



## 500 OLD GREENVILLE HWY

CLEMSON. SOUTH CAROLINA 29630

### *available for lease:*

Retail Space available:  $\pm 893$  SF to  $\pm 8,497$  SF

Total Building Size:  $\pm 76,566$  SF

Contact broker for pricing

TICAM: \$2.50/SF

### *property highlights*

- Located 1.1 Miles away from Clemson University (29,545 student population)
- Lighted access
- Located parallel to new Harris Teeter Development
- Ample onsite parking
- Zoning: CP2 - Community Business District, City of Clemson; Pickens County



PICKENS COUNTY TAX MAP NO 4054-15-53-8751

### *contact:*

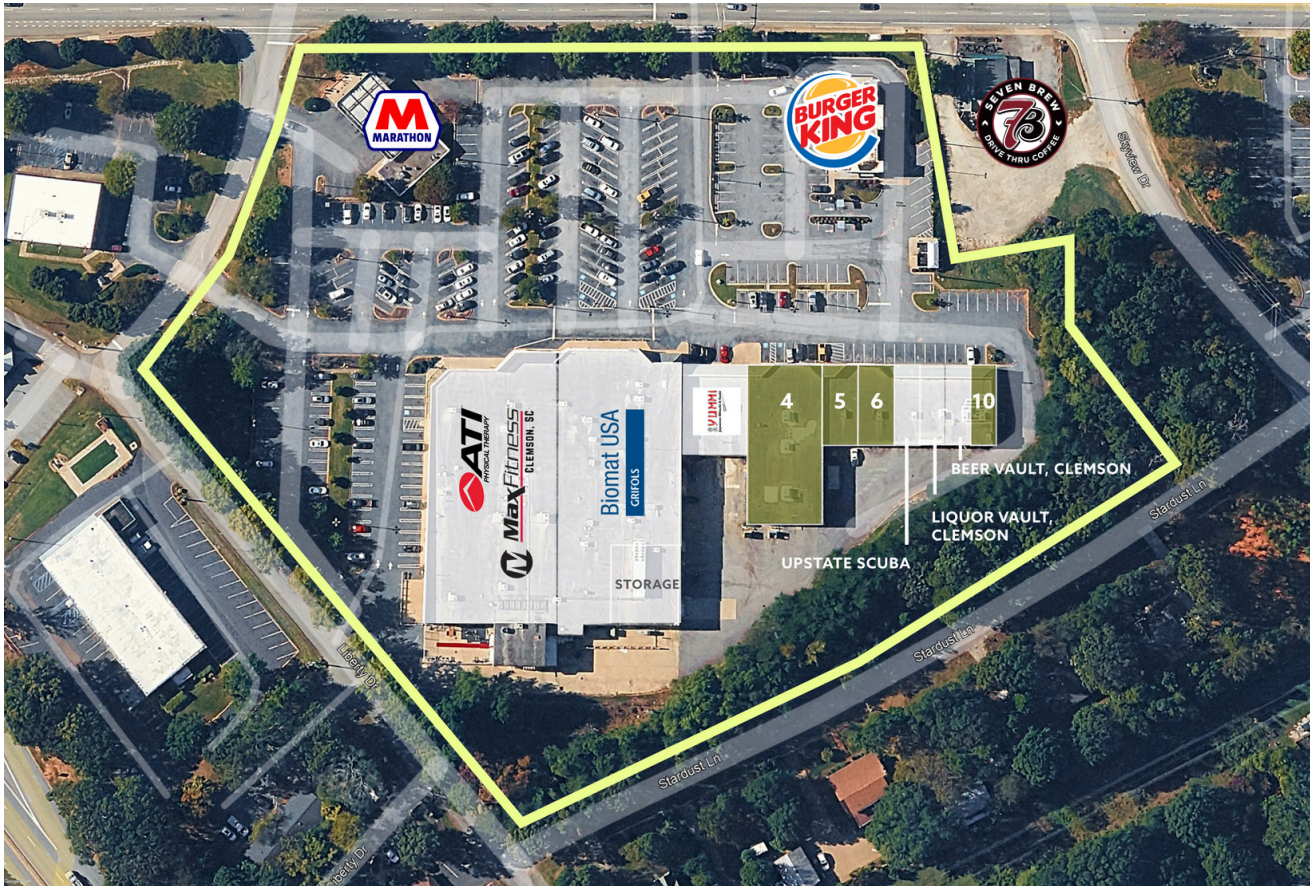
JOSH TEW, CCIM | [josh@pintailcre.com](mailto:josh@pintailcre.com) | 864.663.3410

EVAN CHUDYK | [evan@pintailcre.com](mailto:evan@pintailcre.com) | 864.556.4854

864.729.4500 | PO BOX 9776, GREENVILLE, SC 29604

  
**PINTAIL**  
WWW.PINTAILCRE.COM

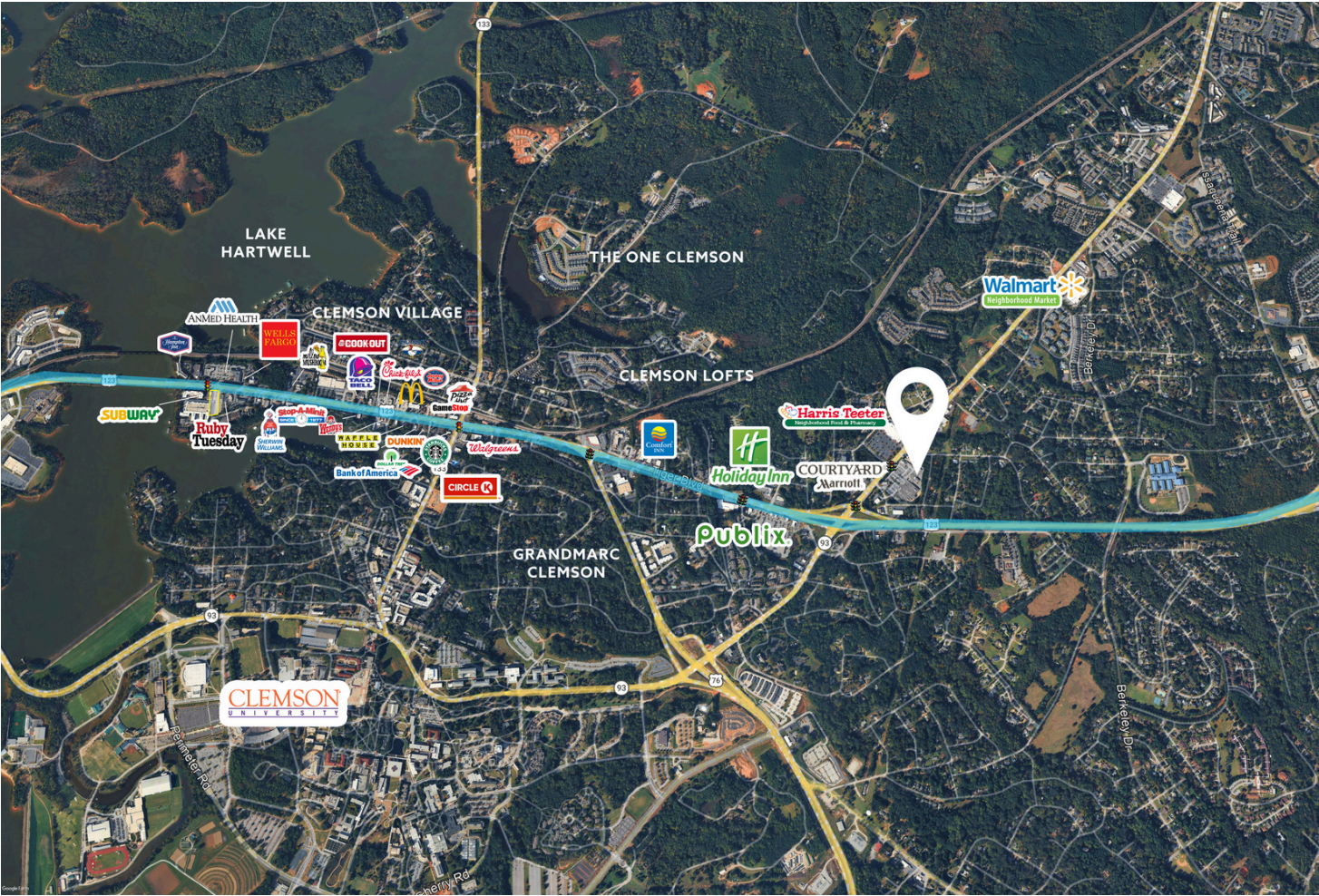
*property map:*



*demographics:*

	2024	0-1 Mile	1-3 Mile	3-5 Mile
Median Age		28.3	27.7	29.2
Total Population		5,822	29,486	43,136
Total HH		2,310	10,733	16,472
Avg. Income/HH		\$70,009	\$72,194	\$75,313

*property location:*



*floor plan:*

*Available Units*

Unit 4	8,497 SF
Units 5+6	3,490 SF (Subdividable)
Unit 10	893 SF

\*Contact Broker for individual LODs

