

FOR LEASE

125 Anderson Hwy. Clemson, SC 29631

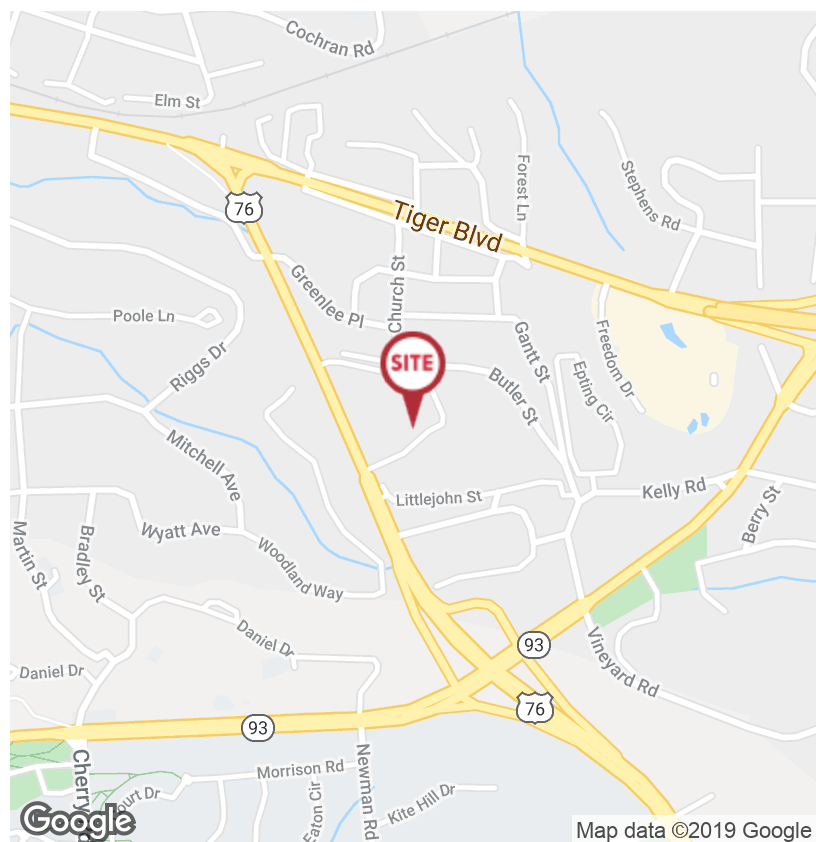
NAI Earle Furman

\$20.00 SF/YR (NNN)



GrandMarc Clemson

- Mixed-use / Student housing development
- New Tenant: NY Bagel Cafe
- 147 New units (525 students)
- Located 0.5 miles from Clemson University
- 3 Spaces available ranging from $\pm 2,000$ SF to $\pm 3,947$ SF
- End cap space ideally suited for a restaurant with outdoor seating
- Clemson University has a total enrollment in excess of 23,000 students
- Traffic Count: $\pm 11,000$ VPD



✉ **Jimmy Wright**
O: +1 864 232 9040
jwright@furmanacap.com

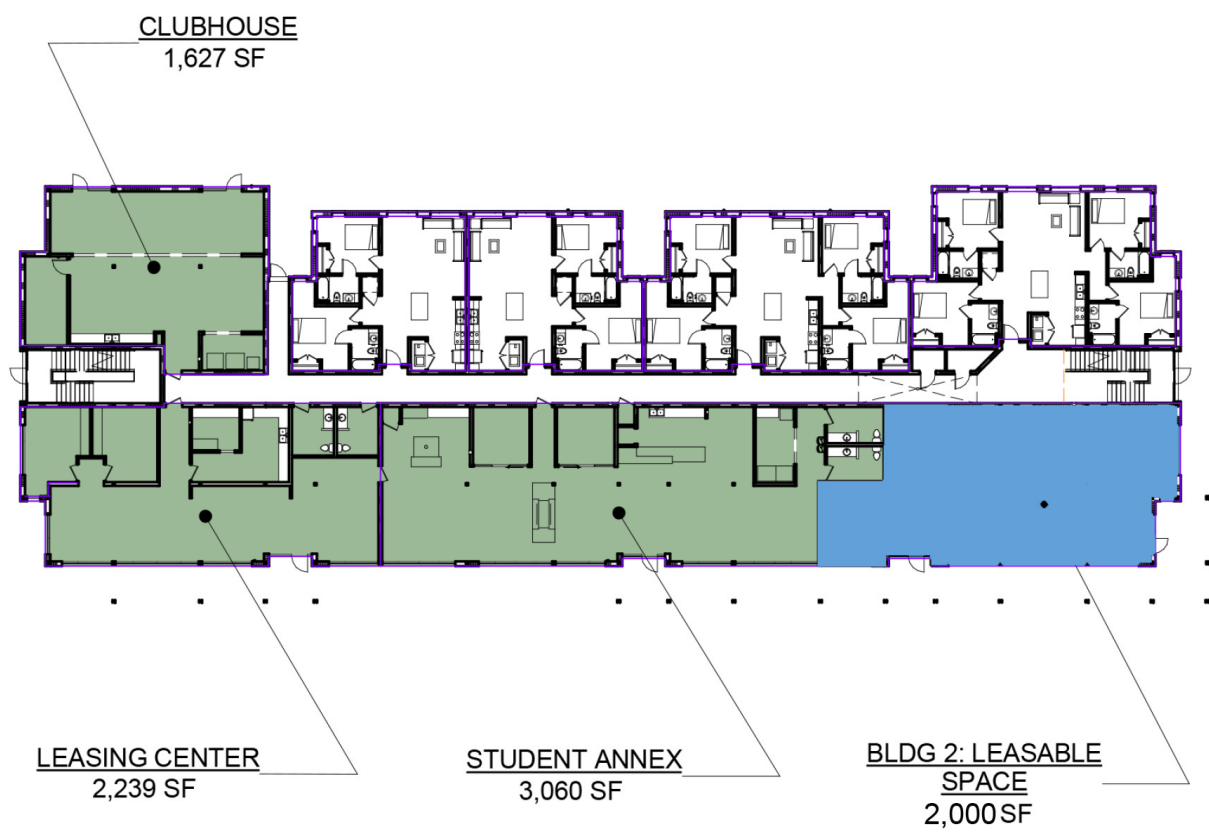
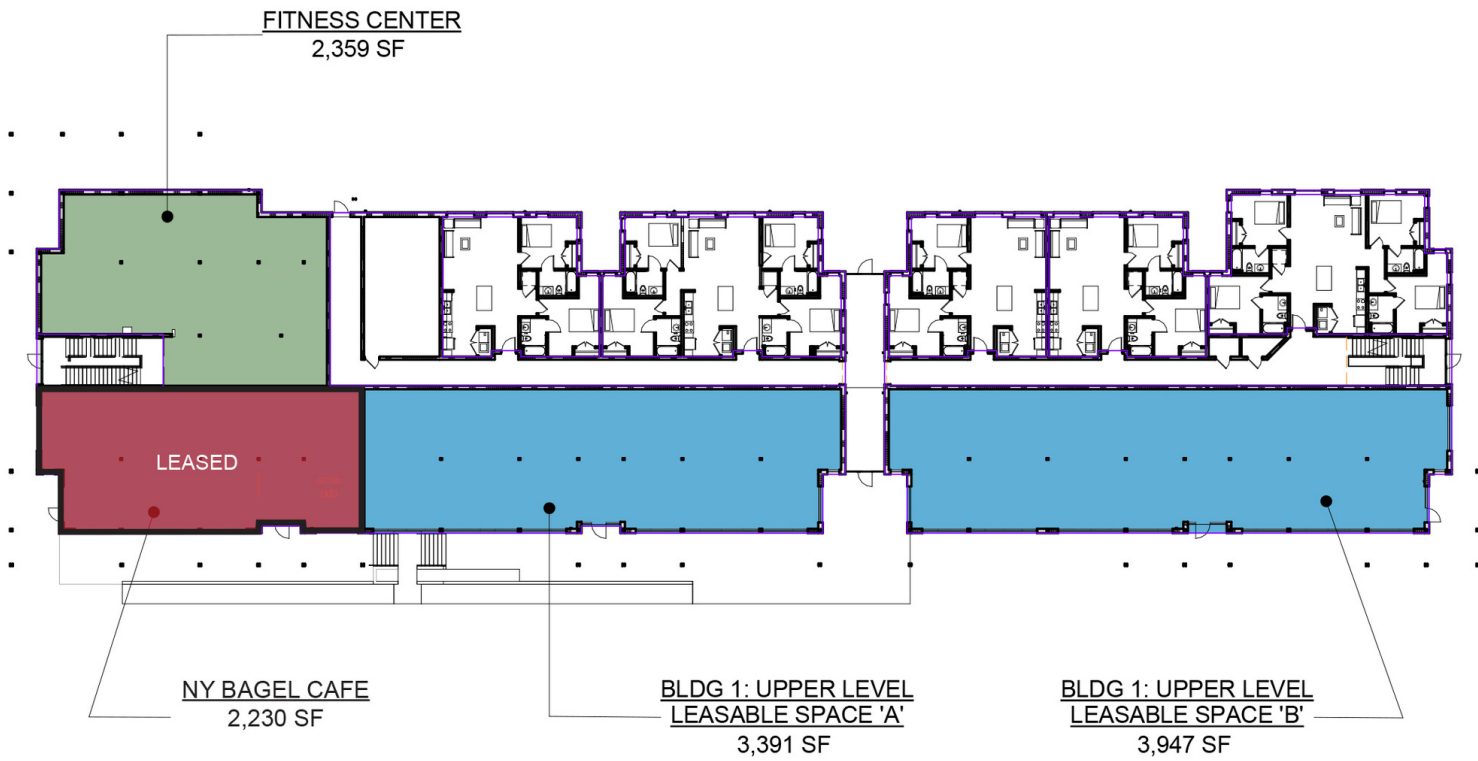
✉ **Geoff Beans**
O: +1 419 913 6903
gbeans@naiearlefurman.com

No Warranty, Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **101 E Washington Street**
Greenville, SC 29601
naief.com

FOR LEASE

125 Anderson Hwy. Clemson, SC 29631



✉ Jimmy Wright
O: +1 864 232 9040
jwright@furmancap.com

✉ Geoff Beans
O: +1 419 913 6903
gbeans@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI Earle Furman

FOR LEASE

125 Anderson Hwy. Clemson, SC 29631



✉ **Jimmy Wright**
O: +1 864 232 9040
jwright@furmancap.com

✉ **Geoff Beans**
O: +1 419 913 6903
gbeans@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI Earle Furman

FOR LEASE

125 Anderson Hwy. Clemson, SC 29631



Demographics*	1 Mile	3 Miles	5 Miles
Total Population:	3,443	15,950	29,536
Total Households:	1,352	6,428	12,107

*Demographics do not include student population

✉ **Jimmy Wright**
 O: +1 864 232 9040
 jwright@furmancap.com

✉ **Geoff Beans**
 O: +1 419 913 6903
 gbeans@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI Earle Furman