



# 4640 CLEMSON BLVD

4640 Clemson Blvd, Anderson, SC 29621

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## PROPERTY SUMMARY



## VIDEO

### PROPERTY DESCRIPTION

1 Acre hard corner for Ground Lease  
Lighted intersection under construction as of August 2024  
Located in front of 252 luxury apartments along with 209 single family homes being delivered  
Across the street from a 65 Acre Power Center Development  
Located near national retailers (Arby's, Starbucks, McDonald's, Outback, Wendy's, etc.  
Ground Lease or BTS

### OFFERING SUMMARY

Lease Rate: \$120,000.00 per year (NNN)  
Lot Size: 1.01 Acres

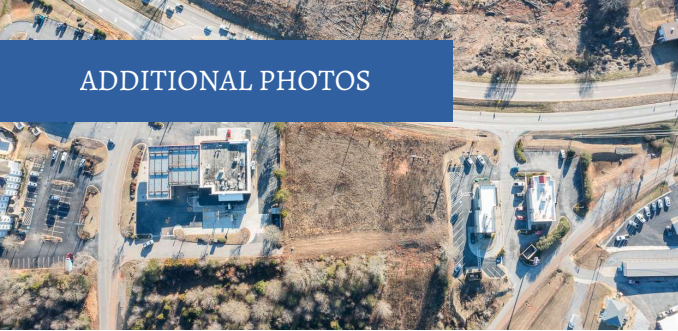
| DEMOGRAPHICS      | 1 MILE    | 3 MILES  | 5 MILES  |
|-------------------|-----------|----------|----------|
| Total Households  | 303       | 4,716    | 16,985   |
| Total Population  | 620       | 10,228   | 36,545   |
| Average HH Income | \$101,855 | \$71,461 | \$71,369 |



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ADDITIONAL PHOTOS



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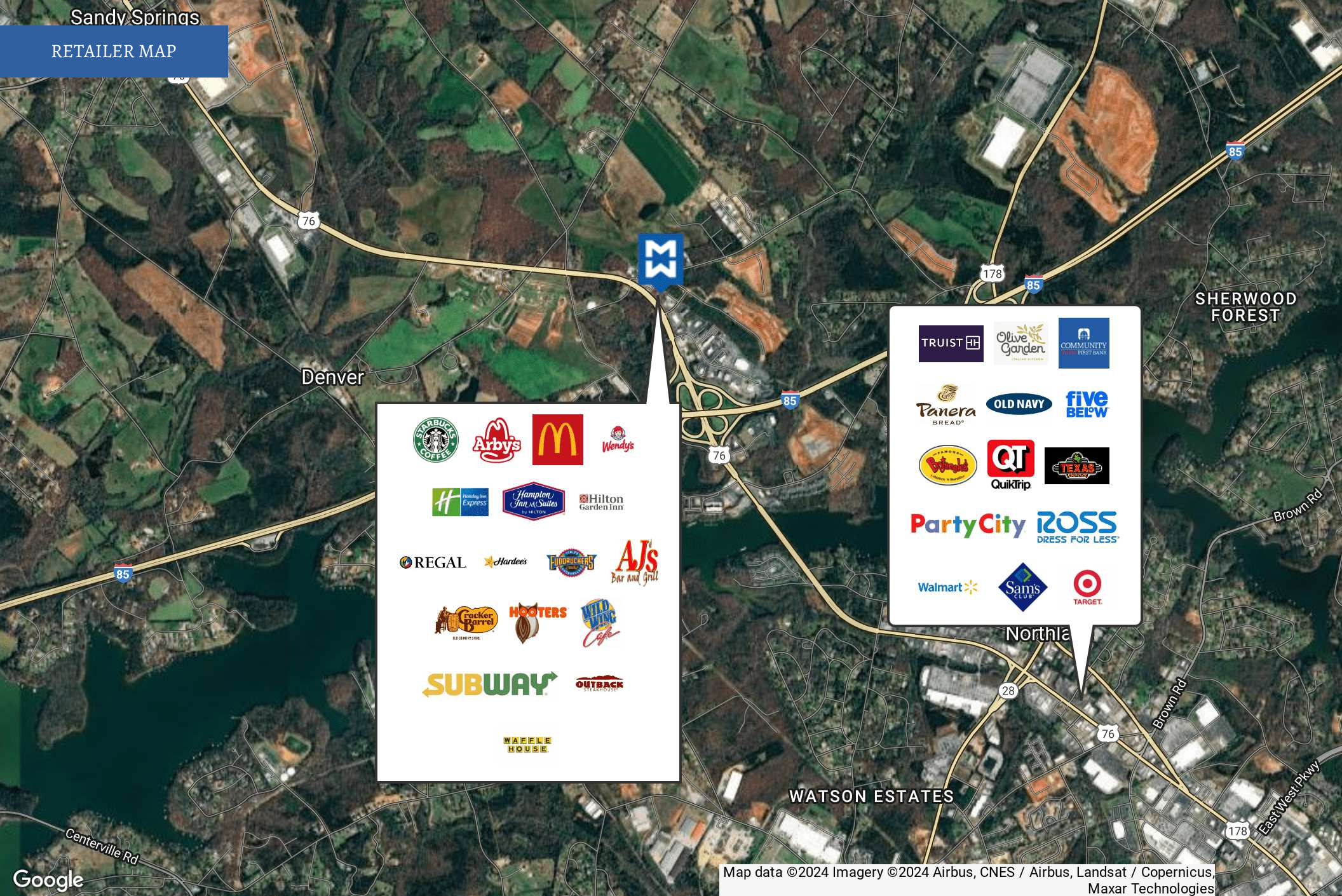
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Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).





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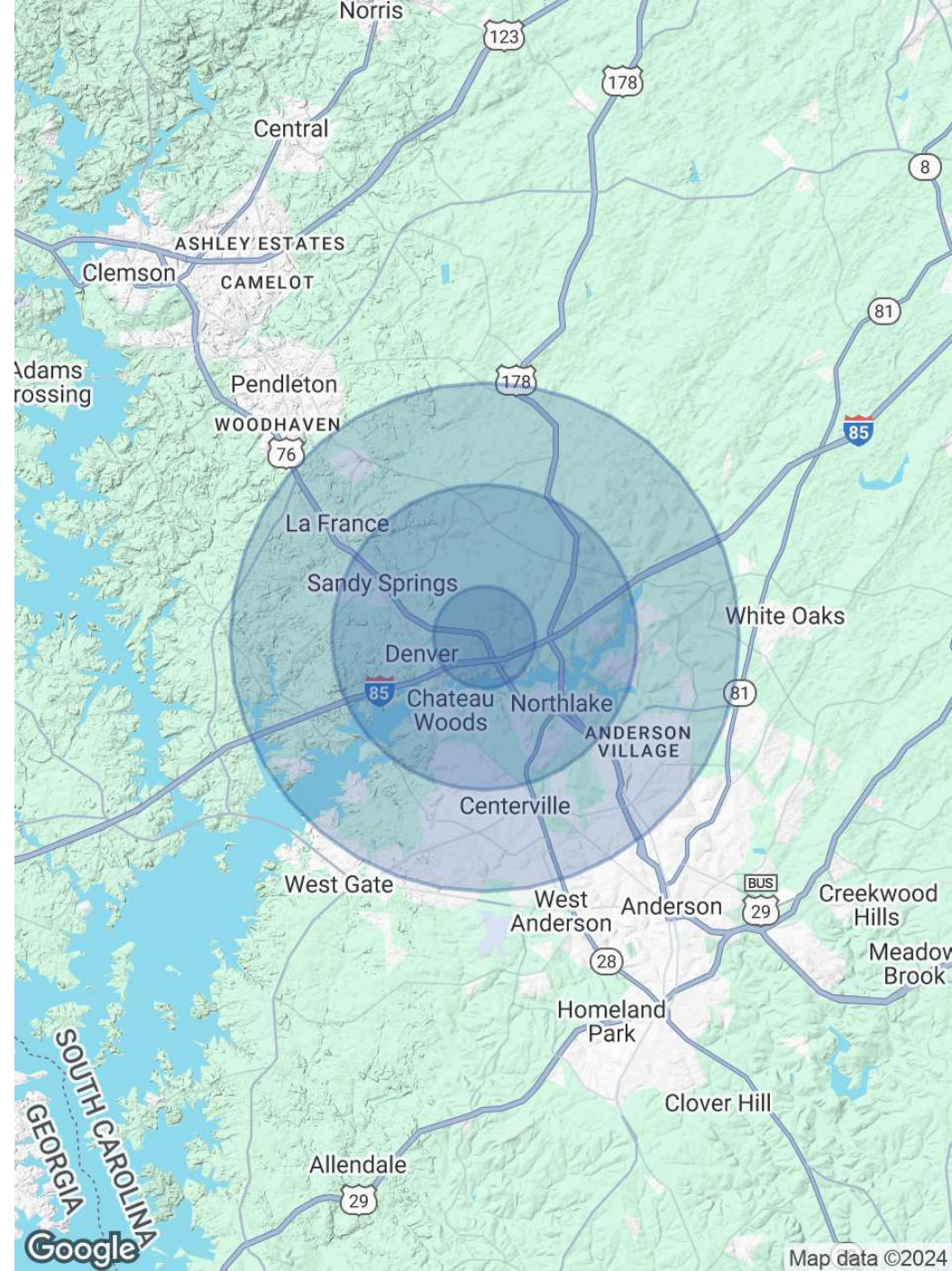


# DEMOGRAPHICS MAP & REPORT

| 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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