



RETAIL SPACE FOR LEASE



exclusively listed by:

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PROPERTY INFORMATION

ADDRESS	405 College Avenue Clemson, SC 29631
TAX MAP NO.	404416830566 (Pickens County)
DEVELOPMENT SIZE	±183,741 SF on ±2.52 AC
TOTAL RETAIL	6 Suites totaling ±11,689F 5 Leased / 1 Available
RESIDENTIAL	107 Units / 383 Beds Fully leased through the 2024-25 academic year
PARKING	465 Spaces total / 92 Retail only

AVAILABLE SPACE

SUITE 400B	1,500 to 2,070 SF
ASKING RENT	\$22.00 PSF NNN + \$5.79 PSF est. TICAM

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.



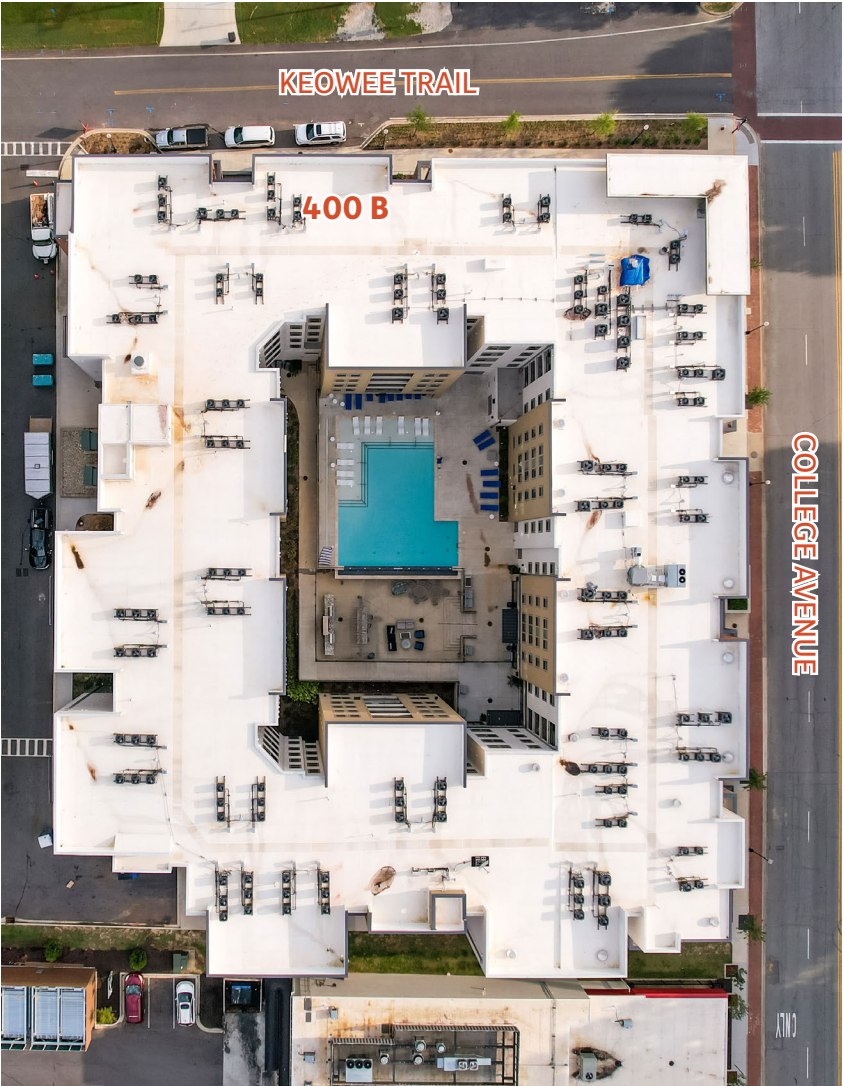
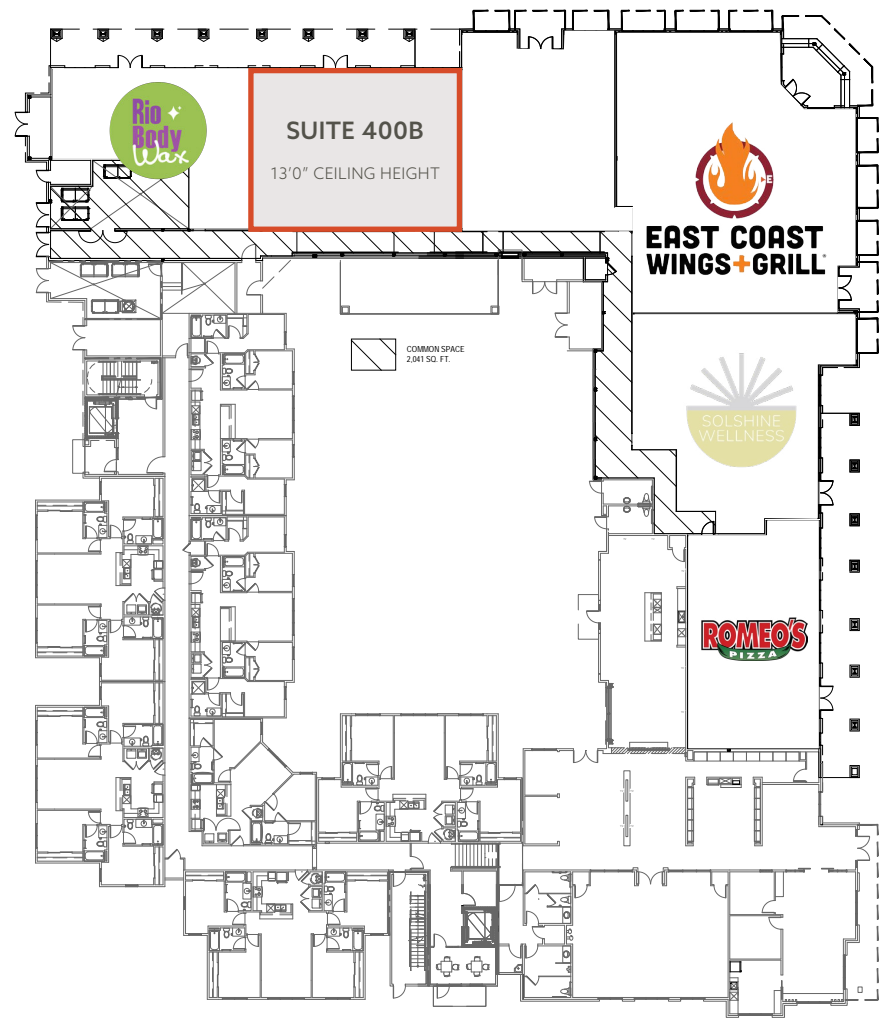


400 B

FDC

Bixby
ON COLLEGE

RETAIL FLOOR PLAN



PRIME LOCATION

Bixby on College is located at the corner of College Avenue and Keowee Trail in the heart of Downtown Clemson, less than a half mile from Clemson University ($\pm 25,000+$ students and $\pm 5,000$ faculty). Surrounding developments offer 1,500+ beds within a 5-minute walk.

Bixby on College is the only large scale, mixed-use project on College Avenue with ample dedicated on-site parking for commercial business use only.

2023 DEMOGRAPHICS

5-MINUTE DRIVE

10-MINUTE DRIVE

20-MINUTE DRIVE

POPULATION	13,946	25,905	22,706
PROJ. ANNUAL GROWTH (2023-28)	0.13%	0.63%	0.35%
DAYTIME POPULATION	18,972	22,619	23,304
TOTAL HOUSING UNITS	4,596	11,745	10,761
HOUSING UNITS (RENTED)	53.0%	43.7%	29.7%
HOUSING UNITS (OWNED)	28.1%	44.8%	59.0%
MEDIAN HOUSEHOLD INCOME	\$33,951	\$42,375	\$51,061
MEDIAN HOME VALUE	\$285,090	\$238,482	\$190,597
MEDIAN AGE	22.6	28.6	41.0

LOCATION



CENTRAL

KEOWEE

LAKE HARTWELL

123

123

93

123

93

CLEMSON

CLEMSON
U-N-I-V-E-R-S-I-T-Y

76

VALLEY VIEW

PENDLETON

SURROUNDING RETAIL



LAKE HARTWELL

Bixby
ON COLLEGE

COLLEGE AVENUE
±16,000 VPD

123

±43,000 VPD

CVS

±16,500 VPD

76

CLEMSON
UNIVERSITY

SURROUNDING STUDENT HOUSING



1

Dockside

2

Clemson Village
District at Clemson
University Place
Riverbank
University Terrace
Calhoun Corners
Orchard West

3

The Farm
College Town Suites
Clemson Lofts
University Cottages
The Enclave In Town

4

U Centre on College
114 Earle
Campus View Apartments

5

CollegePlace
Campus West
Oak Crest

6

GrandMarc



Bixby
ON COLLEGE

for more information on the retail spaces available, please contact:

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PINTAIL