



4141 CLEMSON BOULEVARD

4141 Clemson Boulevard, Anderson, SC 29621

Herlong
Sotheby's
INTERNATIONAL REALTY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for Lease NNN (\$17.5/SQ FT)

Welcome to one of Anderson's most prominent commercial opportunities. Situated on approximately 1.25 acres, 4141 Clemson Boulevard offers exceptional visibility and high-traffic exposure along the city's most sought-after corridor, with an estimated 30,000 vehicles passing daily. Surrounded by established national retailers, this prime location positions your business for maximum success.

The property features approximately 3,760 square feet of restaurant-ready retail space, thoughtfully equipped for immediate operation. Highlights include a walk-in cooler and a fully installed, turnkey hood system—making it an ideal setup for food service operators looking to minimize startup time and costs.

Whether you're an owner-user seeking a flagship location or an investor aiming to capitalize on a high-demand area, this property presents a rare and compelling opportunity in one of Anderson's most dynamic commercial hubs. Contact Listing Broker for Details!



OFFERING SUMMARY

Base Rent:	\$17.5/SQ FT
Building Size:	3,760 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	830	8,430	23,023
Total Population	2,036	19,042	55,171
Average HH Income	\$127,132	\$90,739	\$85,213

ADDITIONAL PHOTOS



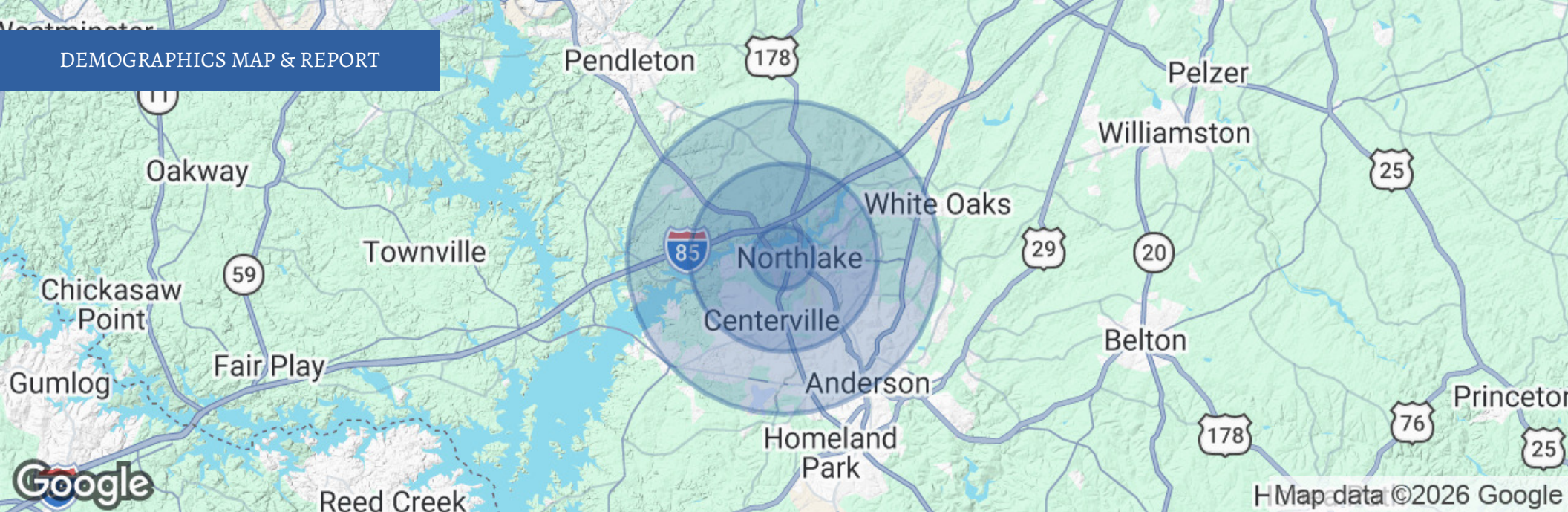
CLEMSON
COMMON



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,036	19,042	55,171
Average Age	37.2	41.8	40.8
Average Age (Male)	36.6	40.2	39.4
Average Age (Female)	40.0	43.5	42.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	830	8,430	23,023
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$127,132	\$90,739	\$85,213
Average House Value	\$221,025	\$237,286	\$237,525

2023 American Community Survey (ACS)



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