



# 500 Old Greenville Hwy

 CLEMSON, SOUTH CAROLINA 29631



## *±17,489 SF Available for Lease*

- Located 1.1 Miles away from Clemson University
- Space available: ±893 SF to ±17,489 SF
- Total Building Size: ±76,566 SF
- 9.49 Acres
- Free onsite parking
- Pickens County
- Zoning: CP2- Community Business District, City of Clemson



### CONTACT

BRAD TOY, CCIM | [brad.toy@wilsonkibler.com](mailto:brad.toy@wilsonkibler.com) | 864.640.7429

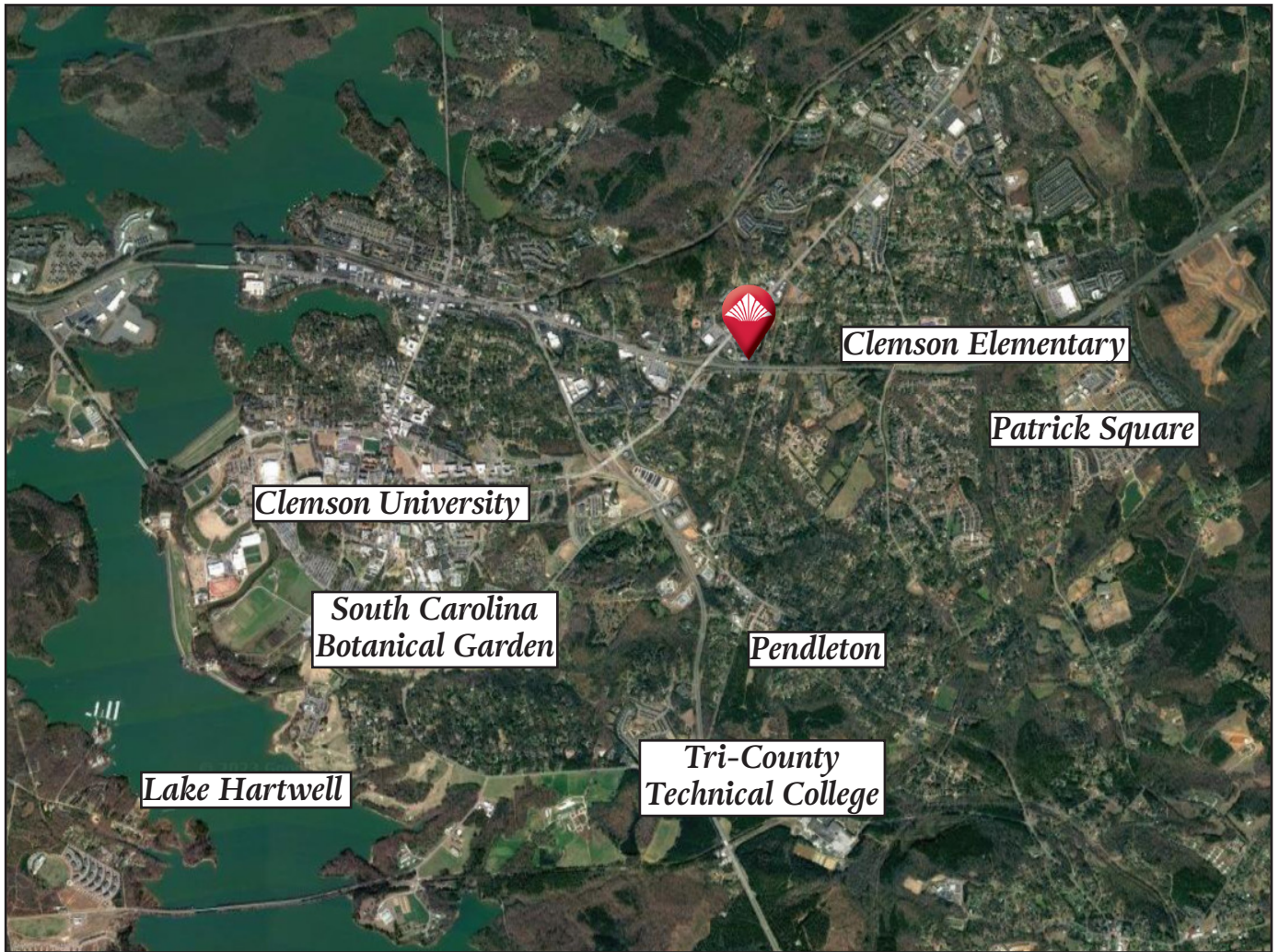
WILSON KIBLER | 13 E COFFEE ST, GREENVILLE, SC 29601

864.679.8600 | [WILSONKIBLER.COM](http://WILSONKIBLER.COM)

The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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|        |                                    |
|--------|------------------------------------|
| 500-1: | Max Fitness & ATI Physical Therapy |
| 500-2: | Grifols Biomat Plasma Center       |
| 500-3: | Yumi Hibachi & Sushi               |
| 500-7: | Upstate SCUBA                      |
| OP1:   | Burger King                        |
| OP1:   | Marathon                           |

|            |                               |
|------------|-------------------------------|
| 500-4:     | ±8,497 SF Available Feb. 2024 |
| 500-5 & 6: | ±3,505 - ±5,305 SF Available  |
| 500-8:     | ±1,784 SF Available           |
| 500-9:     | ±1,010 SF Available           |
| 500-10:    | ±893 SF Available             |

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## *New Mixed-Use Development Across the Street*

### *The Station at Clemson*

- Mixed-Use Residential and Commercial Development
  - 72 Garden Apartments
  - 48 Cottage-Style Townhomes
  - ±7,000 SF of Commercial Space

*The Station at Clemson*



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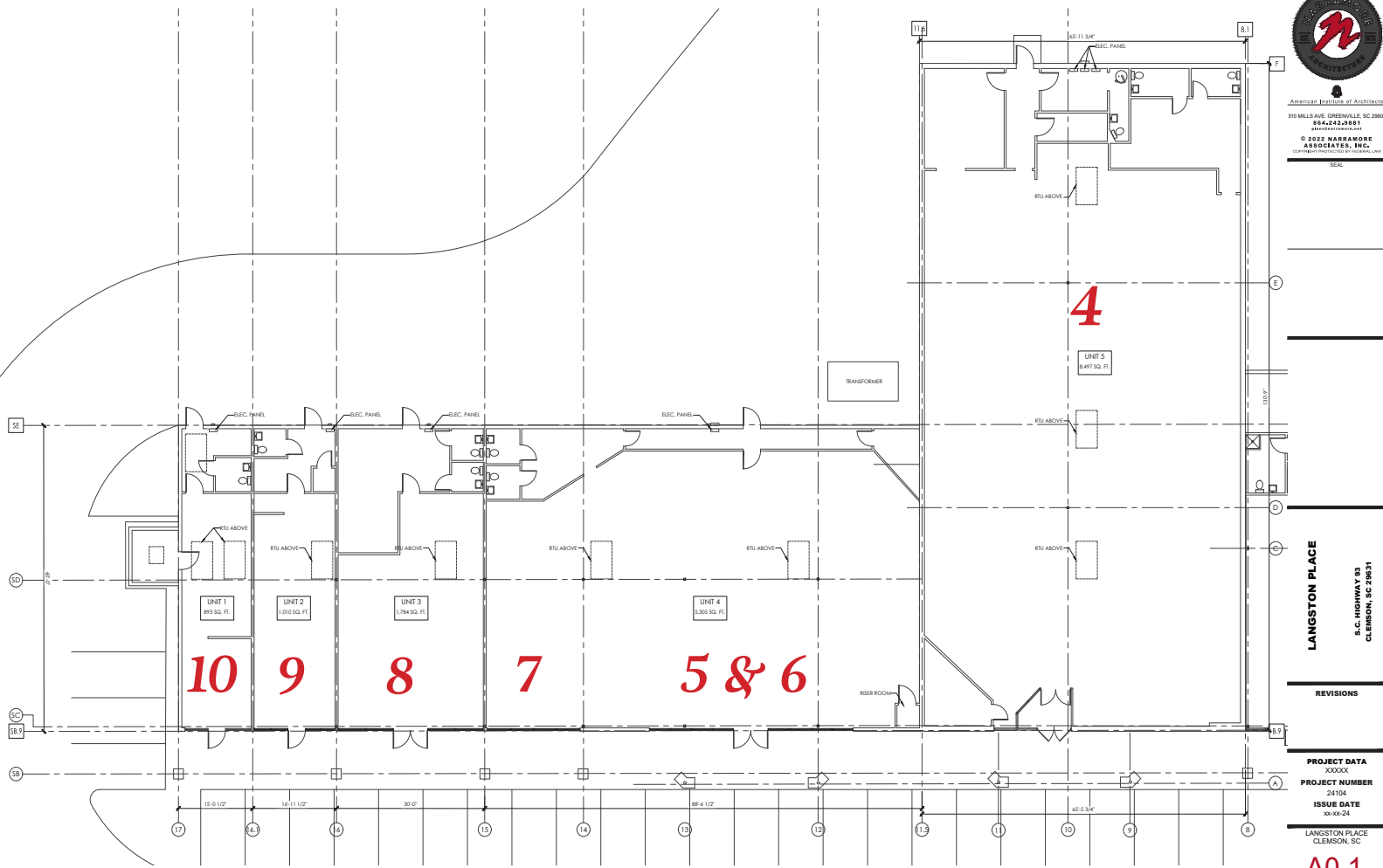
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American Institute of Architects  
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COMMERCIAL ARCHITECTS & INTERIORS, L.L.C.

LANGSTON PLACE  
S.C. HIGHWAY 103  
CLEMSON, SC 29631

REVISIONS

PROJECT DATA  
PROJECT NUMBER  
ISSUE DATE  
LANGSTON PLACE  
CLEMSON, SC

A0.1  
L.O.D.

- 4** - ±8,497 SF
- 5 & 6** - ±3,505 SF
- 7** - ±1,800 SF
- 8** - ±1,784 SF
- 9** - ±1,010 SF
- 10** - ±893 SF

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