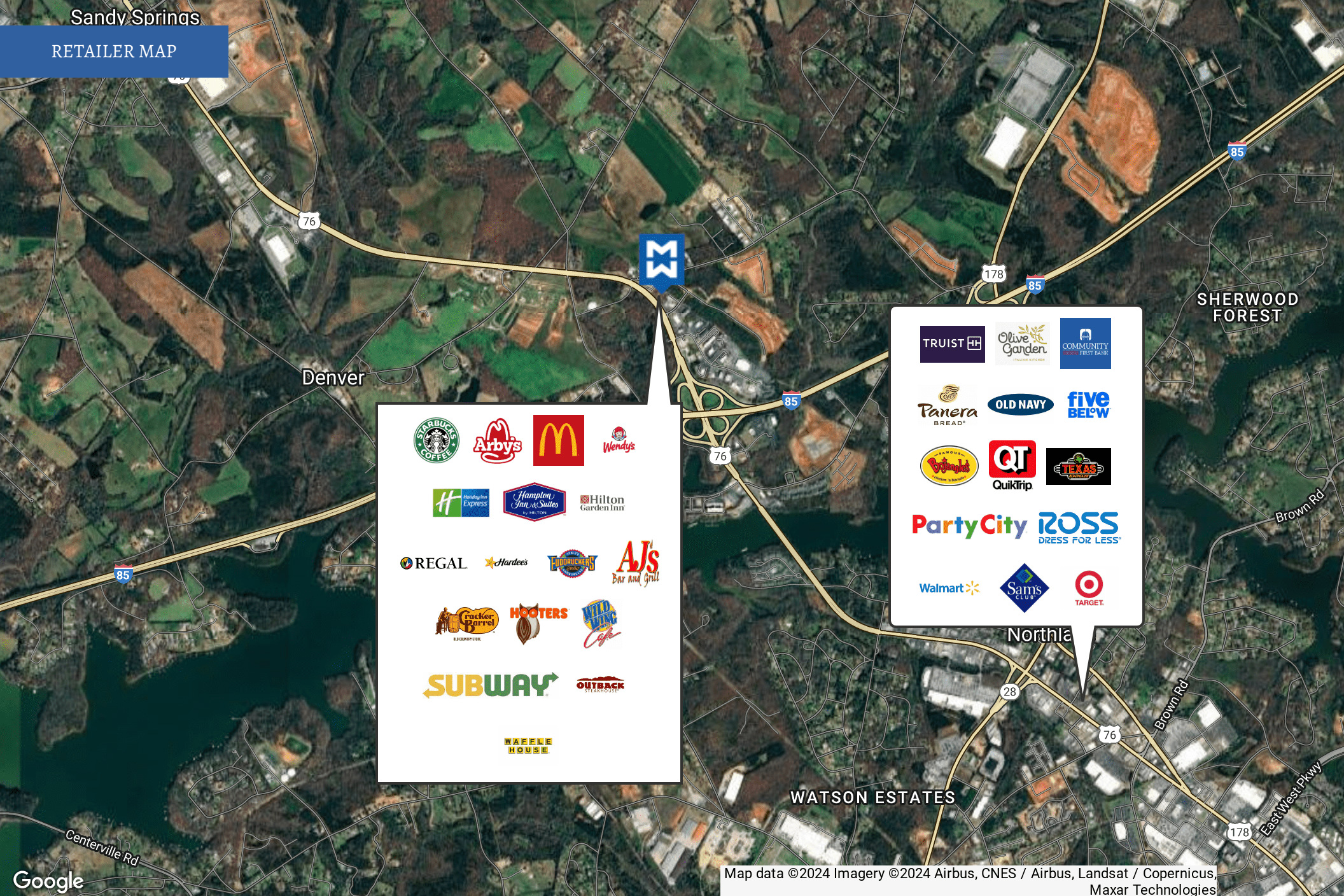


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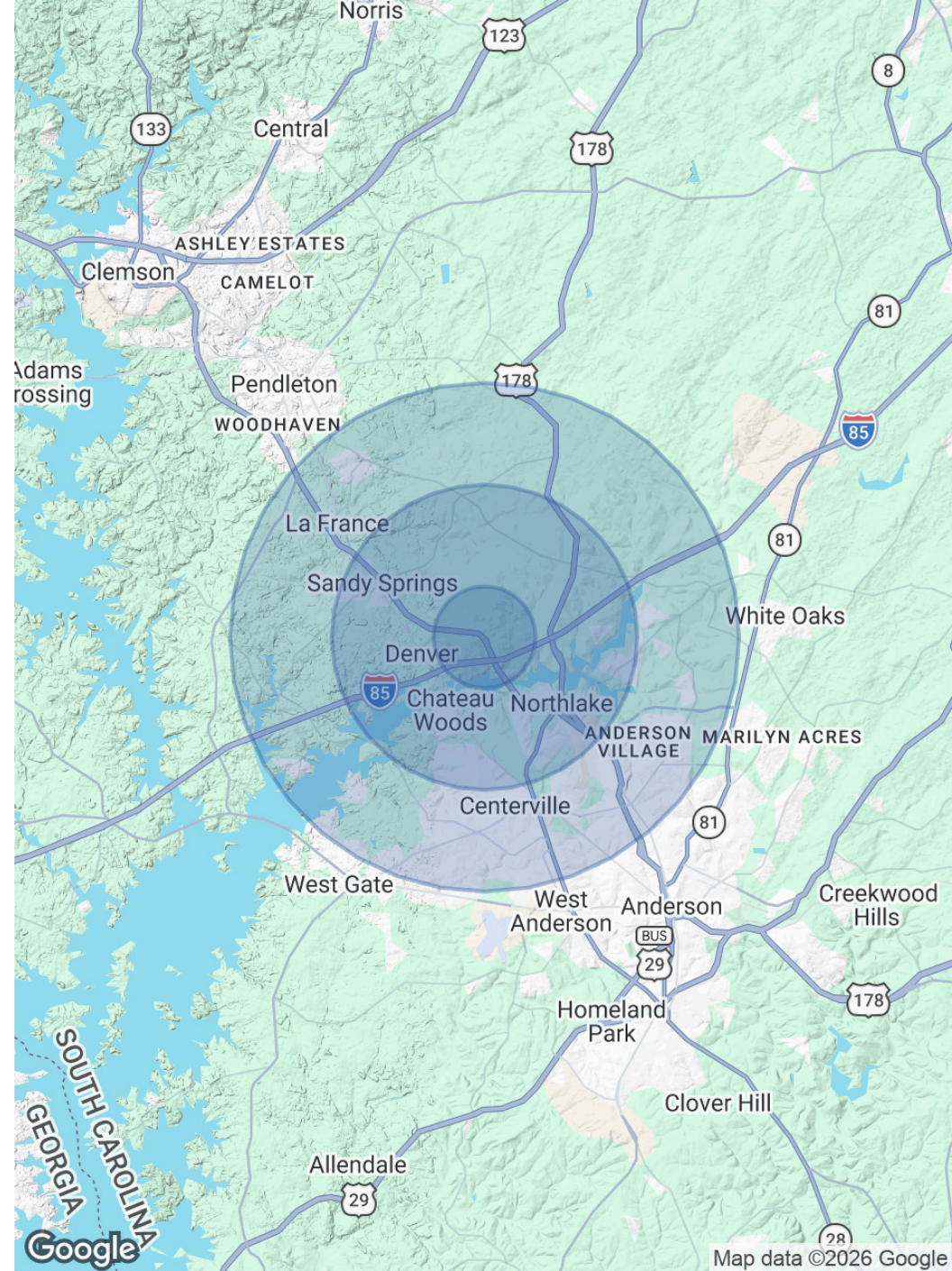
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	620	10,228	36,545
Average Age	56.3	44.2	43.2
Average Age (Male)	58.8	45.3	42.4
Average Age (Female)	52.0	43.4	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	303	4,716	16,985
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$101,855	\$71,461	\$71,369
Average House Value	\$212,907	\$178,325	\$175,947

2020 American Community Survey (ACS)



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