

# Available

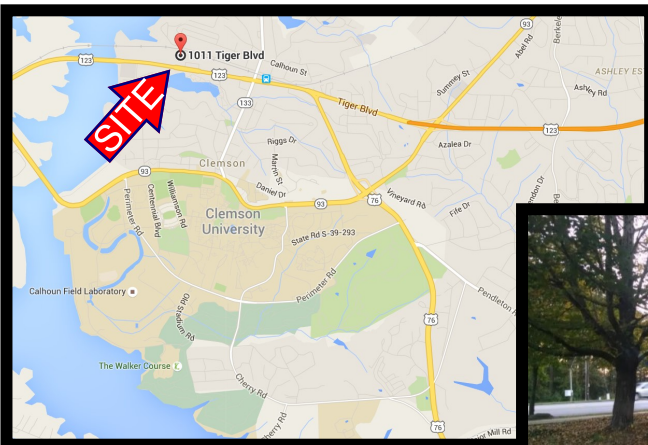
1011 Tiger Blvd., Ste. 400, Clemson, SC 29631

Medical Office  
Condo in  
Dynamic  
Clemson, SC



## Features

- +/- 2,432 SF Medical Office Condo
- +/- 1.5 Miles From Clemson University
- +/- 20,000 Cars Per Day (2014 MPSI Estimate)
- 3-Mile Demographics
  - Pop: 21,684
  - # HHs: 7,914
  - Av HH Inc: \$55,199
- Surrounded by Retail, Restaurants, & Residential
- 1st Floor Includes 5 Exam Rooms, Waiting Area, Front Desk, Bathroom
- 2nd Floor Includes 3 Private Offices, Breakroom, Bathroom



**High Traffic  
Medical Office  
Location!**



**Sale: ~~\$485,000~~  
\$350,000  
Lease:  
\$13.95/SF NNN**

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