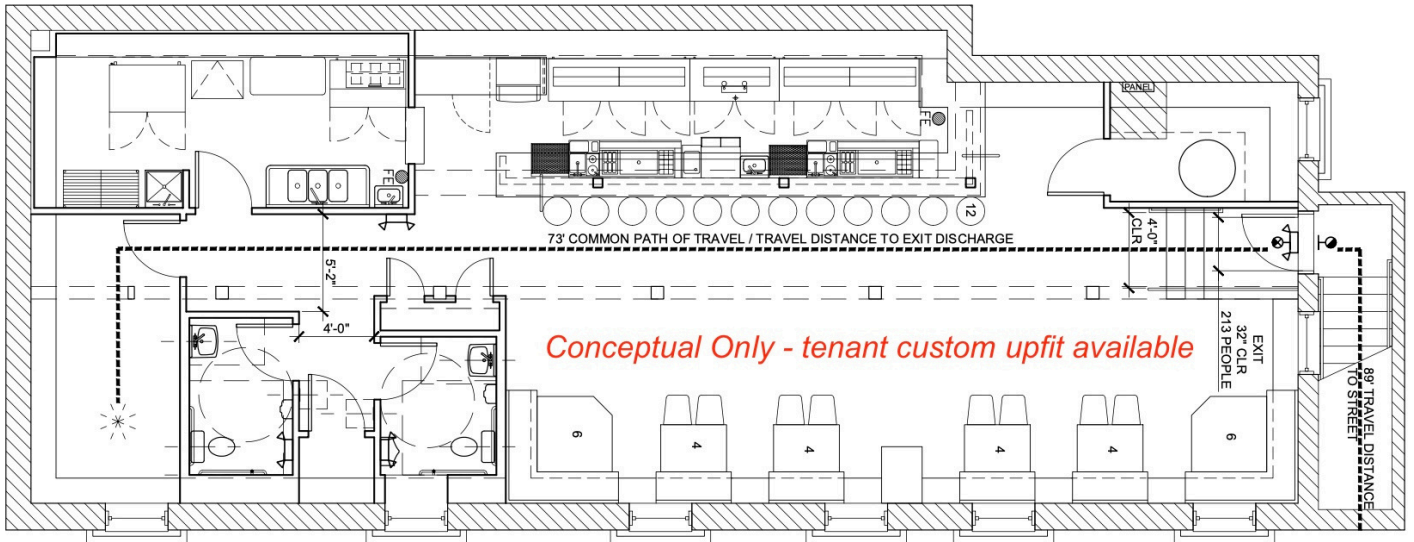


## Clemson Area Gem with Historic Charm



# BASEMENT SPACE AVAILABLE FOR LEASE

Unique opportunity for speakeasy, coffee bar, or niche restaurant to be among the first new tenants in this iconic, restored property just a few miles from Clemson University. Currently being excavated, updated, and elegantly finished to historic standards with modern functionality.

### Property Features:

- 1,700 sq ft±
- \$19/ft NNN
- Corner Location
- Custom Upfit
- Vibrant Area
- Walkable Square
- Est. Completion Early 2026



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