

1085 OLD CLEMSON HIGHWAY

SENECA, SC 29672

FOR LEASE

\$21.00 SF/YR (NNN)

**TRINITY
PARTNERS**

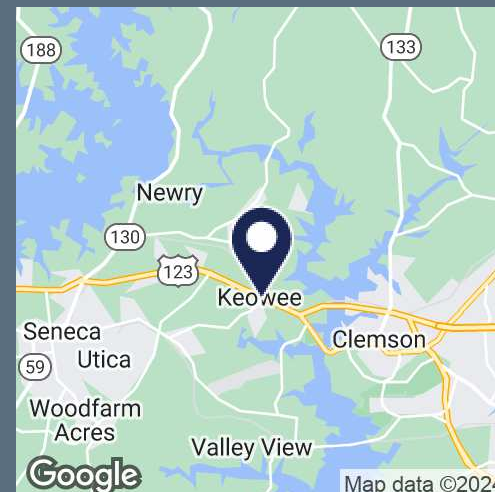
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1 N. MAIN STREET
GREENVILLE, SC 29601



RETAIL

±1,200 SF End Cap Unit Available for Lease

- Suite A Available: End cap retail space with drive-thru potential
- Excellent visibility to a lighted intersection
- Situated between two of SC's most visited lakes (Lake Keowee and Lake Hartwell)
- Only 5 minutes from Clemson University
- Ample parking
- Traffic Count: 29,900 VPD (Hwy. 123)



CONTACT

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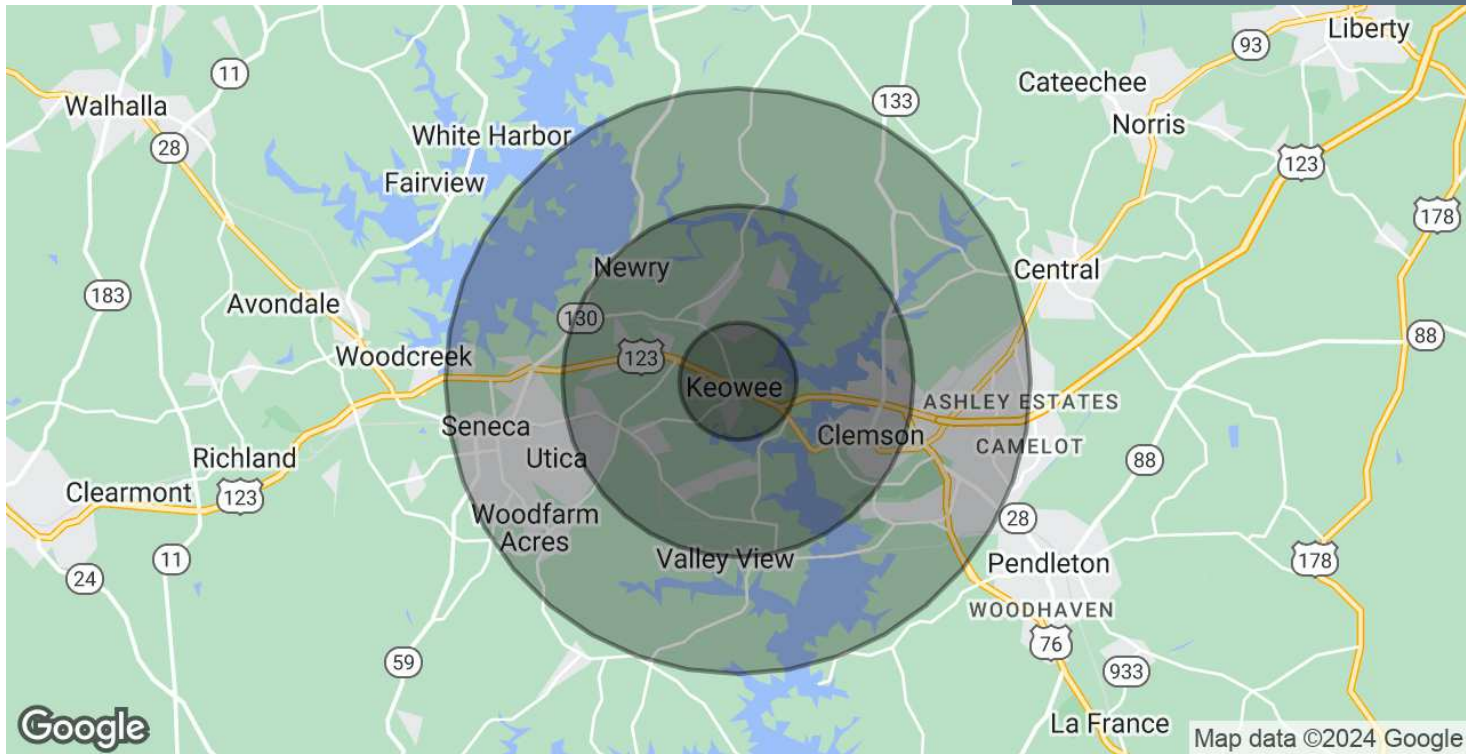


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DEMOGRAPHICS MAP & REPORT

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HIGHWAY,
SENECA, SC 29672

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,584	17,994	44,216
Average Age	40	32	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	675	5,747	16,067
# of Persons per HH	2.3	3.1	2.8
Average HH Income	\$61,658	\$67,218	\$73,849
Average House Value	\$387,130	\$340,759	\$343,925

Demographics data derived from AlphaMap

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