

FOR LEASE > ±1,200 - ±3,850 SF > RETAIL POWER CENTER ON CLEMSON BLVD



# Anderson Station

108 STATION DRIVE, ANDERSON, SC 29621



## Retail Space Available On Clemson Blvd.

- > Power Center on Clemson Blvd in Anderson, SC
- > Tenants include: Hobby Lobby, Ross, Bed Bath & Beyond, Old Navy and Pier 1 Imports
- > Former restaurant is on an end cap and receives great visibility
- > Available Space:
  - ±3,850 SF, Suite A-1 (End Cap)
  - ±1,200 SF, Suite D-1
- > Contact broker for rental rate information.

## Traffic Counts<sup>(2016)</sup>



24,300 VPD Clemson Blvd



19,800 VPD 28 Bypass

## Demographics<sup>(2017)</sup>

	1-MILE	3-MILE	5-MILE
POPULATION	3,605	22,133	56,918
AVERAGE HH INCOME	\$59,302	\$66,747	\$64,446

## Contact Us

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SUITE	TENANT	SIZE (SF)
A	Old Navy	20,000
B	Bed Bath and Beyond	22,398
C	Ross	30,187
D	Lease Underway	34,000
E	Hobby Lobby	55,000
A-1	AVAILABLE	3,850
B-1A	America's Best Contacts	4,000
B-2	Elite Integrated Therapy	3,000
B-3	Plato's Closet	3,000
B-5	Pier 1 Imports	10,000
C-2	VP Nails	3,600
C-4	Score Jewelers	2,400
D	Big Lots	34,000
D-1	AVAILABLE	1,200
E-1	Kirkland's	6,019
E-2	Susan's Hallmark	4,500
E-3	Dollar Tree	10,013
F-1	Edward Jones	1,200
F-2	AccuQuest Hearing	1,200
F-3	El Patron	4,800
MIN-A	Shoe Carnival	10,000
MIN-B	Party City	12,096



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