



376 COLLEGE AVENUE CLEMSON . SOUTH CAROLINA 29631

for lease:

±3,535 SF office space

\$19.75/SF NNN + \$4.35 estimated CAM

12 to 18 month lease term

property highlights:

- Frontage on College Avenue & Earle Street
- EXCLUSIONS: Banks (due to Wells Fargo ATM)
- City will not allow drive-thru to be reused
- Rare opportunity with heavy foot traffic and on-site parking



PICKENS COUNTY TAX MAP #4044-20-72-7091

exclusively listed by:

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

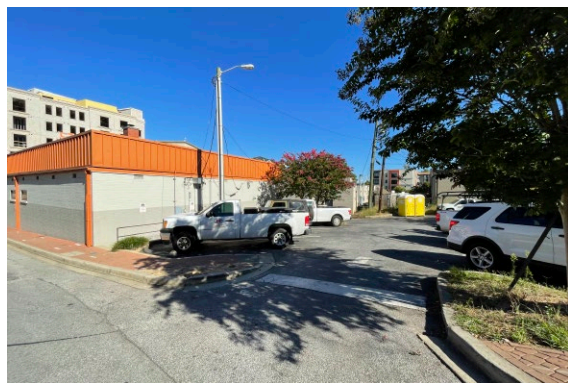
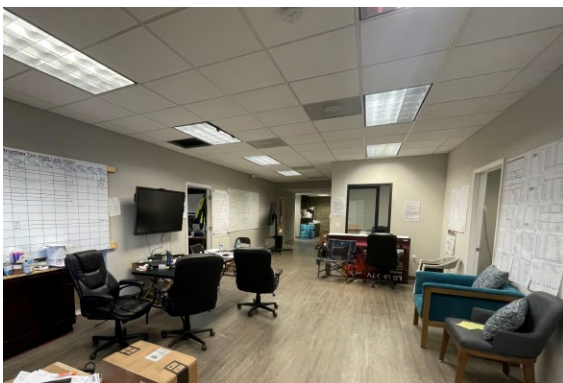


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surrounding area:



additional photos:



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PINTAIL | 864.729.4500 | WWW.PINTAILCRE.COM | PO BOX 9776, GREENVILLE, SC 29604