



## 4400 Clemson Boulevard

Anderson, South Carolina 29621

### Property Highlights

- ±2.2 Acres
- Sale or Ground Lease Opportunity
- Excellent Location
- All Utilities
- Approx. 250' Hwy Frontage
- Approx 400' Lake Frontage
- Dock in Place
- Lakeside Covered Deck
- Existing 2,000 SF Building on Site
- Great Site for Waterfront Dining or C-Store
- Located Only 1,000 Ft. from Exit 19 (I-85)
- Asking Price: Contact Broker for Details
- Lease Asking Rate: Contact Broker for Details

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,183	\$58,761
5 Miles	39,310	\$60,310
10 Miles	119,815	\$55,774

For more information

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For Sale | Lease | Build to Suit

# Land

±2.2 Acres

