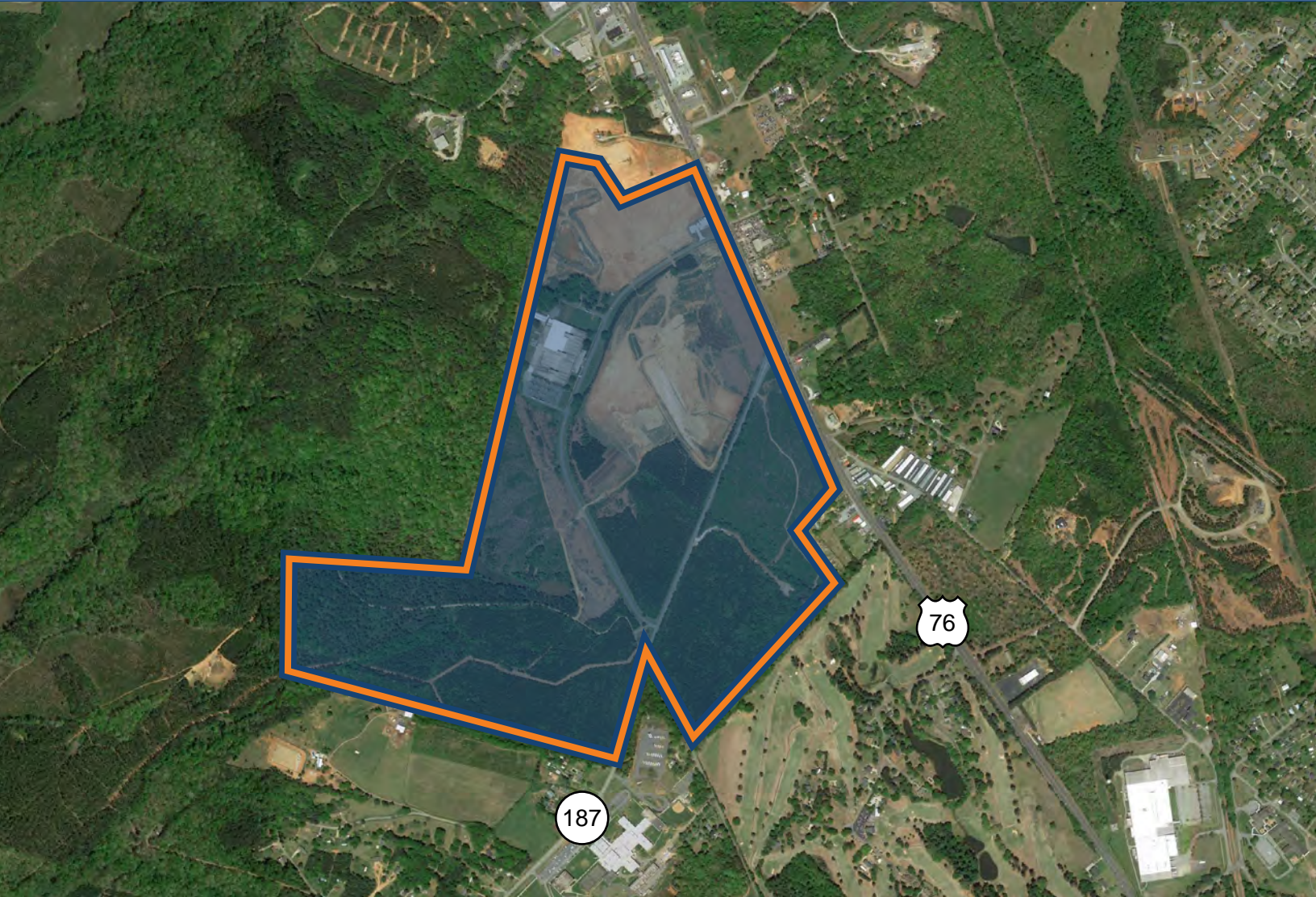


RETAIL & MULTI-USE DEVELOPMENT



CLEMSON GROVE

Pendleton, South Carolina



McCOY WRIGHT

COMMERCIAL REAL ESTATE

Richard Bennett

rich@mccoywright.com

PROPERTY OVERVIEW

Sitting on Highway 76, Clemson Grove offers amazing frontage and development opportunity to national and local retailers. The remaining lots available are 5, 20 & 21. Lot 5 is listed at 750,000. Lots 20-21, located at red lights, are listed at 1,500,000 each. Each lot offers excellent visibility and street frontage. Lot 6 will be a strip center; spaces are available for lease. Please contact Rich for more information.



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SITE PLAN (USES)



RETAIL (AVAILABLE)

5 1.22 Acres	21 1.40 Acres
6 1.58 Acres	

RETAIL (UNDER CONTRACT)

3 1.03 Acres	20 1.82 Acres
4 1.00 Acres	

SINGLE FAMILY (SOLD)

15 75 Homes	18 78 Homes
16 99 Homes	19 250 Homes

SINGLE FAMILY (UNDER CONTRACT)

12 19 Single Family Homes

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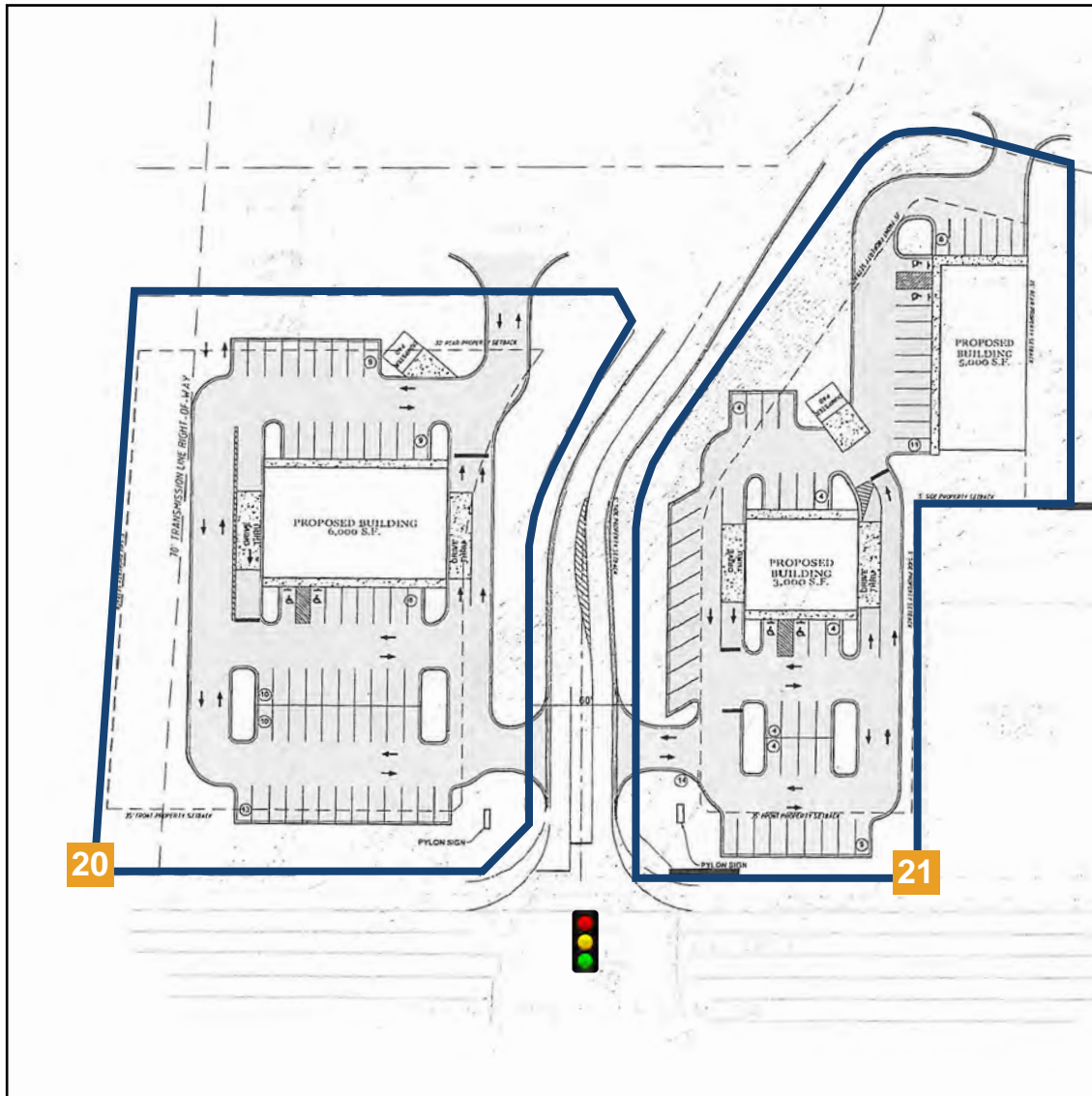
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CONCEPTUAL SITE PLAN (LOT #20 & #21)



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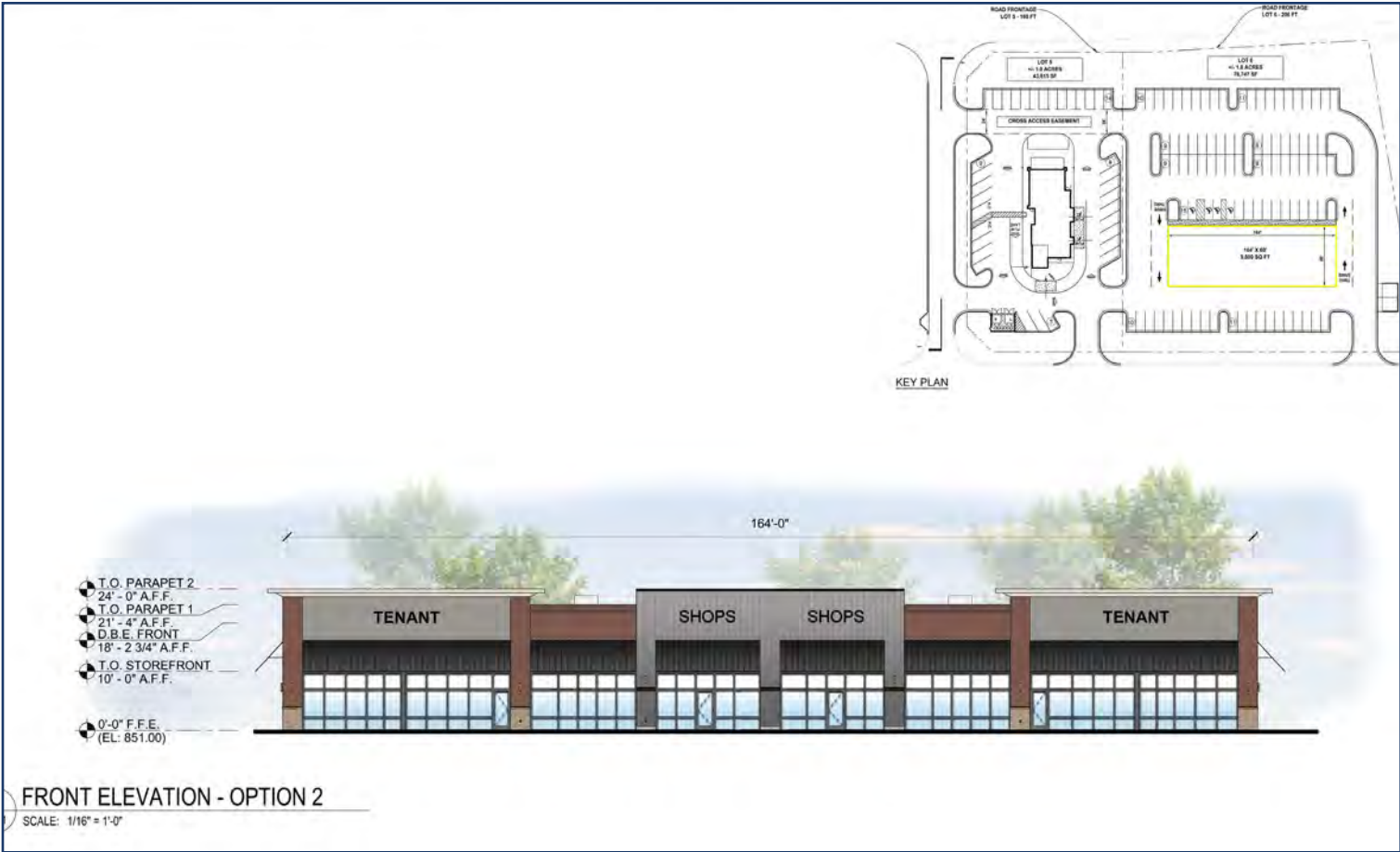
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CONCEPTUAL SITE PLAN (LOT 6-STRIP CENTER)



SURROUNDING RETAIL & TRAFFIC COUNTS



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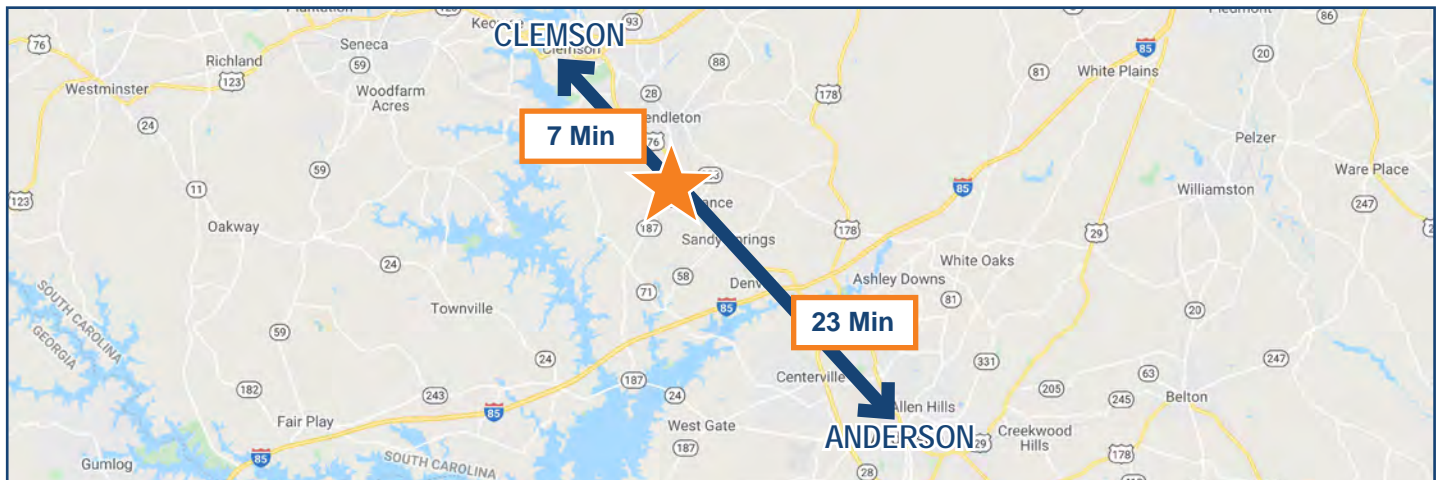
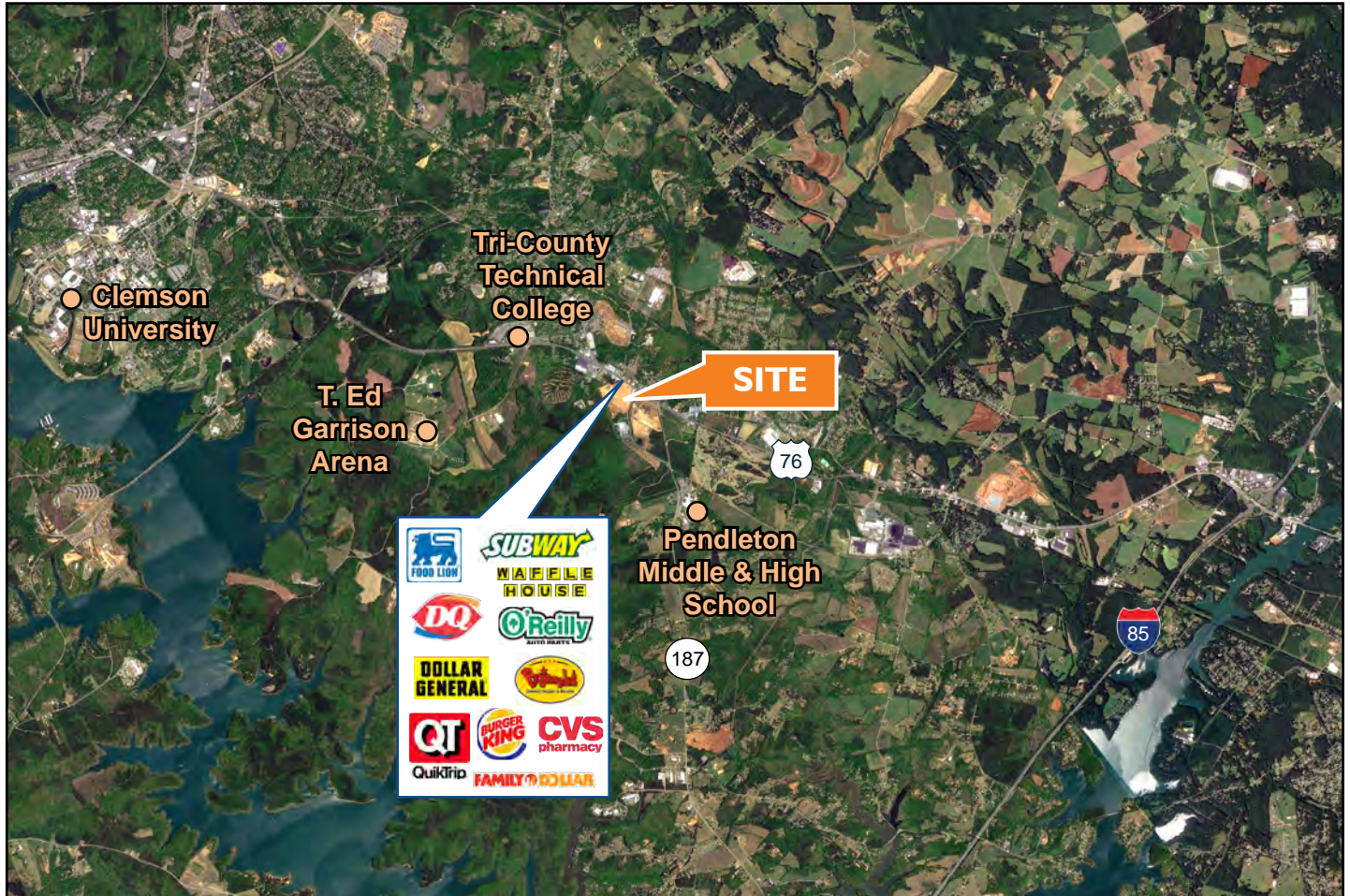
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LOCATION



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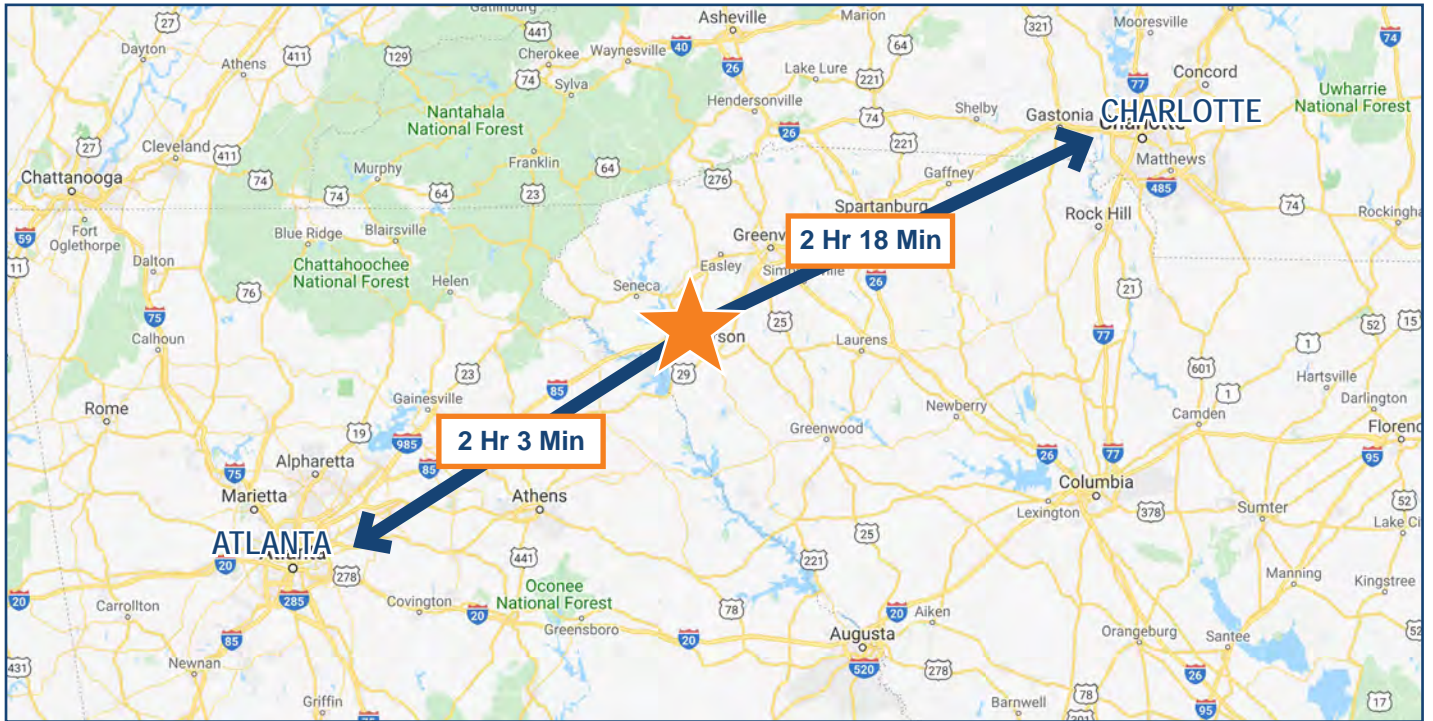
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BETWEEN ATLANTA & CHARLOTTE



DRIVE TIMES FROM SITE

(South Carolina)

I-85	1 Min	Spartanburg	58 Min
I-385	35 Min	Greenville	30 Min
I-26	49 Min	Columbia	1 Hr 57 Min
I-20	1 Hr 50 Min	Charleston	3 Hr 37 Min
I-77	1 Hr 59 Min	Hilton Head	4 Hr 12 Min
I-95	2 Hr 43 Min	Myrtle Beach	4 Hr 24 Min



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CLEMSON UNIVERSITY

- Founded in 1889
- Campus Size: 71,000 Acres
- Enrollment: 24,387 (2019)
- With \$126 Million in Athletic Revenue, Clemson Ranks #26 in the Nation
- \$1.8 Billion in Annual Economic Impact
- \$621.3 Million Endowment
- Offered: Undergraduate, Graduate, Global and Online
- Acceptance Rate: 51%
- Graduation Rate: 82%
- Doctoral Enrollment has increased 96% since 2002.



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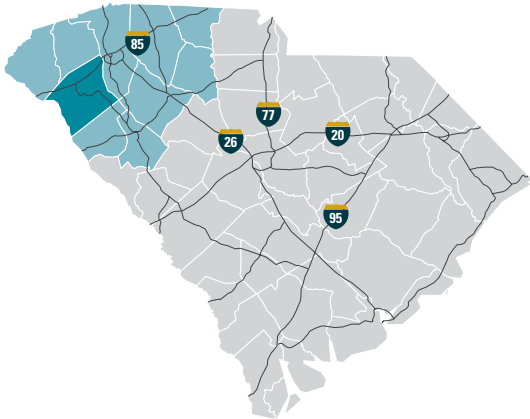
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ANDERSON COUNTY MARKET OVERVIEW



WHERE THE WORLD COMES TO WORK

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Anderson County	187,126	210,054	214,930	0.46%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

*Projected annual growth rate 2023-2028

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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

POPULATION BY AGE

	2010	2023	2028
Under 5	6.5%	5.5%	5.4%
5 to 9	6.6%	6.1%	5.8%
10 to 14	6.9%	6.2%	6.3%
15 to 24	12.5%	11.4%	11.2%
25 to 34	11.4%	12.1%	10.7%
35 to 44	13.3%	12.4%	12.7%
45 to 54	14.8%	12.5%	12.5%
55 to 64	12.9%	13.8%	13.0%
65+	15.1%	20.1%	22.2%
MEDIAN AGE	39.7	42.2	43.2

37% of the 2023 population is prime working age

HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	73,829	83,279	85,830
Total Families	51,922	56,610	58,142
Average Household Size	2.50	2.48	2.47
Owner Occupied	62.5%	70.2%	71.3%
Renter Occupied	24.5%	20.2%	19.6%
Vacant	12.9%	9.6%	9.1%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Anderson County	\$57,912	\$62,941
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

POPULATION by Race & Ethnicity

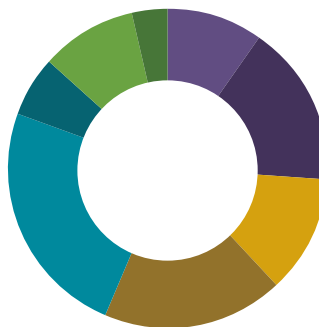
	2010	2023	2028
White	80.1%	75.5%	75.1%
Black	16.0%	14.6%	14.2%
American Indian / Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.3%	1.5%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	2.5%	2.8%
Two or More Races	1.5%	5.7%	6.1%
Hispanic Origin (any race)	2.9%	5.1%	5.7%

PER CAPITA INCOME

	2023	2028
Anderson County	\$32,345	\$36,629
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 9.9% Graduate / Professional Degree
- 16.4% Bachelor's Degree
- 11.9% Associate Degree
- 18.2% Some College; No Degree
- 24.2% High School Diploma
- 6.3% GED / Alternative Credential
- 9.7% 9th-12th Grade, No Diploma
- 3.4% Less than 9th Grade




86.9%
high school diploma
or higher


26.3%
bachelor's degree
or higher

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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

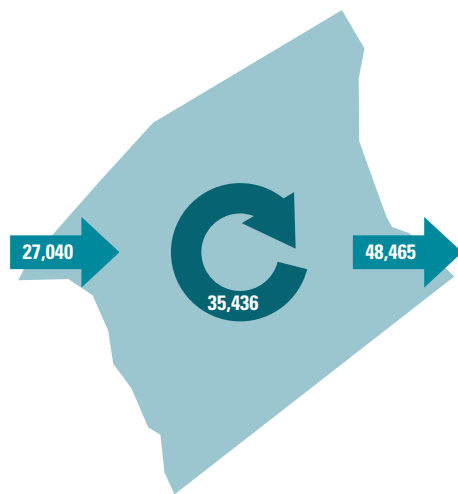
2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	37.1%
10-24 miles	31.0%
25-50 miles	18.0%
50 miles or more	13.9%


68.1%
of workers travel
less than 25 miles

WORKER INFLOW & OUTFLOW



Live and work in Anderson County	35,436
Commute into Anderson County	27,040
Commute out of Anderson County	48,465

Anderson County WHERE DO WORKERS LIVE?

Anderson County	56.7%
Greenville County	11.5%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.6%
Abbeville County	2.2%
Greenwood County	1.4%
Laurens County	1.2%
York County	1.0%
Richland County	1.0%

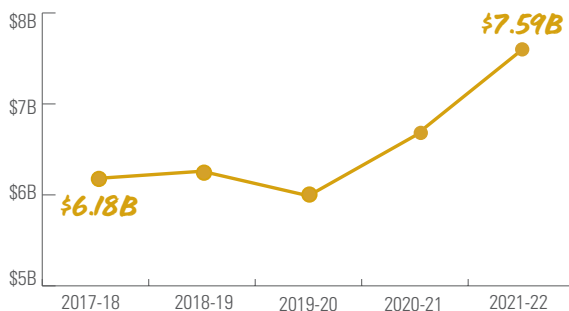
2023 EMPLOYMENT by Industry

Agriculture / Mining	0.3%	313
Construction	6.8%	6,328
Manufacturing	20.4%	19,111
Wholesale Trade	1.7%	1,617
Retail Trade	11.2%	10,511
Transportation / Utilities	5.7%	5,358
Information	1.2%	1,129
Finance / Insurance / Real Estate	3.6%	3,374
Services	46.0%	43,043
Public Administration	3.0%	2,801
TOTAL	100%	93,585

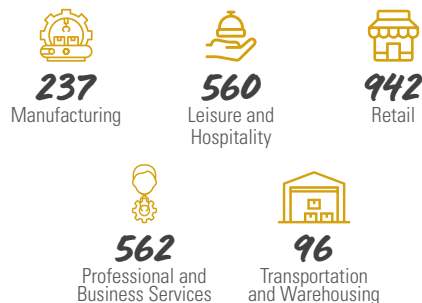
2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	97,487
Unemployed	4.0%

GROSS RETAIL SALES by Fiscal Year



2023 BUSINESS ESTABLISHMENTS by Industry



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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

TOP 10 MAJOR EMPLOYERS

COMPANY

Anderson County
Anderson County Public Schools
Anderson University
AnMed Health
Electrolux Home Products
First Quality Enterprises
Michelin North America
Robert Bosch
Techtronic Industries (TTI)
Tri-County Technical College

PRIMARY PRODUCT(S) / INDUSTRY

Local Government
Primary Schools, K-12
Higher Education
Healthcare
Home Appliances
Paper and Tissue Products
Rubber Tires
Automotive Components
Power Equipment and Tools
Higher Education

AIRPORT

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

- 50 non-stop daily departures
 - 17 major cities & 20 airports
 - 2.2 million passengers flown in FY2022
 - 97,221 tons of air cargo moved in FY2022
- allegiant
American Airlines
avelo
DELTA
Silver AIRWAYS
Southwest
UNITED

ANDERSON REGIONAL AIRPORT

- 6,001+ foot runway
- Category 1 Instrument Landing System

PORT

INLAND PORT GREER

- 43 miles from the heart of the county
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON

- 217 miles from the heart of the county
- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

HIGHWAY

INTERSTATES

- 37 miles of I-85 and 8 interchanges

HIGHWAYS



RAIL

MAJOR PROVIDERS



SHORT-LINE PROVIDERS

Greenville & Western

Carolina Piedmont

Pickens

All major MSAs in the US are accessible by rail within 3 to 6 days

ADDITIONAL RESOURCES



UpstateSCAlliance

Upstate SC Alliance
John Lummus, President / CEO
864.283.2300 • upstateSCAlliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

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