



1066 Tiger Boulevard

Clemson, SC 29631

Property Features

- 2,364 SF restaurant building
- 0.71 acres - (25 parking spaces)
- Area retailers included: Chick-fil-A, Starbucks, Walgreens, Jersey Mike's and Waffle House
- Located less than 1 mile from Clemson University
- Clemson student body population: 17,360
- Zoned: CP 2 - Community Business District
- Traffic count: 30,370 vpd



SALE PRICE: **\$750,000**

LEASE RATE: **\$5,000 per month NNN**

For more information:

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Jimmy Wright

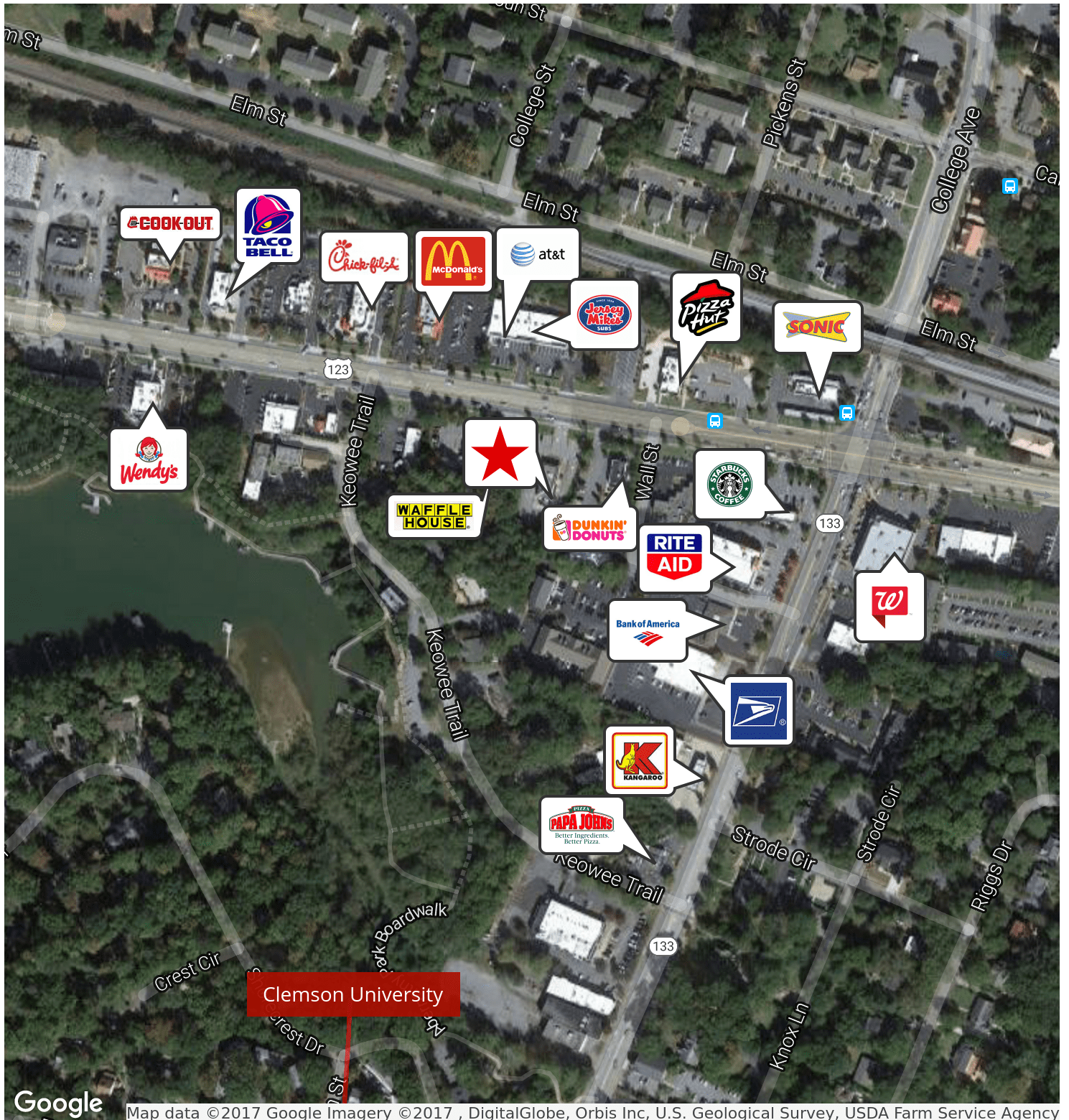
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Demographics	1 Mile	3 Miles	5 Miles
Total Population:	3,541	14,177	28,655
Household Income:	\$45,837	\$59,761	\$57,278

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