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# 4,029 SF FOR LEASE

1071 Tiger Boulevard | Clemson, SC 29631

ZONE | CP 2

0.736 AC

LEASE | \$40/SF/YR

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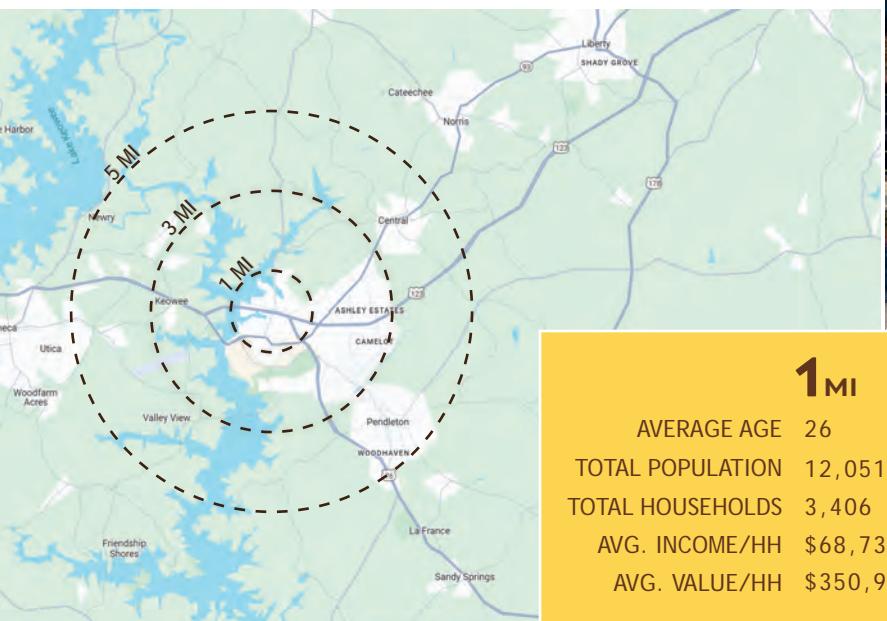
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

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.

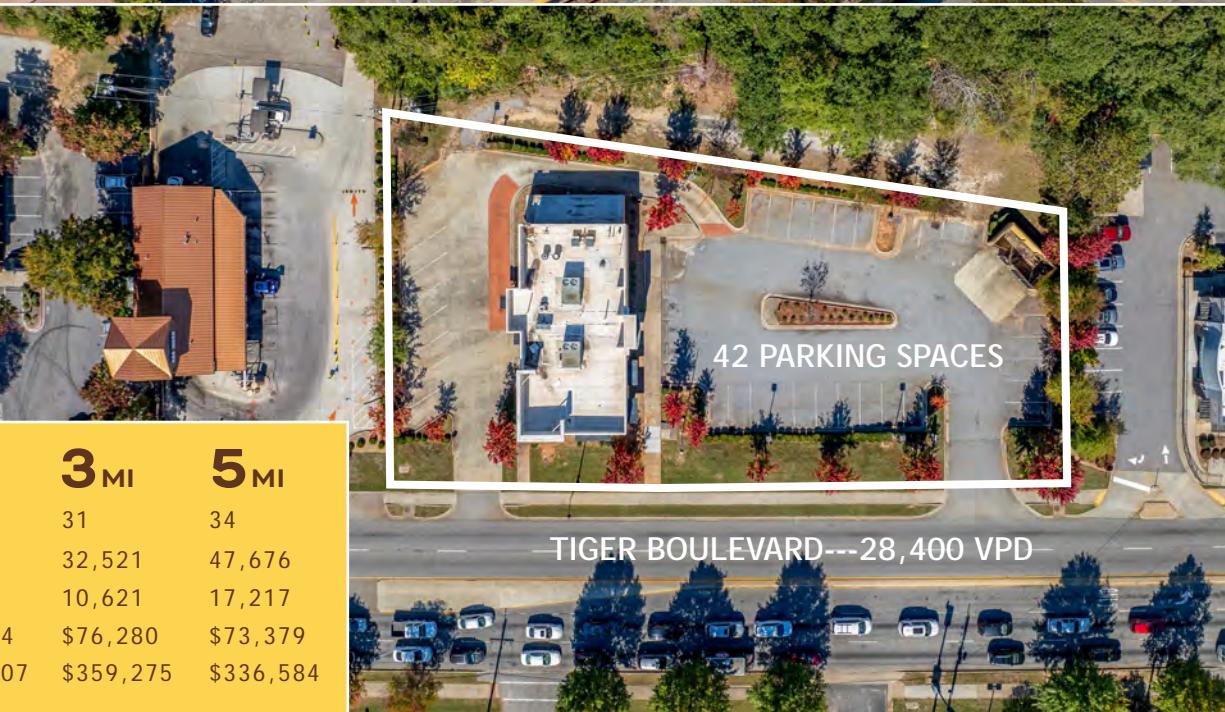
This 4,029 SF free standing restaurant was built in 2010 and the property is located in a busy area to justify a retrofit or redevelopment for a standalone retail user. The property has two points of egress as well as a drive-thru window that allows stacking for heavy drive-thru users. The tenant will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

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- 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









	Chick-fil-A	Taco Bell	Zaxby's	McDonald's	Cook Out
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



59 / 77



3 / 3



1,607 / 6,786



20 / 108



3 / 4



384 / 924



52 / 99



4 / 6



3,571 / 12,810



51 / 217



4 / 6



42 / 312



4 / 42



1 / 2



# 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 YOKOHAMAIndustries 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

