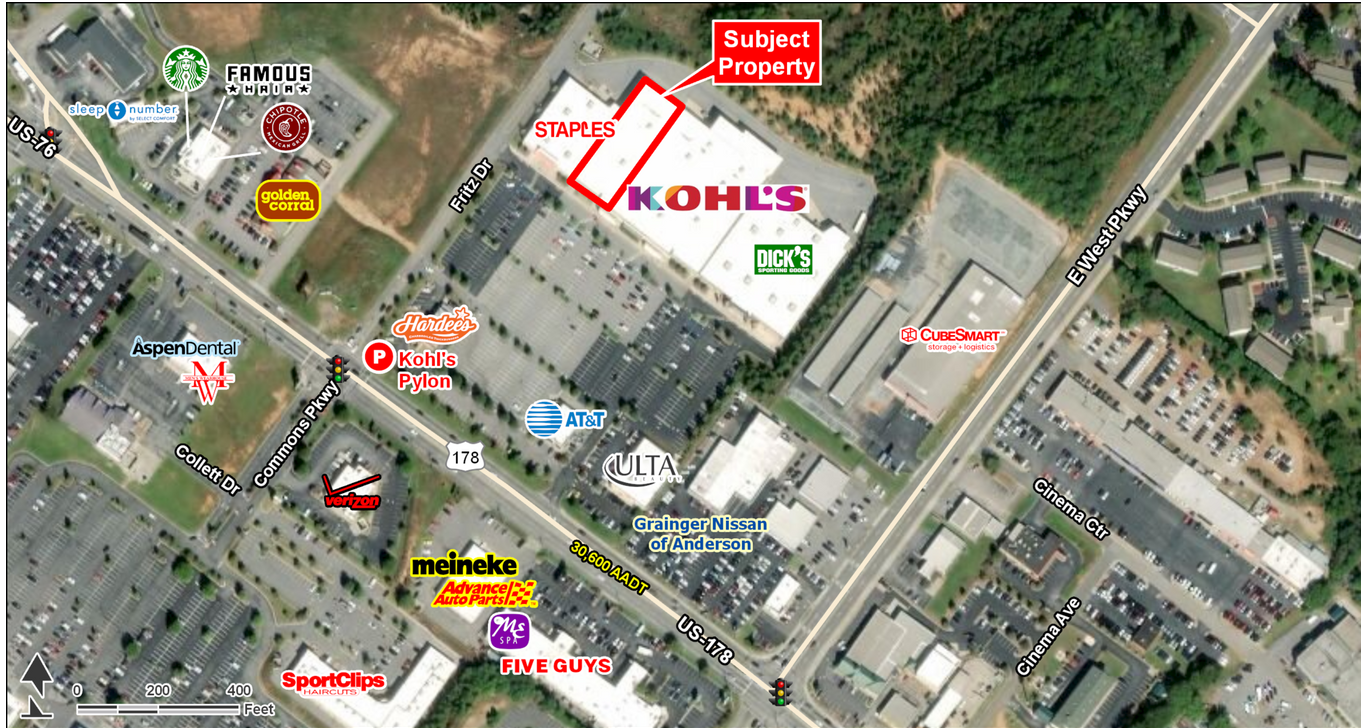


PRIME RETAIL SPACE ADJACENT TO KOHL'S

Anderson, SC 29621 | 130 Fritz Drive | Clemson Blvd & Beltline Blvd | #1261



- 24,200 SF junior anchor space available at Midtowne Park, a 173,868 SF community center anchored by Kohl's, Dick's Sporting Goods, Staples and Ulta
- Midtowne Park is located in the heart of Anderson's retail corridor which has limited anchor and junior anchor space available
- Visible and directly accessible from N Main St./U.S. Route 76
- Pylon signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2019 Population Density	4,352	32,403	66,877	Clemson Blvd	30,600 AADT
2019 Daytime Population	5,958	24,937	45,850	E West Pkwy	11,300 AADT
2019 Average HH Income	\$59,993	\$67,413	\$65,519		
2019 Median HH Income	\$50,053	\$50,302	\$46,823		

AVAILABLE SF:
24,200 SF

FRONTAGE:
APPROX 98' 3"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

AREA ANCHORS

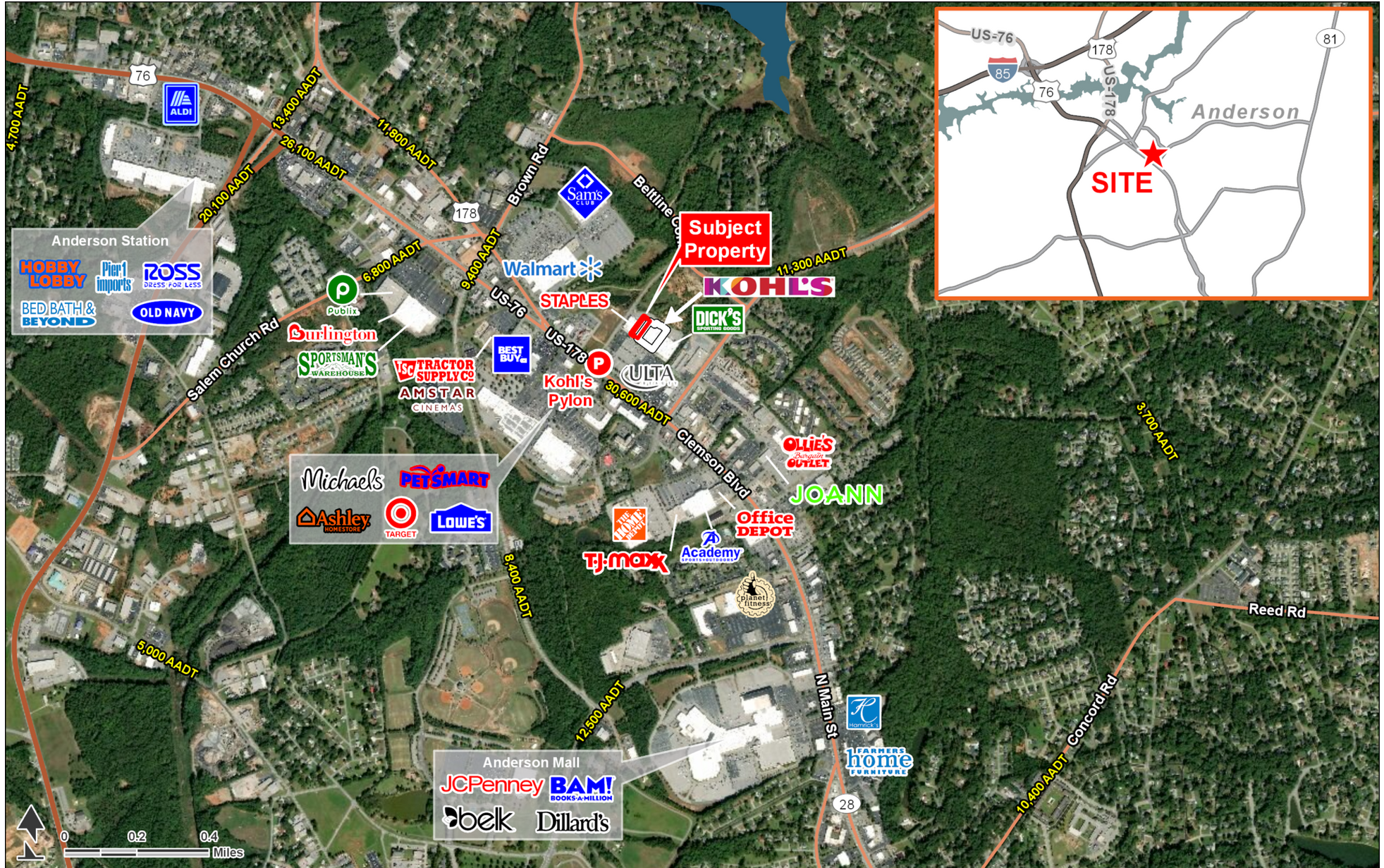


FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
 DAWN PRINCE HOOVER • dawn.princehoover@tscg.com • 704.335.5455
 JACK BRENNAN • jack.brennan@tscg.com • 704.335.5455



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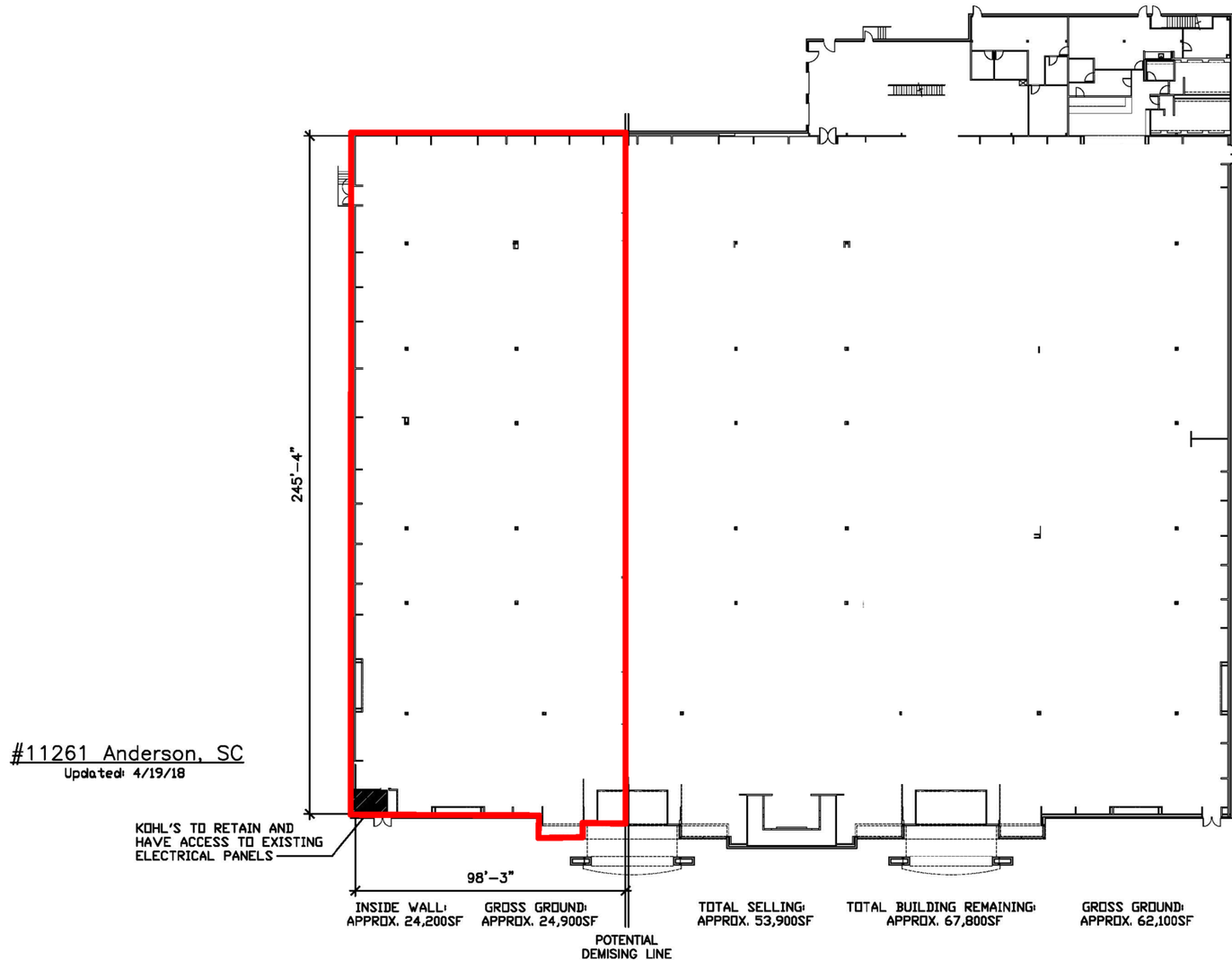
Stan Johnson Co.
 THE NET LEASE AUTHORITY™

CHAINLINKS
 RETAIL ADVISORS

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