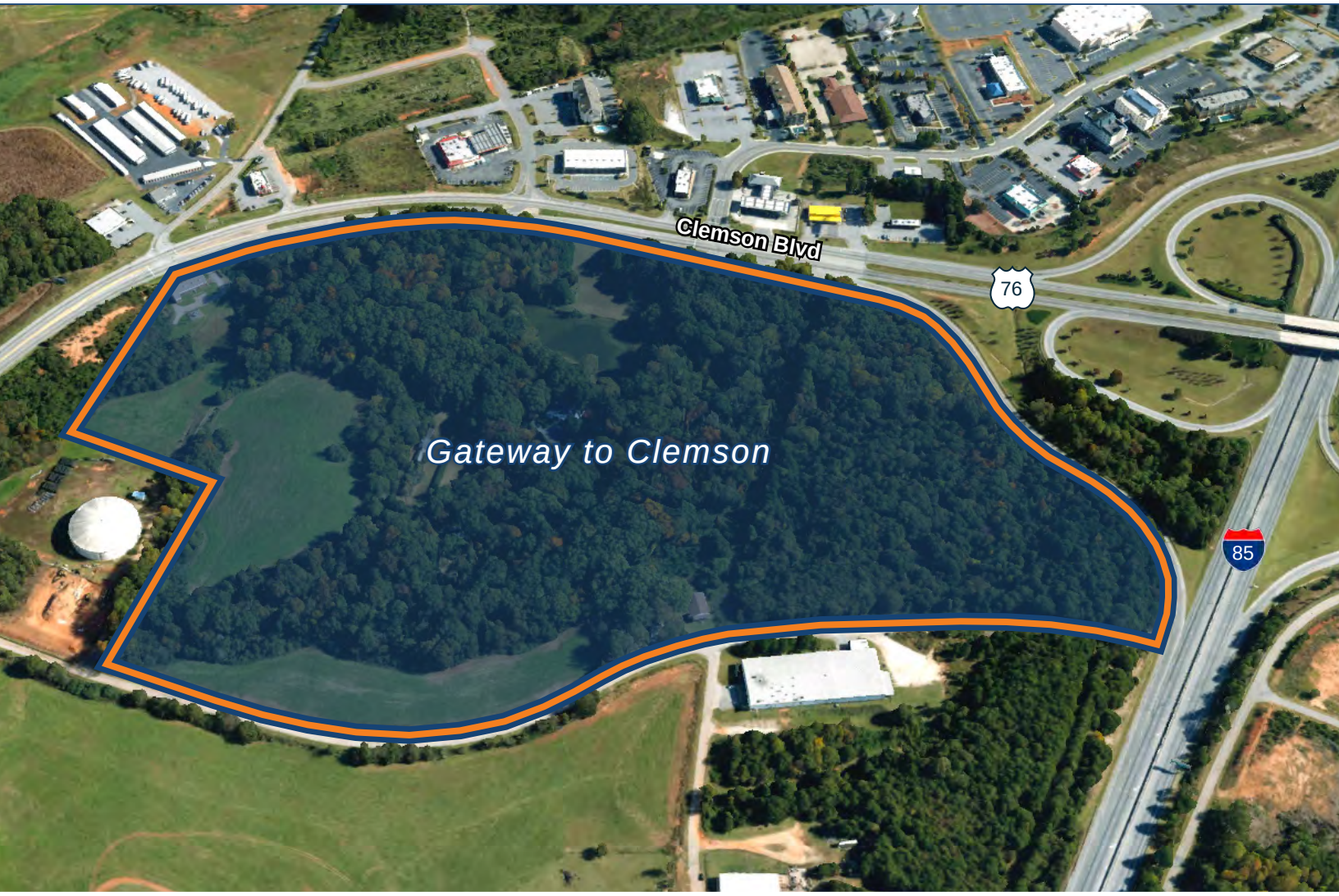
CLEMSON COMMON



RETAIL & MULTI-USE DEVELOPMENT

McCOY WRIGHT
COMMERCIAL REAL ESTATE

Max Kinser
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CLEMSON COMMON

PROPERTY OVERVIEW

- Located between the thriving towns of Clemson and Anderson in South Carolina. Clemson Common's 67 acre multi-use development will be a mix of retail, restaurant, hotel and recreation providers.
- This power location is situated on Interstate 85 almost directly between Atlanta, GA and Charlotte, NC.
- The site offers a strategic regional position to both South Carolina and Georgia shoppers.
- Surrounding retailers include 7 national chain hotels, restaurants and a movie theater.
- Combined traffic counts exceed 80,000 vehicles per day. Interstate 85 is 54,400 VPD with an average increase of 1,400 per year. Clemson Highway has 29,900 VPD with an annual increase of approximately 5,600.
- With 5 lakes in the near vicinity, including Lake Hartwell which has over 80 recreation areas, along with a variety of national parks, this location is a hot spot for recreation retail.
- The retail opportunities are almost limitless at Clemson Common as there will be several retail strip centers as well as small and large out-parcels, many of which will have either I-85 or Clemson Highway frontage.
- Clemson Common will have 2 signalized intersections and several points to access the development's interior road.
- This development is proposed to be a gateway to the town of Clemson and with the rapid area growth in Pendleton, Seneca, Clemson and Anderson, this is a very unique opportunity to be on the ground floor in an under-served area.

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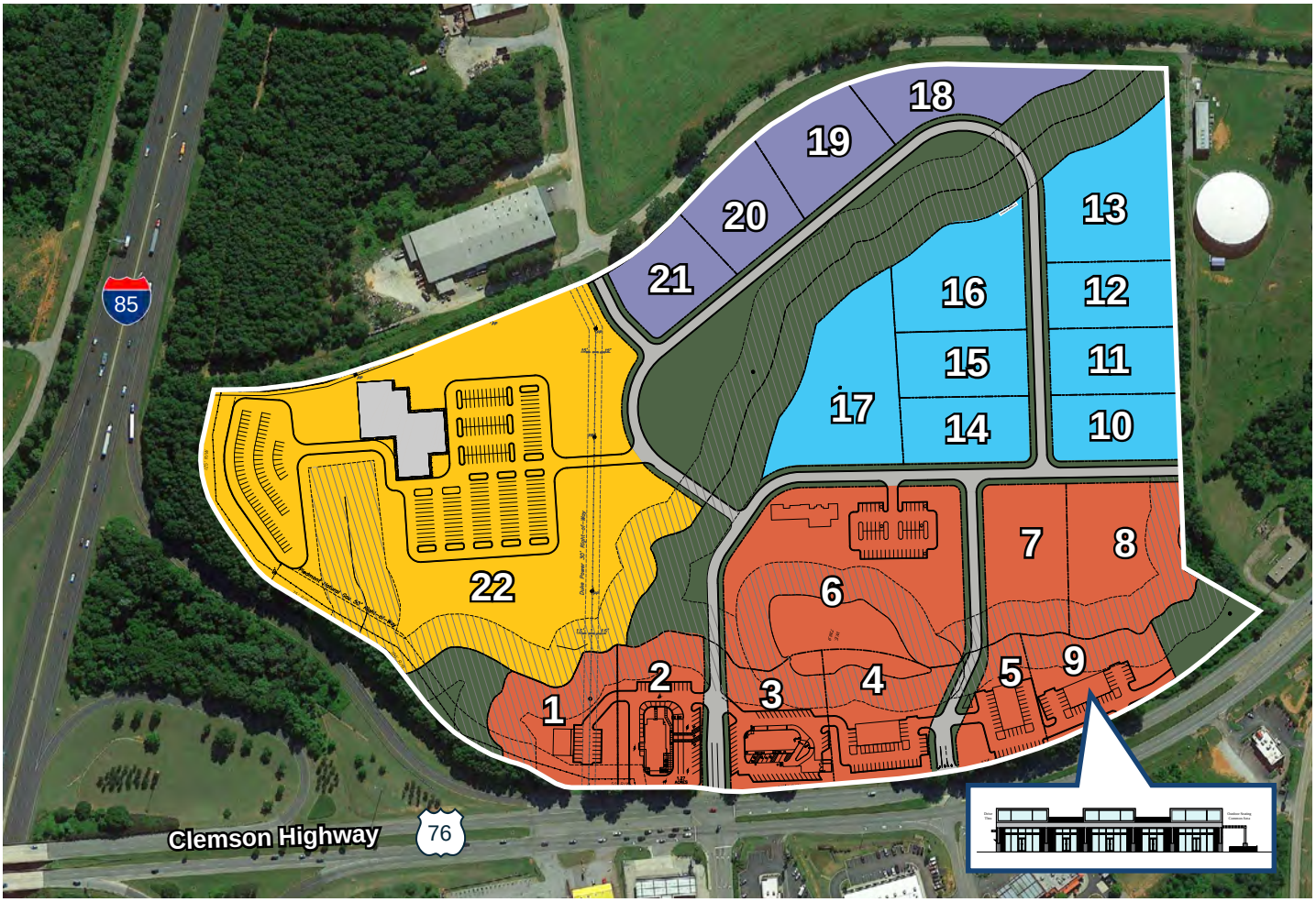
CLEMSON COMMON

SITE PLAN



PHASE I

1	1.55 Acres	6	4.62 Acres
2	1.50 Acres	7	1.16 Acres
3	1.54 Acres	8	1.11 Acres
4	1.65 Acres	9	1,200-1,800 SF $30-$35/SF NNN
5	0.93 Acres		

PHASE II

10	1.00 Acres	14	1.01 Acres
11	1.00 Acres	15	1.02 Acres
12	0.95 Acres	16	1.62 Acres
13	1.85 Acres	17	1.50 Acres

PHASE III

18	1.25 Acres		
19	1.23 Acres		
20	1.04 Acres		
21	0.98 Acres		

22 14.90 Acres Available Immediately

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SURROUNDING RETAIL & TRAFFIC COUNTS

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AREA AERIAL

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CLEMSON COMMON

AREA ATTRACTIONS

DRIVE TIMES FROM SITE

Anderson Retail Corridor	4 Min	Clemson University	19 Min
Clemson RV Park	9 Min	Camping World - Spartanburg	56 Min
Lake Hartwell	11 Min	Camping World - Oakwood	1 Hr 19 Min

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CLEMSON COMMON

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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CLEMSON COMMON

LAKE HARWELL

- Man-made lake bordering Georgia and South Carolina
- One of the southeast's largest and most popular recreation lakes
- 55,000 Acres with a shoreline of 962 miles
- 12 Major marinas located on Lake Hartwell near Clemson Common
- 2nd largest lake in Georgia
- 10.5 million visitors per year
- Mojor economic impact: 2018 bassmasters classic - $28 million

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CLEMSON COMMON

CLEMSON RV PARK

- 400 spaces
- Unique concept
- Full service with additional offerings
- Meals included at times
- Shuttles to Clemson football and basketball games
- Complimentary live entertainment
- Sunday worship services at the pavillion
- Well located to the proposed site

CAMPING OR TAILGATING-YOU WANT TO BE ALL IN
Clemson
RV PARK AT THE GROVE

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AREA ATTRACTIONS

Outdoor Major Retailers in Immediate Area

- Dicks
- Academy
- West Marine
- Sportsmen's Warehouse
- Hibbett's
- Ace Hardware

Marinas in Immediate Area

- Harbor Light, Lavonia, GA
- Hartwell Marina, Hartwell, GA
- Big Water Marina & Campground, Starr, SC
- Clemson Marina, Seneca, SC
- Freedom Boat Club, Seneca, SC
- Portman Marina, Anderson, SC
- Rocky's Marine, Lavonia, GA
- Marine Specialists, Anderson, SC
- Lake Keowee Marina, Seneca, SC
- Carolina Dock, Seneca, SC
- Lake Hartwell Fishing & Marine, Anderson, SC
- Green Pond Landing, Anderson, SC

Raceways in Overall Market

- Anderson Motor Speedway, Anderson, SC
- Foothills Speedway, Easley, SC
- Travelers Rest Speedway, Travelers Rest, SC
- Greenville-Pickens Speedway, Greenville, SC
- Possum Kingdom Super Speedway, Belton, SC
- Ware Shoals Dragway, Ware Shoals, SC
- Laurens County Speedway, Laurens, SC
- Mileback Speedway, Gray Court, SC
- Union County Dragway, Union, SC
- Toccoa Raceway, Toccoa, GA
- Georgia Karting Komplex, Carnesville, GA
- Lavonia Speedway, Lavonia, GA
- Hartwell Speedway, Hartwell, GA
- Atlanta Dragway, Commerce, GA

Campgrounds

- Approximately 21 campgrounds in the area

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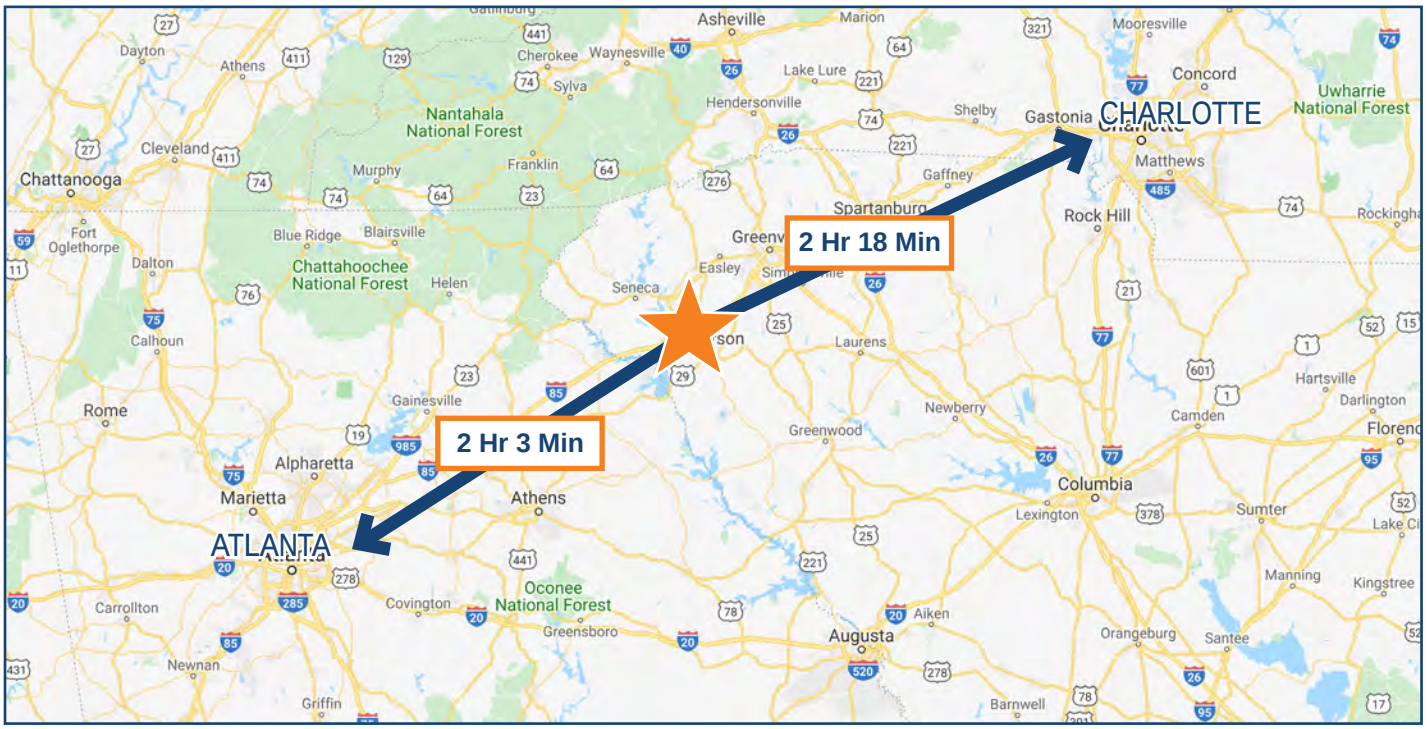
CLEMSON COMMON

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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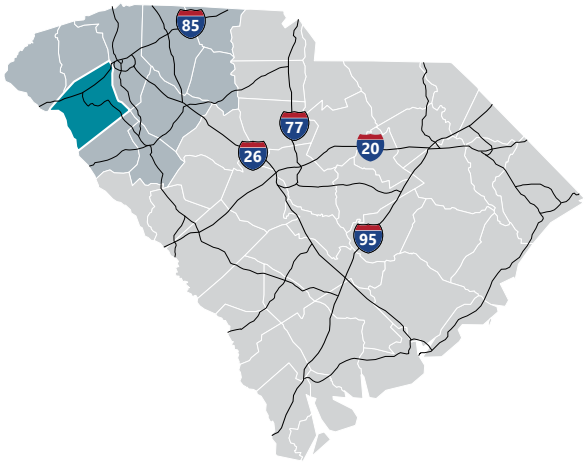
CLEMSON COMMON

ANDERSON COUNTY MARKET OVERVIEW

Anderson County

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 County 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 County 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 County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2019	2024	Growth Rate[1]
Anderson County	187,126	205,882	216,212	1.0%
Upstate SC	1,362,073	1,507,423	1,588,080	1.08%
South Carolina	4,625,364	5,195,563	5,526,057	1.25%

[1]Projected Annual Growth Rate 2019-2024

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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

Population by Age

	2010	2019	2024
Under 5	6.4%	5.8%	5.7%
5 to 9	6.6%	6.1%	5.9%
10 to 14	6.9%	6.2%	6.3%
15 to 24	12.5%	11.5%	11.1%
25 to 34	11.4%	12.3%	11.4%
35 to 44	13.3%	12.1%	12.4%
45 to 54	14.8%	13.2%	12.6%
55 to 64	12.9%	14.2%	13.7%
65+	15.2%	18.7%	20.9%
Median Age	39.7	41.7	42.7

37.6% of the 2019 population is of prime working age

Households & Families

	2010	2019	2024
Total Households	73,829	80,668	84,531
Total Families	51,922	55,941	58,344
Average HH Size	2.50	2.52	2.52
Renter Occupied*	28.2%	30.0%	29.7%
Owner Occupied*	71.8%	70.0%	70.3%

*Housing tenure data is a percentage of total occupied housing units

Median Household Income

	2019	2024
Anderson County	$49,377	$56,378
South Carolina	$51,389	$57,210
United States	$60,548	$69,180

Population by Race & Ethnicity

	2010	2019	2024
White	80.1%	79.6%	79.1%
Black	16.0%	15.3%	14.9%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.0%	1.2%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	1.8%	2.1%
Two or More Races	1.5%	2.0%	2.3%
Hispanic Origin (Any Race)	2.9%	4.0%	4.8%

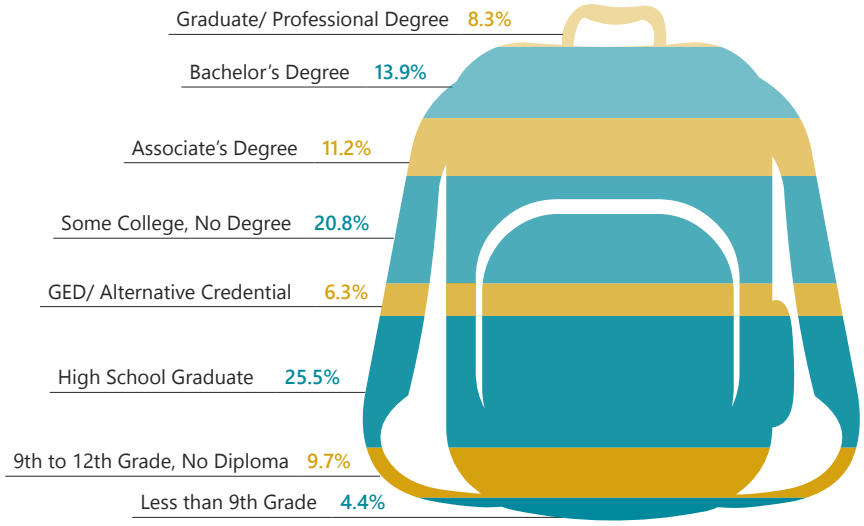
Per Capita Income

	2019	2024
Anderson County	$26,295	$30,112
South Carolina	$28,244	$32,417
United States	$33,028	$37,585

2019 Highest Education Attainment, Age 25+

High School Diploma or Higher

Bachelor's Degree or Higher



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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

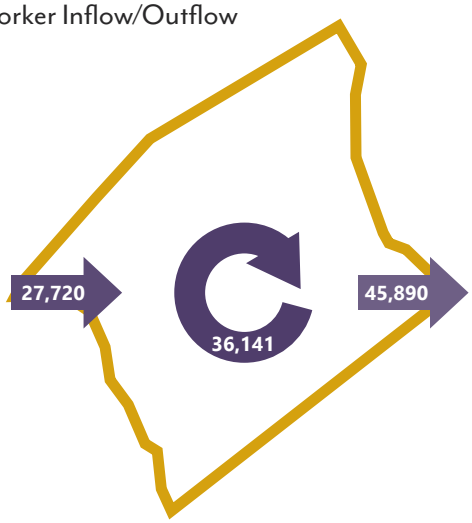
2017 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.4%
10-24 miles	30.4%
25-50 miles	17.2%
50 miles or more	13.9%

68.8% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	36,141
Commute into Anderson County	27,720
Commute Out of Anderson County	45,890

Where Do Anderson County Workers Live?

Anderson County	56.6%
Greenville County	11.1%
Pickens County	7.3%
Oconee County	3.6%
Spartanburg County	2.9%
Abbeville County	2.3%
Greenwood County	1.5%
Laurens County	1.3%
Richland County	1.2%
Lexington County	0.9%

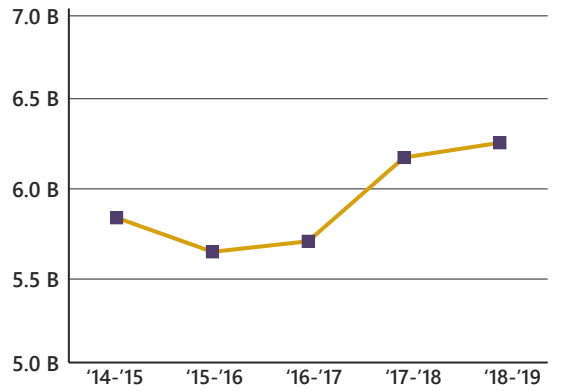
2019 Employment by Industry

Agriculture/Mining	0.6%	564
Construction	6.6%	6,094
Manufacturing	20.7%	19,111
Wholesale Trade	3.4%	3,141
Retail Trade	11.2%	10,356
Transportation/Utilities	4.0%	3,695
Information	1.3%	1,164
Finance/Insurance/Real Estate	3.7%	3,399
Services	45.7%	42,239
Public Administration	2.8%	2,606
Total	100%	92,369

2019 Civilian Population in Labor Force (16+)

Employed	95.7%
Unemployed	4.3%

Gross Retail Sales By Fiscal Year



2019 Business Establishments by Industry

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ANDERSON COUNTY MARKET OVERVIEW (CONT.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Electrolux Home Products	1,950	Home appliances
Robert Bosch	1,431	Automotive components
Michelin North America	1,241	Rubber tires
Techtronic Industries (TTI)	1,100	Power equipment and tools
First Quality Enterprises	797	Paper and tissue products

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Anderson County Public Schools	4,172	Public Schools, K-12
AnMed Health	3,755	Healthcare
South Carolina State Government	1,677	State Government
Tri-County Technical College	856	Higher Education
Walgreens Distribution Center	600	Distribution & Logistics

Airport Access

Greenville Spartanburg International
- 35 miles from exit 19, the Heart of the County
- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US
  - Allegiant Air
  - American Airlines
  - Delta
  - Frontier Airlines
  - Southwest Airlines
  - United Airlines

Anderson Regional Airport

ATL Hartsfield | 127 miles away

CLT Douglas | 120 miles away

Port Access

Inland Port Greer
- 40 minutes (42.8 miles) from exit 19, the Heart of the County
- 121,600 rail lifts in 2018
- 6.4% growth from 2017

Port of Charleston
- 217 miles from exit 19, the Heart of the County
- 2.3 M TEUs handled in 2018
- 6.4% growth from 2017

Highway Access

Interstates
- 37 miles of I-85
  - 8 interchanges

Highways
- US-29
- US-76
- US-178
- SC-24
- SC-81

Rail Access

Rail Providers
- 2 Major providers
  - CSX
  - Norfolk-Southern
- 2 Short line providers
  - Greenville & Western
  - Pickens
- Carolina Piedmont
- All major MSA's in the US are accessible by rail within 3 to 6 days

UpstateSCAlliance

Upstate SC Alliance
John Lummus, *President/CEO*
864.283.2300
www.upstatescalliance.com

APPALACHIAN COUNCIL OF GOVERNMENTS

Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scacog.org

Additional Resources

www.visitanderson.com
www.andersonscchamber.com
www.upstatealliance.com
www.upstateforever.org
www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2019 and 2024 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2017; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Anderson County Economic Development, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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