

Publix #1379 - Gateway Village

1390 Tiger Boulevard
Clemson, SC 29631
Lat 34.687, Long -82.818

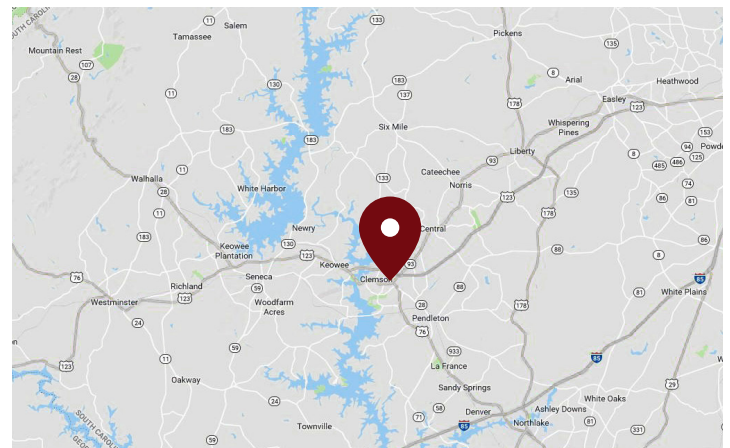
FOR LEASE



1,156 - 4,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Gateway Village is a Publix anchored center located along the heavily traveled Tiger Boulevard with excellent visibility and multiple points of access providing ease and convenience to customers.
- The center is strategically located less than 1-Mile from Clemson University (27,000 undergraduate and graduate students), a large public university.
- A strong diverse tenant line-up comprises of restaurant and personal care service retailers including fitness, food providers, and beauty care operators providing daily customer draws to the center.
- Combined Traffic Count: 41,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,570	32,228	46,430
Daytime Population	9,733	34,013	47,023
Total Households	3,222	10,600	16,746
Avg. HH Income	\$62,243	\$69,064	\$71,798

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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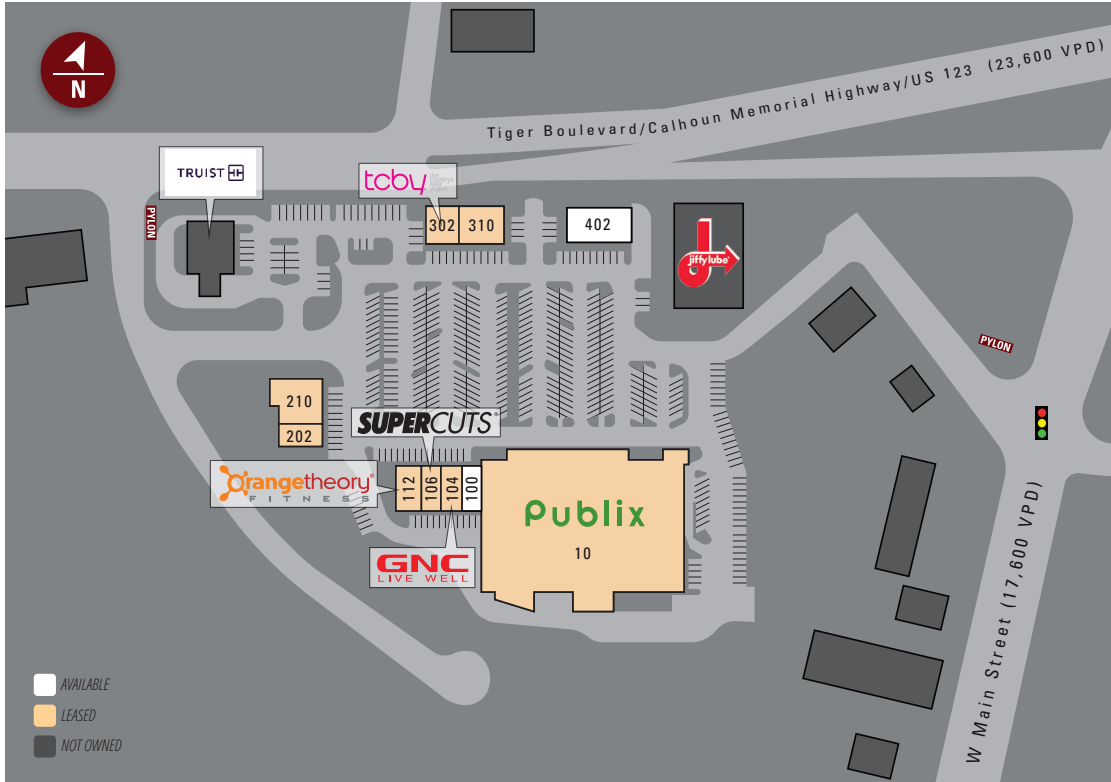


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SITE PLAN



Suite	Tenant	Size
10	Publix	54,340
100	AVAILABLE	1,156
104	GNC	1,233
106	Supercuts	1,200
112	Orangetheory Fitness	3,614
202	Allure Nails & Spa	1,800
210	Red Bowl Asian Bistro	4,200
302	TCBY	1,700
310	McAlister's Deli	3,800
402	AVAILABLE	4,500

TOTAL 77,543



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **195,000**

EST. # OF VISITS ANNUALLY

 **784,400**

AVG. VISITS / CUSTOMER

 **4.02**

AVG. LENGTH-OF-STAY / VISIT

 **29 MIN**

TOP 3 DAYS



Sunday	146,280
Saturday	117,877
Friday	115,606

OF VISITS

TOP 3 HOURS

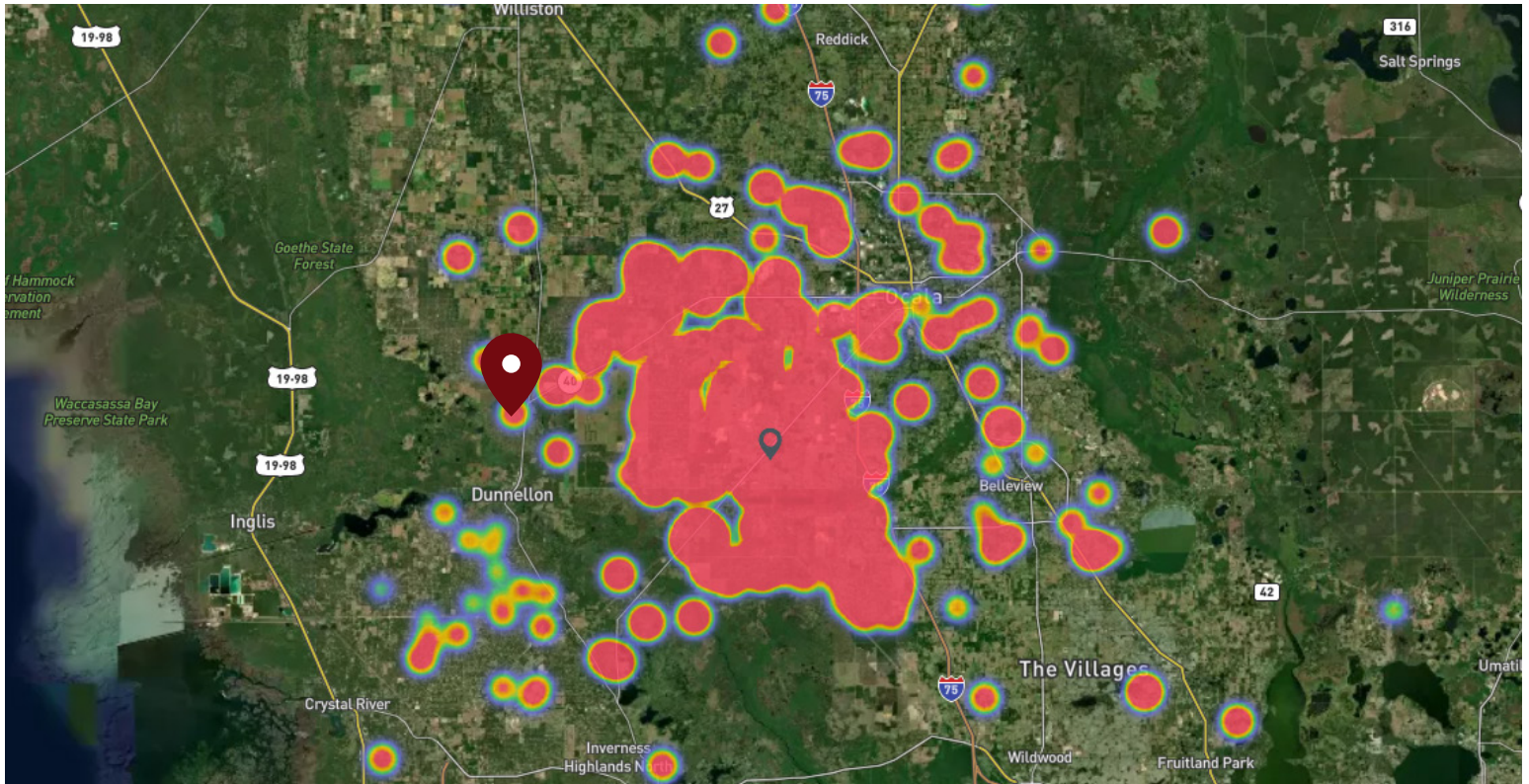


5-6 PM	128,987
4-5 PM	126,843
6-7 PM	117,373

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022- March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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