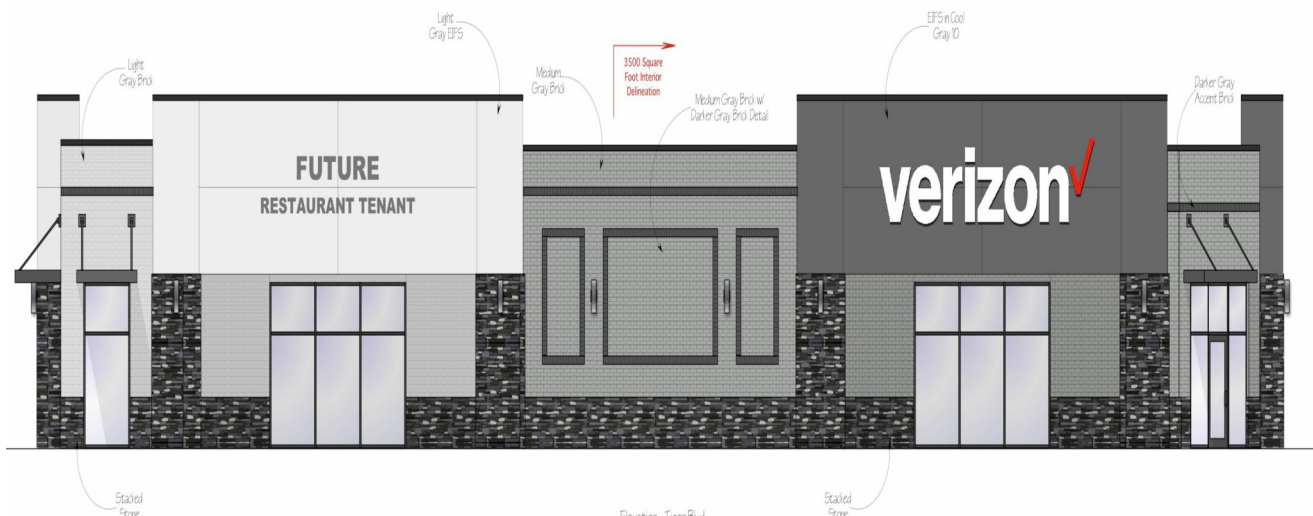


AVAILABLE FOR LEASE

RETAIL/RESTAURANT SPACE

1075 Tiger Blvd., Clemson, SC 29631

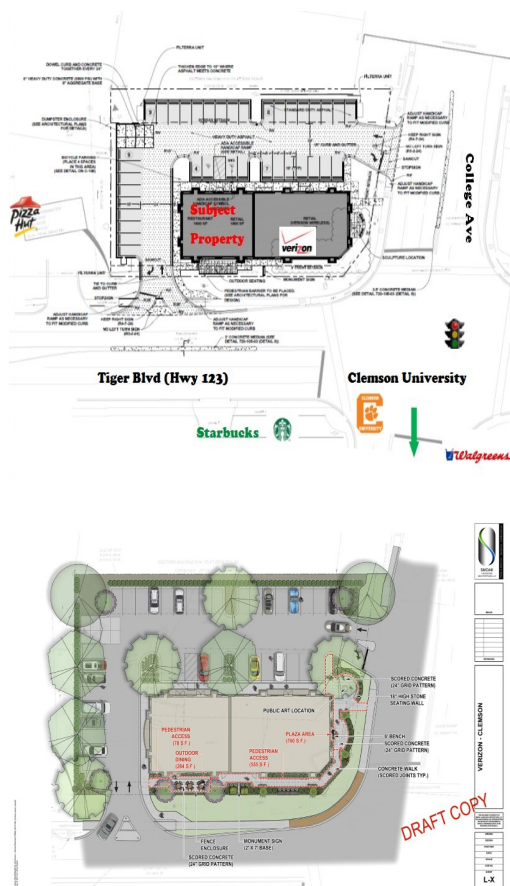


HIGHLIGHTS:

- 3,200 square foot retail or restaurant space beside Verizon Wireless located at 1075 Tiger Boulevard, Clemson, Pickens County, SC at the intersection of Tiger Blvd (US Hwy 123) and College Ave (SC 33).
- Outdoor patio that can be used for additional seating. The subject property is located at a major intersection that goes directly into Clemson University.
- Clemson, which has student enrollment of over 23,000 students, is ranked 67th in the nation's best colleges and is also the CFP National Champions in 2016.
- Verizon Wireless occupies 3,500 square feet of this 6,700 square foot multi-tenant building. With its 146 million subscribers, Verizon Wireless is the largest wireless telecommunications provider in the United States.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
POPULATION	10,197	27,942	41,693
PROJECTED POP. (2021)	10,385	28,614	42,832
AVERAGE HH INCOME (\$)	43,504	58,628	57,632
AVERAGE HOUSE VALUE (\$)	169,000	110,000	\$232,700
MEDIAN RESIDENT AGE	23.5	23.2	33.2



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1075 Tiger Blvd., Clemson, SC 29631



NEARBY

This property is only 4 minutes away from Clemson University, making this a prime location for students to come spend their free time in-between and after classes! Some of the surrounding retailers close to this location include a new BTS Verizon Wireless, Game Stop, Zaxby's, Chick-fil-a, McDonald's, Pizza Hut, Starbucks, and Walgreens. Within extended walking distance are even more outstanding dining, shopping and entertainment choices!