



00 HWY 76 LOT 6

00 Highway 76, Pendleton, SC 29670

McCOY WRIGHT
COMMERCIAL REAL ESTATE

ELEVATION RENDERING

CLEMSON GROVE
PENDLETON, NC



PHILLIPS

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McCOY WRIGHT
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

New 9800/SF strip center with double drive thru coming to the Clemson Grove Development. End-cap and inline space(s) available for lease. See attached rendering for front elevation plan. Lease price \$28-\$35/SF/NNN.

OFFERING SUMMARY

Lease Rate:	\$28.00 - 35.00 SF/yr (NNN)
Available SF:	9,800 SF
Lot Size:	1.8 Acres

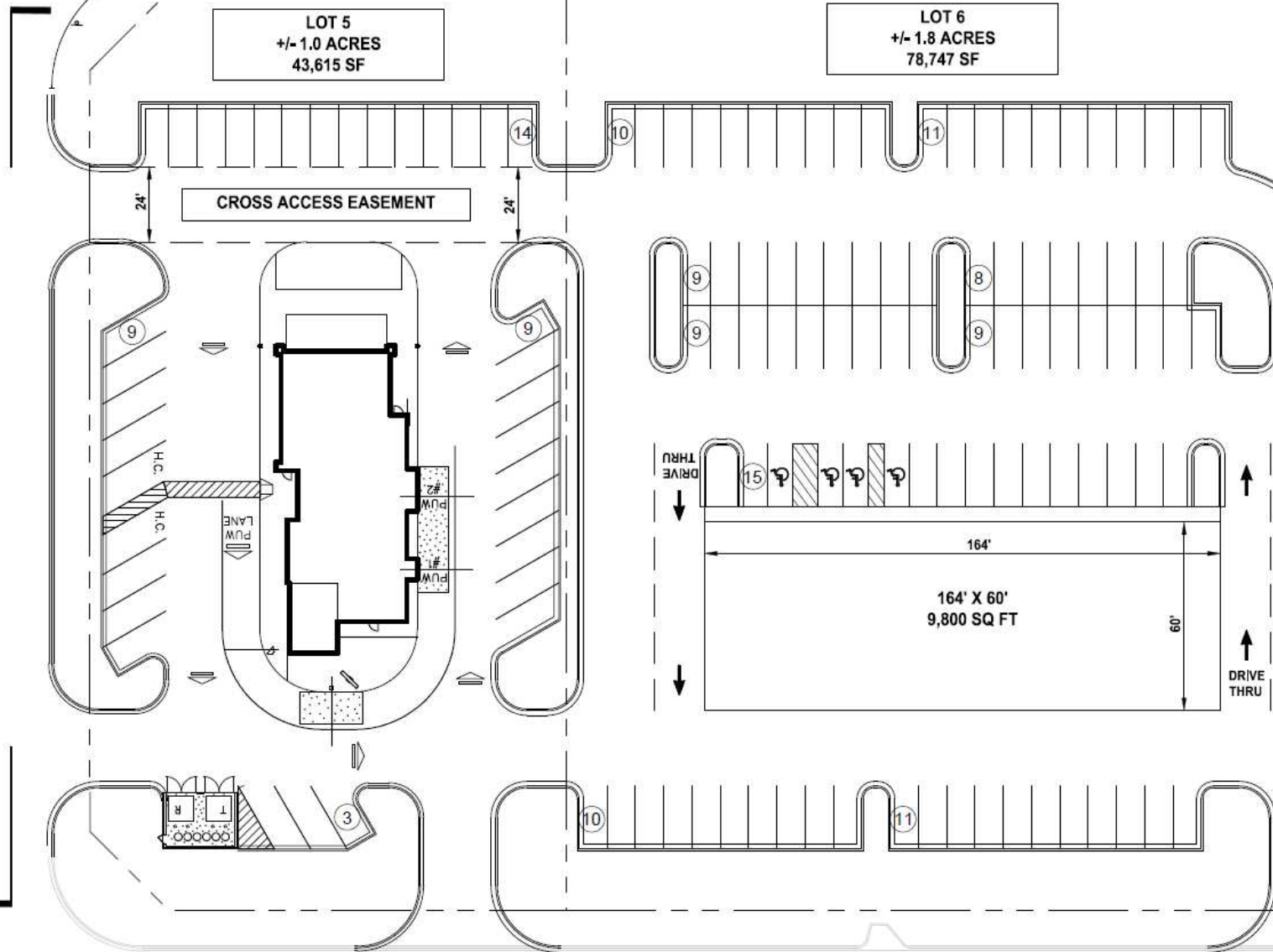
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	416	3,466	11,914
Total Population	883	7,993	30,249
Average HH Income	\$82,097	\$82,953	\$85,483



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ROAD FRONTAGE
LOT 5 - 160 FT

ROAD FRONTAGE
LOT 6 - 206 FT



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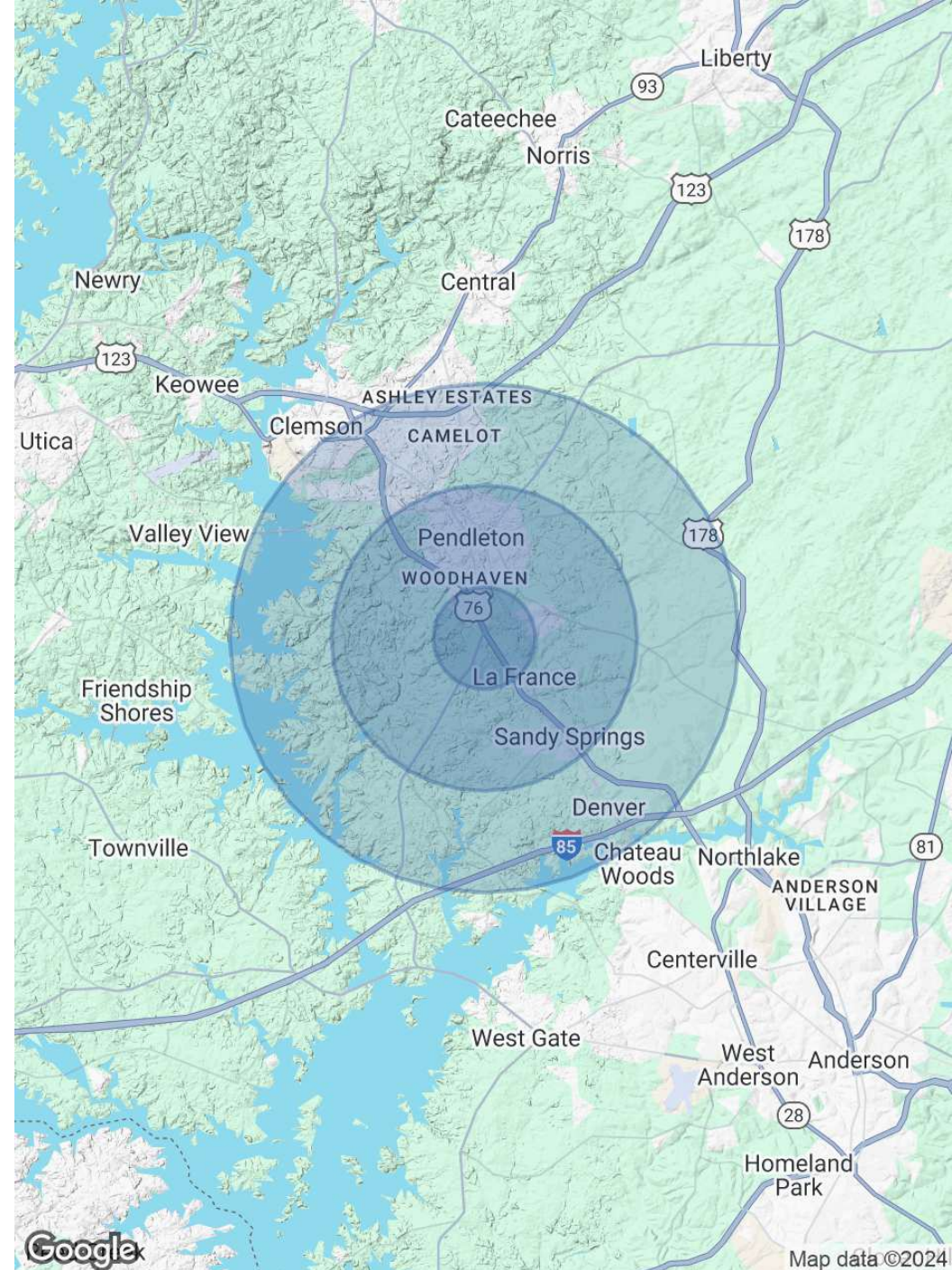
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	883	7,993	30,249
Average Age	41	42	38
Average Age (Male)	40	41	37
Average Age (Female)	42	43	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	416	3,466	11,914
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$82,097	\$82,953	\$85,483
Average House Value	\$331,312	\$306,376	\$364,706

Demographics data derived from AlphaMap



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