



4022 CLEMSON BLVD

4022 Clemson Blvd, Anderson, SC 29621

RICH BENNETT
Senior Vice President
864.224.3503
rich@mccoywright.com





PROPERTY DESCRIPTION

Under Renovation - 6,400 square foot building right on Clemson Blvd! This can be leased as either a 1, 2, or 3 tenant center, see attached floorplans showing all layouts. Front and rear parking available. Call the listing agent for more information.

1 Tenant Layout-
6,400 SF

2 Tenant Layout-
Unit A- 3,179 SF
Unit B- 3,246 SF

3 Tenant Layout-
Unit A- 2,318 SF
Unit B- 1,653 SF
Unit C- 2,282 SF

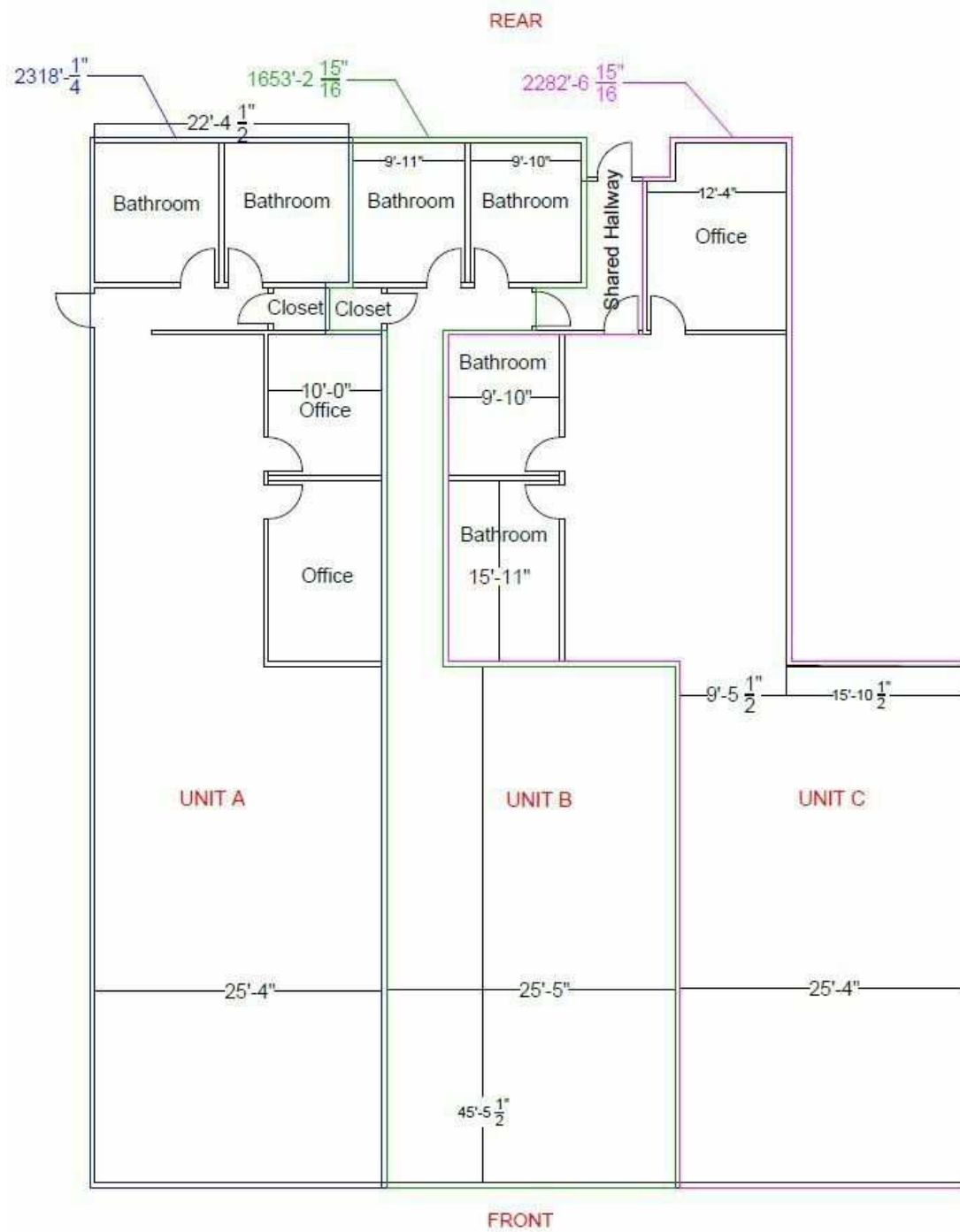
OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	6,400 SF
Building Size:	6,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,252	9,855	26,609
Total Population	2,503	21,215	57,990
Average HH Income	\$48,524	\$69,941	\$64,853



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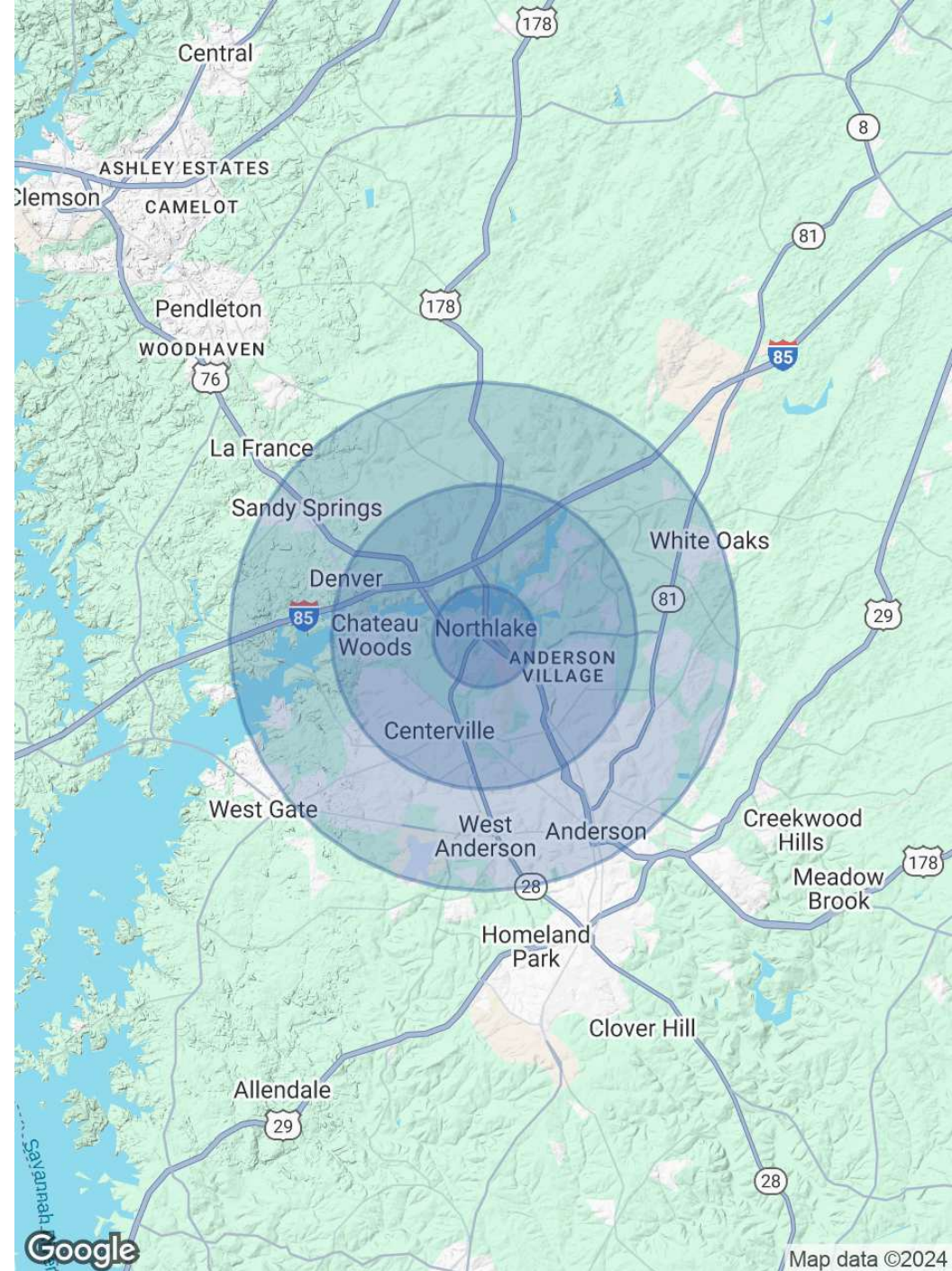


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,503	21,215	57,990
Average Age	38.3	42.5	40.9
Average Age (Male)	36.4	40.3	39.6
Average Age (Female)	40.0	44.8	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,252	9,855	26,609
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$48,524	\$69,941	\$64,853
Average House Value	\$152,434	\$165,595	\$162,027

2020 American Community Survey (ACS)



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