

100 Destination Blvd.  
(Hwy 76, Clemson Blvd.)  
Anderson, SC 29621



CONTACT

Ben Hines 864-542-4777  
[benhines@spencerhines.com](mailto:benhines@spencerhines.com)

CCIM CCIM Institute  
COMMERCIAL REAL ESTATE

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
215 N. Pine Street, 1<sup>st</sup> floor Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 6802 ± sq. ft. Restaurant currently operating as Fuddruckers located between I-85 and Hwy 76 (Clemson Blvd.)
- 1.55 acre lot.
- 75 parking spaces.
- 282 seats.
- Tenant will vacate upon new tenant occupancy.
- Easy access and signage visibility from the interstate ramp.
- Over 30,000 ± VPD on HWY 76. & over 55,000± VPD on I-85
- Tax Map: 093-04-01-013-000

**For Sale:**  
**\$2,400,000**  
**Lease Rate:**  
**\$180,000/yr. NNN**

100 Destination Blvd.  
 (Hwy 76, Clemson Blvd.)  
 Anderson, SC 29621



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
 215 N. Pine Street, 1<sup>st</sup> floor, Spartanburg, SC 29302 - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

100 Destination Blvd.  
(Hwy 76, Clemson Blvd.)  
Anderson, SC 29621



100 Destination Blvd.  
(Hwy 76, Clemson Blvd.)  
Anderson, SC 29621



Disclaimer: Photos are a representation of a Fuddruckers restaurant and may not be of this specific property.

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
380 S. Pine Street, Spartanburg, SC - 864.583.1001

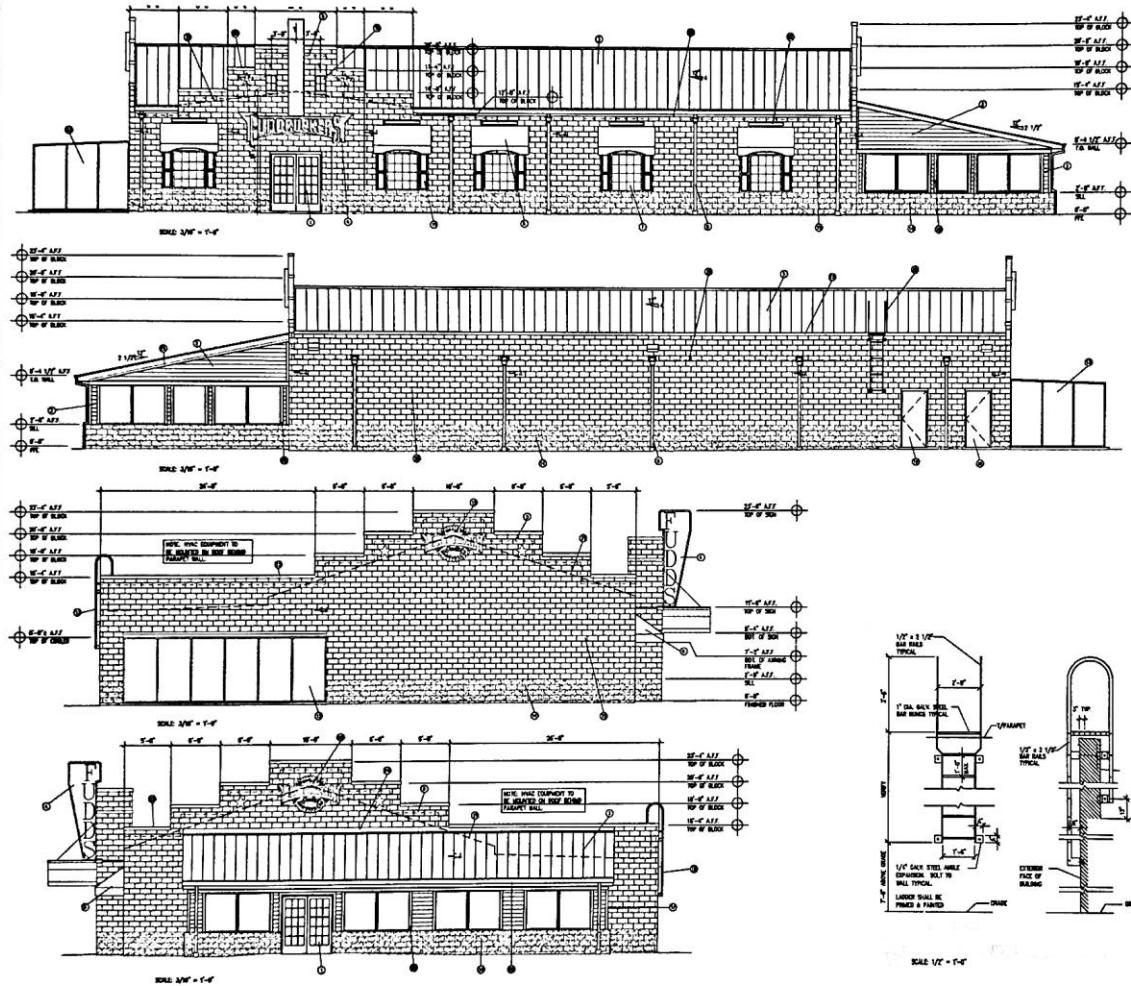
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



# SPENCER/HINES PROPERTIES

## RESTAURANT/RETAIL

100 Destination Blvd.  
(Hwy 76, Clemson Blvd.)  
Anderson, SC 29621



**CALCIUM METAL PRIMER:**  
EXTERIOR PRIMER FOR CALCIUM METAL SHALL BE RENAMIC  
MOCRE RED FRESH START LATEX PRIMER.

**FINISH COATS:**  
EXTERIOR FINISH COAT SHALL BE RENAMIC MOCRE RED 7000  
(2 COATS)  
- WHITE SHALL BE "BLAZED WHITE" (A&D FRESH PAINT)  
- CREAM SHALL BE 7000 (FRESH PAINT)  
- WHERE MATCHING OTHER COLORS, COMPUTER MATCH TO GIVE  
EXACT COLOR. OBTAIN STANDARDS APPROVED PRIOR TO COAT.

The logo for HP Architects, PC, features a stylized lowercase 'h' and 'p' intertwined within a square frame.

**HP Architects, PC**  
200 West Main Street  
Pittsburgh, PA 15222

THIS DRAWING IS THE PROPERTY OF  
HORNBECK, INC. AND SHALL NOT  
BE REPRODUCED WITHOUT SPECIFIC  
PERMISSION. © COPYRIGHT 2002

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

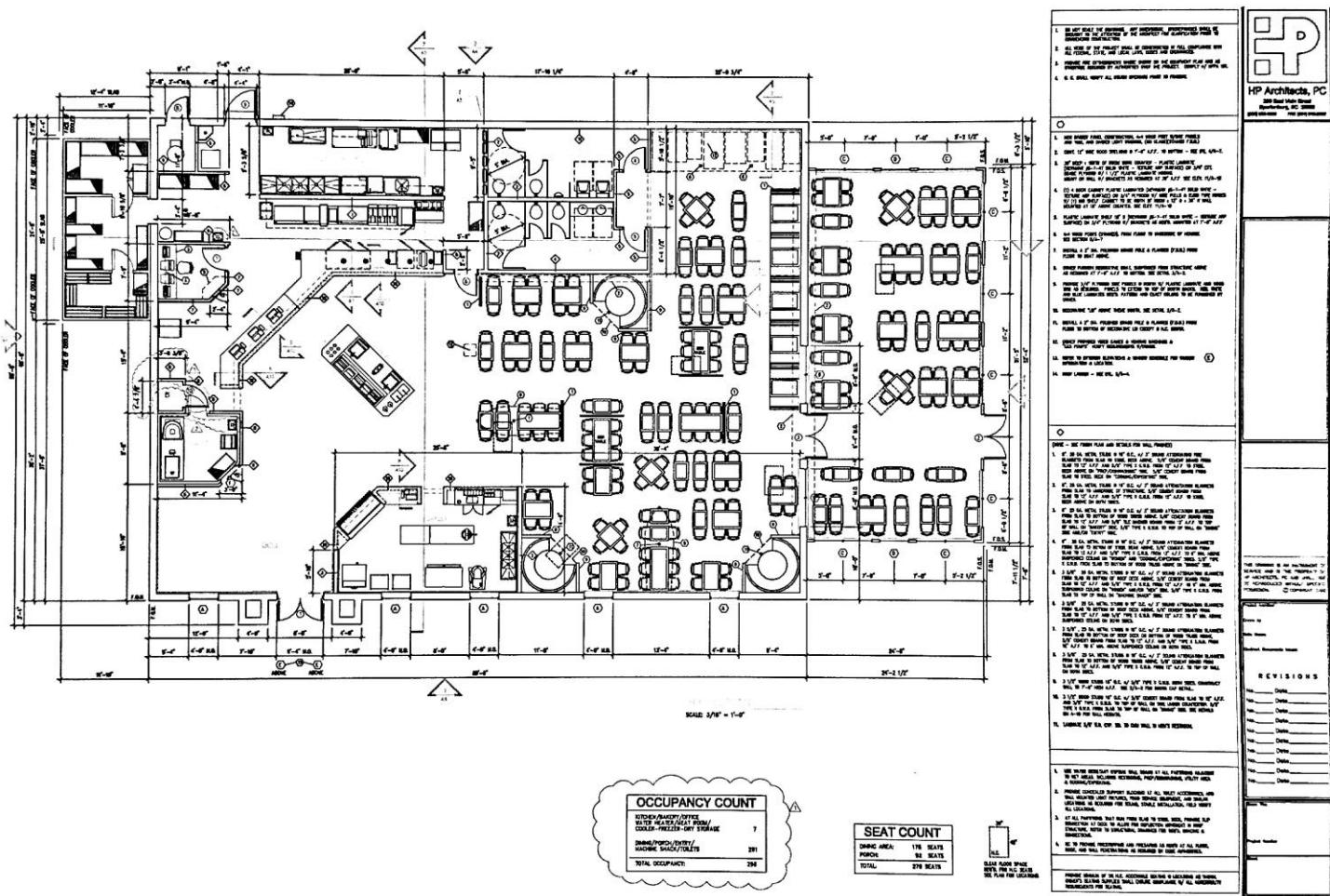
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



# SPENCER/HINES PROPERTIES

## RESTAURANT/RETAIL

100 Destination Blvd.  
(Hwy 76, Clemson Blvd.)  
Anderson, SC 29621



WWW.SPENCERHINES.COM

## COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.