

FOR LEASE



4135 CLEMSON BLVD

Anderson, South Carolina

John Wright, Jr., CCIM, President

864.224.3503

johnjr@mccoywright.com

Garrison Smith, Associate

864.224.3503

garrison@mccoywright.com

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).



McCOY WRIGHT

COMMERCIAL REAL ESTATE



RETAIL BUILDING AVAILABLE FOR LEASE IN ANDERSON, SC

HIGHLIGHTS

- +/- 12,050 SF building with great visibility on Clemson Boulevard.
- This building has roughly 4,550 SF of showroom space with 12' ceilings and 7,500 SF of warehouse space with 16' ceilings.
- Office space and bathrooms are located between the showroom and warehouse space. There is also roughly 1,200 SF of storage on the second floor.
- Warehouse space is heated, with 4 roll up doors, LED lights, 14' eave height and includes a small shop office. Loading doc is also accessible on the side of the building.
- Property Includes 25+ parking spaces and is equipped with 3 phase power.
- Asking \$8.50 NNN

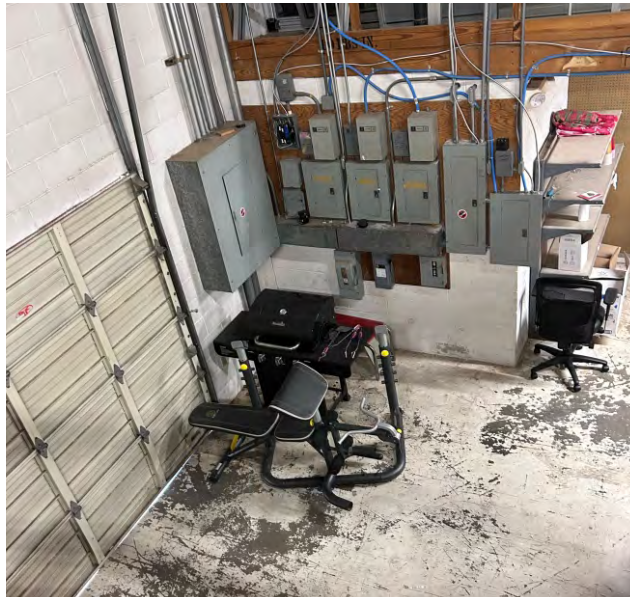
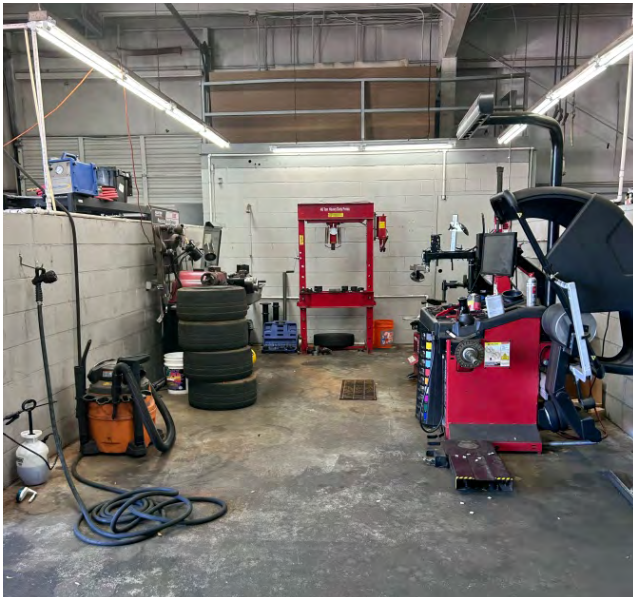
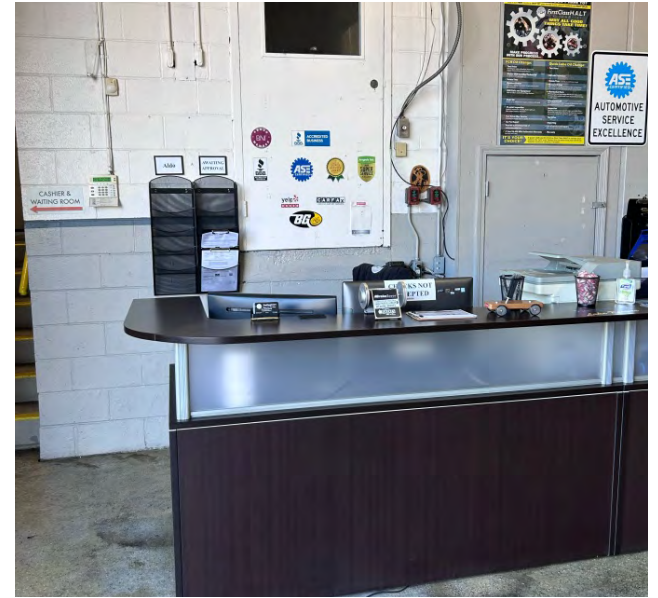
PROPERTY DETAILS

- 4135 Clemson Blvd
Anderson, SC 29625
- Size: 12,050 SF
- Type: Retail
- Lease Rate: \$8,500/Month

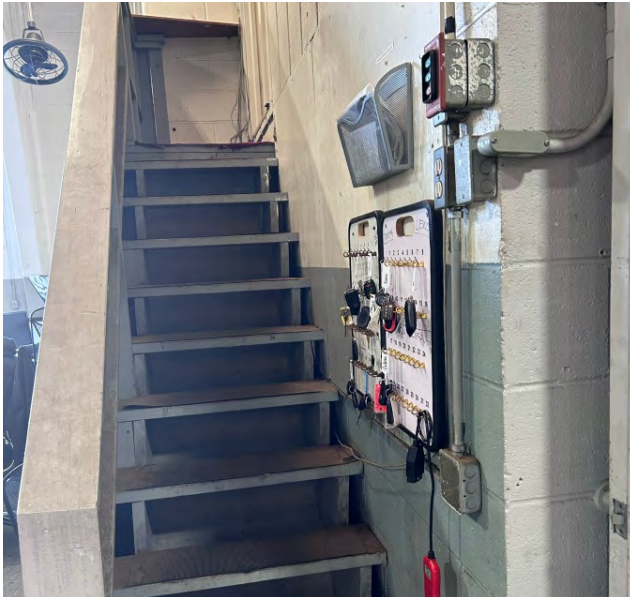


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SITE AERIAL





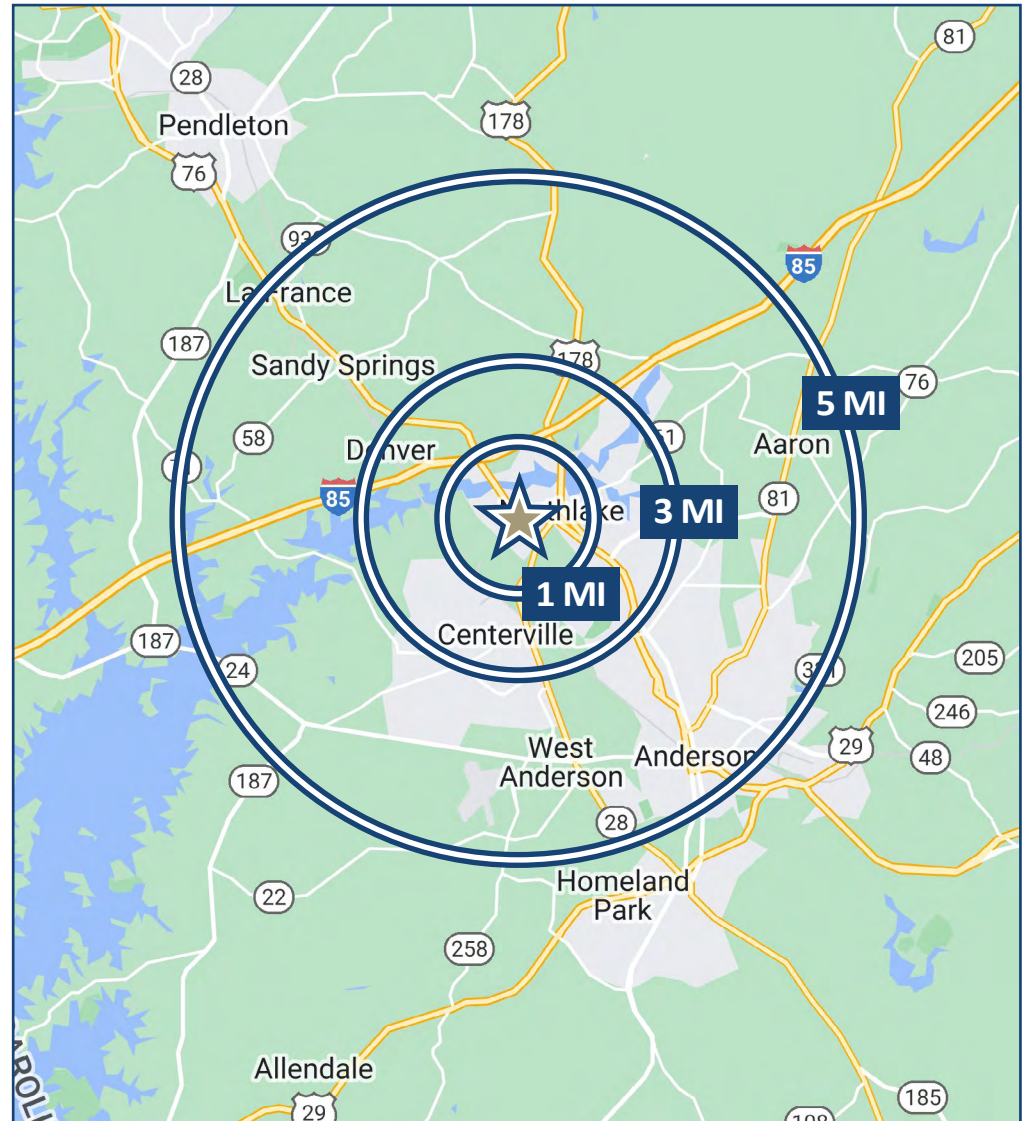
AREA AERIAL





DEMOGRAPHICS

	<u>1 MI</u>	<u>3 MI</u>	<u>5 MI</u>
2022 Population	3,960	20,340	55,690
2027 Pop Projected	4,211	21,594	59,183
Pop Growth '22 - '27	6.34%	6.17%	6.27%
Average Age	40.20	40.50	40.50
2022 Households	1,660	8,371	22,668
2027 HH Projected	1,764	8,872	24,042
HH Growth '22 - '27	6.27%	5.98%	6.06%
Ave HH Size	2.30	2.40	2.40
Ave HH Income	\$72,323	\$78,321	\$77,406
Median Home Value	\$165,859	\$171,861	\$174,007



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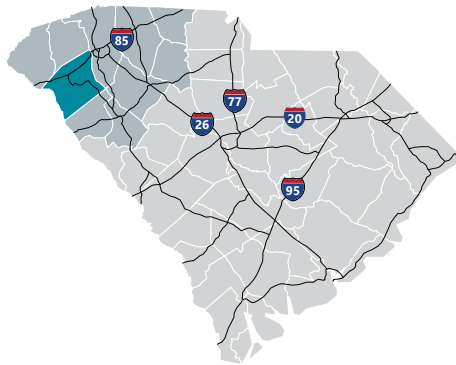


ANDERSON COUNTY INFO



Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2021	2026	Growth Rate ¹
Anderson County	187,126	209,968	221,069	1.04%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹Projected Annual Growth Rate 2021-2026

Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.6%
5 to 9	6.6%	6.0%	5.9%
10 to 14	6.9%	6.1%	6.3%
15 to 24	12.5%	11.2%	11.0%
25 to 34	11.4%	12.4%	11.1%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.8%	12.8%	12.5%
55 to 64	12.9%	14.1%	13.4%
65+	15.1%	19.6%	21.8%
Median Age	39.7	42.1	43.1

37.3% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	80.1%	79.4%	78.8%
Black	16.0%	15.4%	15.0%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.1%	1.3%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	1.3%	1.9%	2.2%
Two or More Races	1.5%	2.1%	2.4%
Hispanic Origin (Any Race)	2.9%	4.2%	5.0%

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 9.3%

Bachelor's Degree 15.0%

Associate's Degree 11.9%

Some College, No Degree 20.2%

GED/ Alternative Credential 6.3%

High School Graduate 23.8%

9th to 12th Grade, No Diploma 9.4%

Less than 9th Grade 4.0%

Households & Families

	2010	2021	2026
Total Households	73,829	82,673	87,043
Total Families	51,922	57,070	59,774
Average HH Size	2.50	2.50	2.51
Renter Occupied*	28.2%	25.3%	24.5%
Owner Occupied*	71.8%	74.7%	75.6%

*Housing tenure data is a percentage of total occupied housing units

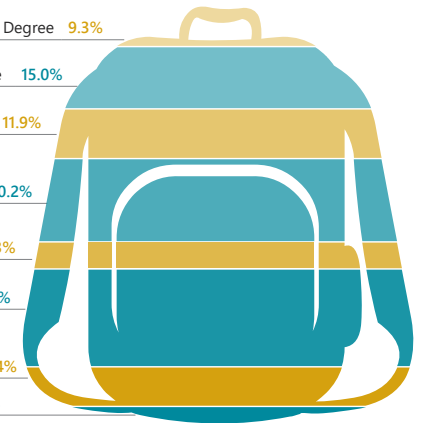
Median Household Income

	2021	2026
Anderson County	\$54,548	\$59,470
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Anderson County	\$29,966	\$33,468
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+





ANDERSON COUNTY INFO (CONT.)

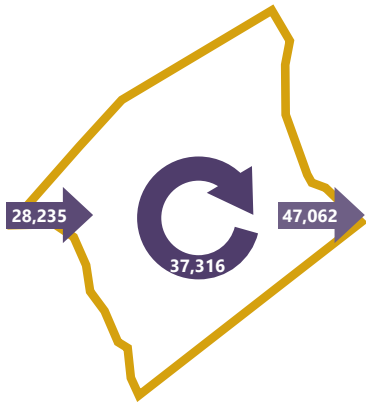
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

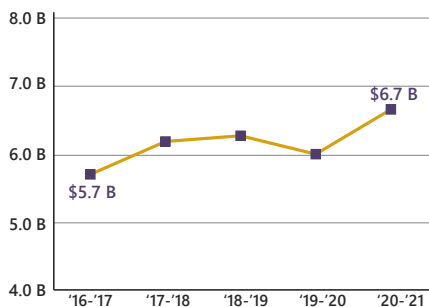
69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	47,062

Gross Retail Sales by Fiscal Year



Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

2021 Employment by Industry

Agriculture/Mining	0.7%	652
Construction	6.5%	6,249
Manufacturing	21.2%	20,388
Wholesale Trade	2.9%	2,802
Retail Trade	11.6%	11,105
Transportation/Utilities	4.4%	4,194
Information	1.0%	935
Finance/Insurance/Real Estate	4.4%	4,195
Services	44.2%	42,501
Public Administration	3.2%	3,103
Total	100%	96,124

2021 Civilian Population in Labor Force (16+)

Labor Force	101,073
Unemployed	4.9%

2021 Business Establishments by Industry



Top 10 Major Employers

Company	Primary Product(s)
Anderson County	Local Government
Anderson County Public Schools	Public Schools, K-12
Anderson University	Higher Education
AnMed Health	Healthcare
Electrolux Home Products	Home appliances
First Quality Enterprises	Paper and tissue products
Michelin North America	Rubber tires
Robert Bosch	Automotive components
Techtronic Industries (TTI)	Power equipment and tools
Tri-County Technical College	Higher Education

Airport Access	Port Access	Highway Access	Rail Access
Greenville Spartanburg International - 50 non-stop daily departures - 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Silver Airways - Southwest Airlines - United Airlines - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 Anderson Regional Airport - 6,001 ft runway - Category 1 Instrument Landing System	Inland Port Greer - 43 miles from the Heart of the County - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 Port of Charleston - 217 miles from the Heart of the County - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020	Interstates - 37 miles of I-85 and 8 interchanges Highways - US-29 - US-76 - US-178 - SC-24 - SC-81	Rail Providers - 2 Major providers - CSX - Norfolk-Southern - 2 Short line providers - Greenville & Western - Pickens - Carolina Piedmont - All major MSA's in the US are accessible by rail within 3 to 6 days

UpstateSCAlliance
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 John Lummus, President/CEO
 864.283.2300
 www.upstatescalliance.com

APPALACHIAN
 COUNCIL OF GOVERNMENTS
 Appalachian Council of Governments
 30 Century Circle, Greenville, SC 29607
 864.242.9733
 www.sccog.org

Additional Resources

- www.andersoncountysc.org/econ-dev
- www.visitanderson.com
- www.andersonschamber.com
- www.upstatealliance.com
- www.upstateforever.org
- www.southcarolinaparks.com

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018; Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).



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