

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 10 miles of the site, the average household income is \$66,882 with more than \$929,000,000 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	45,296
Projected Population (5 Years)	46,933
2010 Census Population	41,246

HOUSEHOLDS

Current Estimated Households	17,124
Projected Households (5 Years)	17,731
2010 Census Households	14,757

INCOME

Average Household Income	\$63,100
Household Income \$75,000+	42.6%

MEDIAN AGE

31 years

DAYTIME DEMOGRAPHICS

Number of Businesses	1,181
Number of Employees	10,067
Total Daytime Population	29,871

CONSUMER EXPENDITURES

Total Retail Expenditures	\$414 M
Per Household per Month	\$2,017



LEASING CONTACT

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SPACE	TENANT	SIZE
RETAIL J		
J-60	AVAILABLE	2,956 s.f.
J-66	AVAILABLE	1,201 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	Palmetto Shades	1,239 s.f.

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

SPACE	TENANT	SIZE
RETAIL F		
F-00	AVAILABLE	2,402 s.f.
F-24	AVAILABLE	3,556 s.f.

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



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\$2.4M OUTDOOR FITNESS AND WELLNESS CENTER RENOVATION

EPOCH CLEMSON (310 Units/994 Beds)

HART'S COVE APARTMENTS (224 Units)

HARTWELL VILLAGE

LAKE HARTWELL

DOUG KINGSMORE STADIUM
No. 7 Stadium in the Nation 2013
No. 9 in the Country in Average Attendance in 2014

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

MEMORIAL STADIUM
86,000 Capacity
200,000 Home Game Participants

