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VIDEO



4,029 SF FOR LEASE

1071 Tiger Boulevard | Clemson, SC 29631

LIAM WELCH
liam@jordantrotter.com
706 • 736 • 1031

ZONE | CP 2

0.736 AC

LEASE | \$40/SF/YR



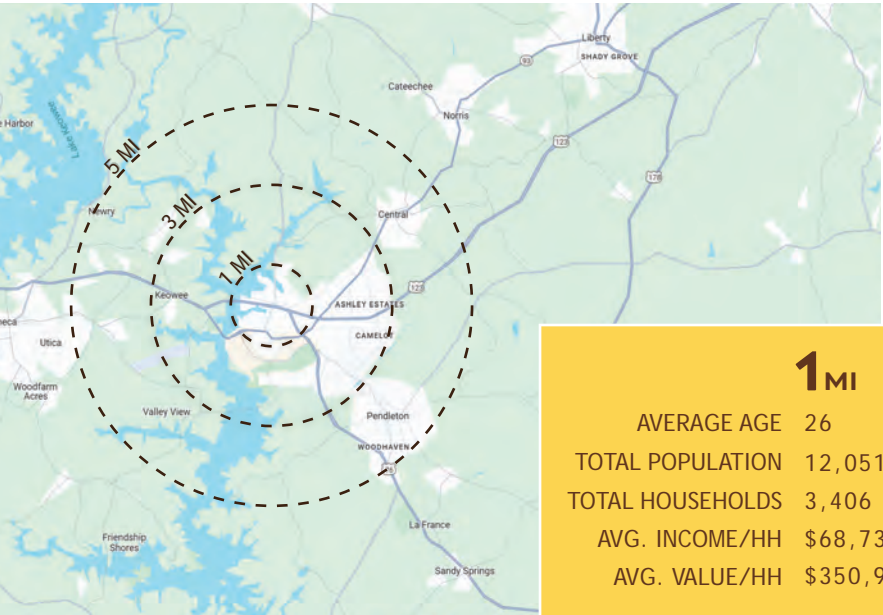
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located within the heart of Clemson, SC on Tiger Boulevard. It is surrounded by local and national tenants including: McDonalds, Chick-fil-a, Verizon, Starbucks, Walgreens, Dunkin, Waffle House, Taco Bell, Cook Out, Tropical Grille, Jersey Mike's, Batteries Plus Bulbs, Tiger Express Wash, Game Stop, Pot Belly Deli, Zaxby's, Wendy's, Pixie and Bill's, and Calhoun Corners. Located one mile from Clemson University (student population of 29,077) this property is in close proximity to student housing making this a heavily traveled area. Tiger Boulevard (28,400 VPD) connects with College Ave (16,900 VPD) at a signalized intersection 0.2 miles from this property.

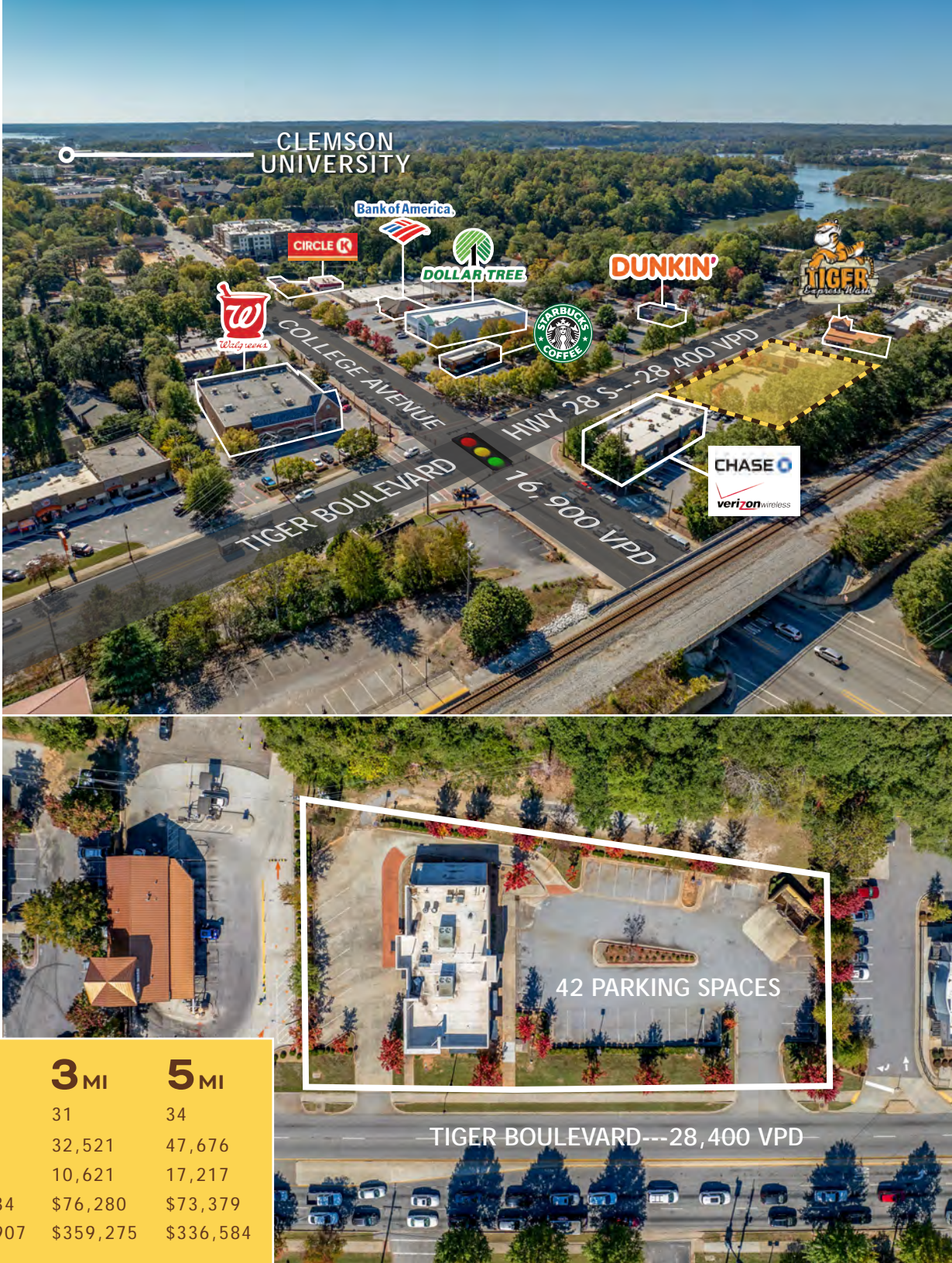
This 4,029 SF free standing restaurant was built in 2010 and the property is located in a busy area to justify a retrofit or redevelopment for a standalone retail user. The property has two points of egress as well as a drive-thru window that allows stacking for heavy drive-thru users. The tenant will be responsible for all costs associated with the property in congruence with a triple net structure.

• • •

- 4,029 SF building
- Free standing restaurant with 2 points of egress and a drive-thru window
 - Tiger Boulevard (28,400 VPD)
- Quick access to a signalized intersection
 - Strong surrounding businesses
 - Surrounded by student housing
 - Ample dedicated parking
- Second generation restaurant space



	1 MI	3 MI	5 MI
AVERAGE AGE	26	31	34
TOTAL POPULATION	12,051	32,521	47,676
TOTAL HOUSEHOLDS	3,406	10,621	17,217
AVG. INCOME/HH	\$68,734	\$76,280	\$73,379
AVG. VALUE/HH	\$350,907	\$359,275	\$336,584



TIGER BOULEVARD---28,400 VPD

 SITE

COLLEGE AVENUE

TIGER BOULEVARD

DOWNTOWN CLEMSON

GREENVILLE HIGHWAY

CLEMSON UNIVERSITY

PERIMETER PARKWAY

SOUTH CAROLINA BOTANICAL GARDEN

HWY 28 S







Placer.ai

Report from January 1st
- December 31st, 2024



Visits

765.4K

269.3K

285.2K

642.7K

555.5K

Size - sq ft

5.3K

3K

2.6K

6.6K

3.5K

Visitors

176.1K

76.1K

94.4K

141.1K

141.9K

Visit Frequency

4.35

3.54

3.02

4.55

3.92

Avg. Dwell Time

18 min

14 min

12 min

14 min

18 min

Visits YoY

-4.2%

+9.8%

+6.3%

-0.7%

+2.6%

Visits Yo2Y

+32.6%

+7.4%

+37.6%

+1.3%

+7.1%



1,478 / 2,287

35%

59 / 77

23%

3 / 3

33%



1,607 / 6,786

76%

20 / 108

81%

3 / 4

50%



384 / 924

58%

52 / 99

47%

4 / 6

50%



3,571 / 12,810

72%

51 / 217

76%

4 / 6

50%



42 / 312

86%

4 / 42

90%

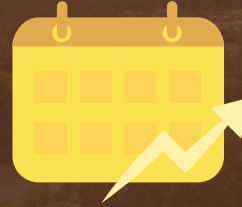
1 / 2

100%

PICKENS COUNTY STATISTICS



Region Population:
136,270



Avg Income Annual Rate:
3.33%



Labor Force:
58,430



Avg Household Income:
\$79,383

Pickens County's major industries include manufacturing, healthcare/social assistance, and education

Major Employers: Major employers include YOKOHAMA Industries America, CHAMPION AEROSPACE, Milliken & Company, ABBOTT, TaylorMade, AnMed Health, Oconee Memorial Hospital, and Clemson University,

Employment Details: Clemson University employs over 3,500 faculty and staff with over 28,466 students
Manufacturing - 8,566 employed | Healthcare/Social Assistance - 7,547 employed | Education - 8,599 employed

