HARTWELL VILLAGE | Seneca/Clemson, South Carolina

Hartwell Village is an outstanding new development opportunity with excellent visibility and easy access located at US-76/Tiger Blvd. & SR-93/Pendleton Road in an under-served retail area between Anderson and Easley. Situated on the border between Pickens and Oconee Counties, the center serves an expanded market area, including the vacation areas of Lake Hartwell, Lake Keowee and the foothills of the Blue Ridge Mountains. Hartwell Village is adjacent to Clemson University, with 21,957 students and 12,000 employees and enjoys a labor shed of over 623,000 people from 11 counties. Within 5 miles of the site, the average household income is $58,037 with more than $408.23 million spent on retail expenditures annually. Phase I is now open with high profile retail and outparcels available.

KEY TENANTS

SIZE

350,000 square feet
± 45 acres

LOCATION

Seneca/Clemson, South Carolina
US-76/Tiger Blvd. & SR-93/Pendleton Rd

TRAFFIC COUNTS

US-76/Tiger Blvd. - 25,000
SR-93/Pendleton Road - 10,000

KEY DEMOGRAPHICS

	5-MILE RADIUS
POPULATION	
Current Estimated Population	46,466
Projected Population (5 Years)	47,633
2010 Census Population	41,246
HOUSEHOLDS	
Current Estimated Households	18,093
Projected Households (5 Years)	18,640
2010 Census Households	14,757
INCOME	
Average Household Income	$58,037
Household Income $50,000+	44.6%
MEDIAN AGE	31 years
DAYTIME DEMOGRAPHICS	
Number of Businesses	1,180
Number of Employees	9,812
Total Daytime Population	29,485
CONSUMER EXPENDITURES	
Total Retail Expenditures	$408.23 M
Per Household per Month	$1,880
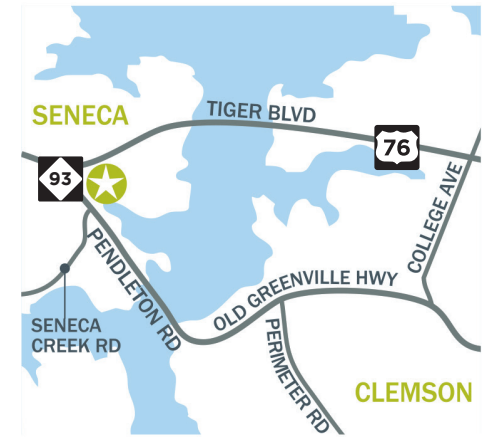
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FUTURE
RETAIL PAD

PROPOSED
LUXURY STUDENT
HOUSING

ALDI

RACK ROOM SHOES

Marshalls

Michaels

ULTA BEAUTY

five BEL°W

petco

13190

13390

13370

13360

13350

13330

13300

tru
Hilton
OWNED BY OTHERS

J-80

J-76

J-70

J-74

J-60

G-44 G-30 F-24

G-50

G-40

F-00

OP-3 A OP-3 B

OUTPARCEL 4
1.23 +/- AC

OUTPARCEL 5
0.82 +/- AC

OUTPARCEL 6
1.42 +/- AC

aloft HOTELS
OWNED BY OTHERS

PENDLETON RD/SR-93 - 10,000 ADT

TIGER BLVD - 25,000 ADT

76 123

SPACE	TENANT	SIZE
RETAIL J		
J-60	Mr. Knickerbocker	4,157 s.f.
J-70	Aloha Nails & Spa	1,214 s.f.
J-74	AVAILABLE	1,227 s.f.
J-76	AVAILABLE	1,212 s.f.
J-80	AVAILABLE	1,239 s.f.

SPACE	TENANT	SIZE
RETAIL G		
G-30	Tipsy Taco	3,955 s.f.
G-40	Great Clips	1,165 s.f.
G-44	Whimsy Cookie	1,960 s.f.
G-50	Five Guys	2,772 s.f.

SPACE	TENANT	SIZE
RETAIL F		
F-00	American Family Care	3,450 s.f.
F-24	AVAILABLE	2,551 s.f.

SPACE	TENANT	SIZE
OP-3 A	LEASE PENDING	2,500 s.f.
OP-3 B	AVAILABLE 2020	3,000 s.f.

Tenant names, building sizes and shopping center configuration are subject to change.

N

LAKE HARTWELL

CLEMSON UNIVERSITY
1.5 MILES

CLEMSON UNIVERSITY RECREATION FIELD

93

118-UNIT LUXURY CONDO-HOTEL COMING 2020

NEWSPRING CHURCH
OWNED BY OTHERS

PROPOSED 400+ BED LUXURY STUDENT HOUSING COMING 2020

PENDLETON RD - 10,000 ADT

tru Hilton
OWNED BY OTHERS

SNOW FAMILY OUTDOOR FITNESS & WELLNESS CENTER
$2.4M RENOVATION UNDERWAY

RACK ROOM SHOES

Marshalls

ALDI

ULTA

Michaels

five BELOW

petco

LAKESIDE LODGE CLEMSON
OWNED BY OTHERS

RETAIL J

RETAIL G

RETAIL F

76

123

aloft HOTELS
OWNED BY OTHERS

OUTPARCEL 3
1.35 ± ac

OUTPARCEL 4
1.23 ± ac

OUTPARCEL 6
1.42 ± ac

OUTPARCEL 5
0.82 ± ac

TIGER BLVD - 25,000 ADT

ALOFT COMING 2020

Epoch Clemson Phase I NOW OPEN
310 Units with 994 Beds

Tenant names, building sizes and shopping center configuration are subject to change.

76
123

EPOCH CLEMSON
(310 Units/994 Beds)

HART'S COVE APARTMENTS
(224 Units)

$2.4M OUTDOOR FITNESS
AND WELLNESS CENTER
RENOVATION

HARTWELL
VILLAGE

76
123

LAKE HARTWELL

LITTLEJOHN COLISEUM
10,325 Seat Arena

150+ Events/Year
Including Concerts, Trade
Shows and Sporting Events

CLEMSON
UNIVERSITY

21,957 Students with a 17:1 Student
to Faculty Ratio

12,000 University Employees

Ranked in the Top 20 Public Universities

27 Residence Halls and On-Campus
Apartment Communities

$1.8 Billion in Annual Economic Impact

Undergoing $469 M transformation and
expansion - its largest campus renovation
project in the last 5 years

DOUG KINGSMORE STADIUM
No. 7 Stadium in the Nation 2013

No. 9 in the Country in Average
Attendance in 2014

MEMORIAL STADIUM
86,000 Capacity

200,000 Home Game
Participants

Aerial map with retailer locations:

28 MINUTES FROM SITE: Lowe's, Walmart, Kohl's, Marshalls, belk, Sam's Club, Hobby Lobby, JCPenney, The Home Depot, Staples

15 MINUTES FROM SITE: Walmart, belk, Lowe's, The Home Depot, Staples, PetSmart, Bath & Body Works, Hobby Lobby

34 MINUTES FROM SITE: Walmart, belk, Sears, Old Navy, Michaels, Hobby Lobby, Target, Ross Dress For Less, Staples, PetSmart, Office Depot, Lowe's, The Home Depot, Sam's Club

Map labels: Tamassee, Lake Keowee, Seneca, Clemson, Lake Hartwell, SITE, Greenville, Easley, Anderson, Central, Newry, Keowee, Pendleton, Sandy Springs, Northlake, Centerville, Homeland Park, Townville, Oakway, Fair Play, Reed Creek

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