

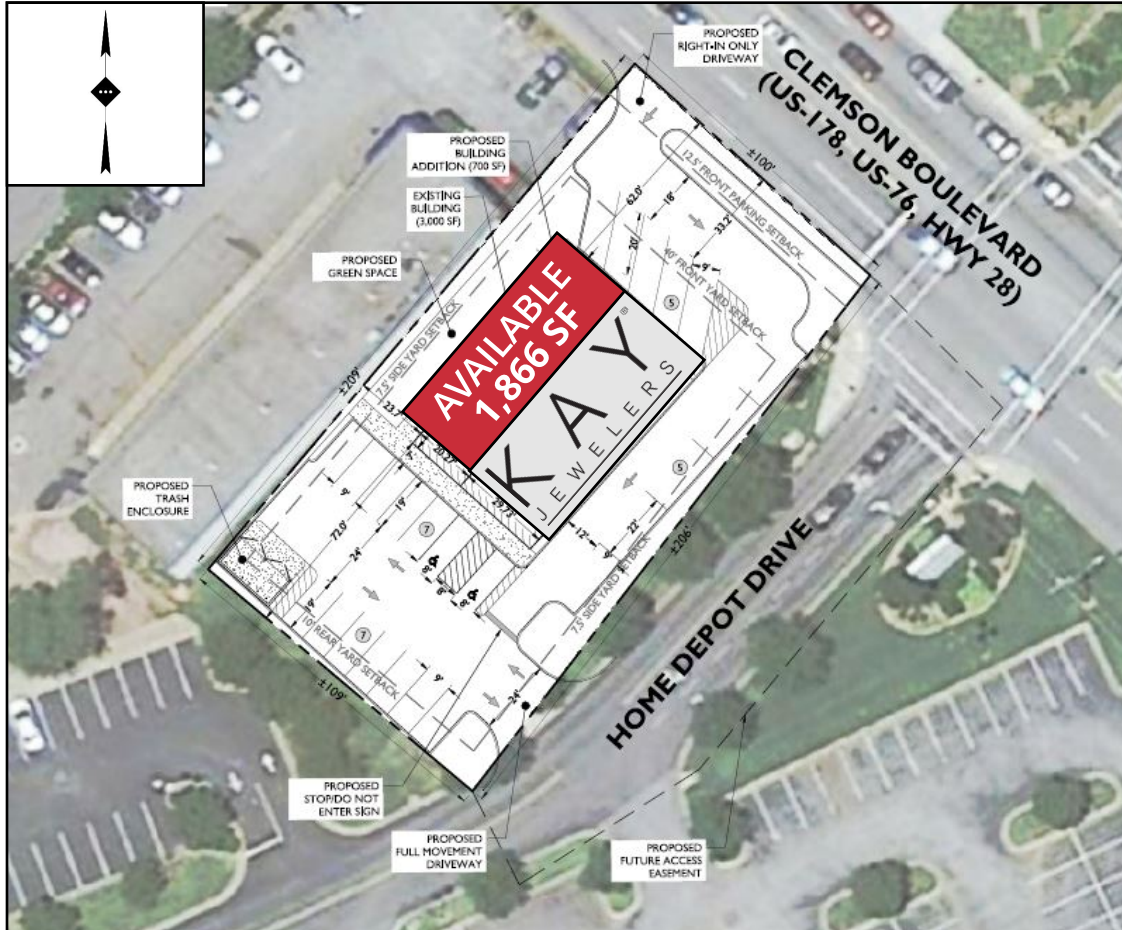
RETAIL OPPORTUNITY

ANDERSON

3433 Clemson Boulevard, Anderson, SC 29621

MSA Anderson

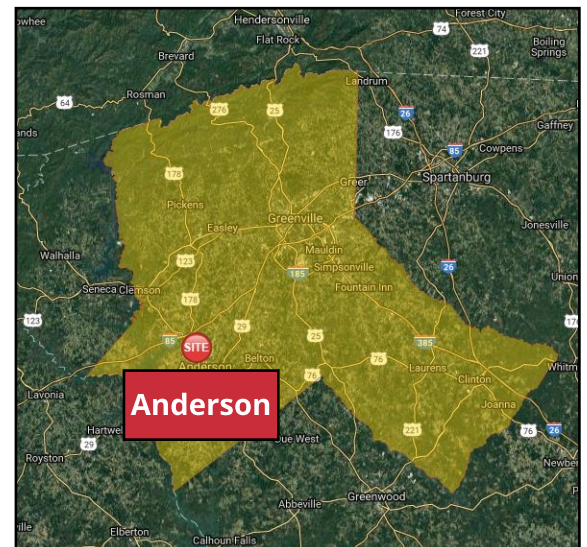
FOR LEASE



PROPERTY INFORMATION

DEVELOPMENT AVAILABLE IN 2018

- New 4,066 SF retail development, with 1,866 SF available for lease next to Kay Jewelers
- Development anchored by The Home Depot, located at the signalized hard corner of Clemson Boulevard & Home Depot Drive
- Prime visibility to Anderson's busiest retail arterial
- Nearby retailers include T.J. Maxx, Office Depot Office Max, Lowe's Home Improvement, Best Buy, Sam's Club, Toys "R" Us, and Target
- Located across the street from Midtown Parke, which features retailers such as Kohl's, Staples, DICK'S Sporting Goods, and Ulta Beauty



 **ALRIG USA**
DEVELOPMENT

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MARKET DEMOGRAPHICS

Radius	1-Mile	3-Miles	5-Miles
Population	4,465	33,461	64,335
Average HH Income	\$55,242	\$60,001	\$58,252
Median HH Income	\$43,671	\$44,396	\$42,007
Daytime Employment	6,717	36,675	50,864
Households	1,847	13,889	26,058

Source: Costar 2017 Estimated

TRAFFIC COUNTS

Clemson Boulevard 30,149 VPD

Source: Costar 2017 Estimated

CONTACT US

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