

FOR SALE OR LEASE

±3.2 ACRES WITH  
LAKE FRONTAGE  
& DOCK ACCESS  
FOR MIXED USE

4403 CLEMSON BLVD  
ANDERSON, SC 29621

RESTAURANT • RETAIL  
CONDO • HOTEL • MARINA



GARY KIRBY  
864.650.5556

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE





### AVAILABLE SPACE

|                    |                                          |
|--------------------|------------------------------------------|
| <b>Address:</b>    | 4403 Clemson Blvd.<br>Anderson, SC 29621 |
| <b>Pricing:</b>    | Call Broker for Pricing                  |
| <b>Acreage:</b>    | ±3.2 Acres                               |
| <b>Zoning:</b>     | C-2 Anderson County                      |
| <b>Tax Map ID:</b> | 093-03-02-005                            |

### PROPERTY HIGHLIGHTS

- ±3.2 acres for Ground Lease, Build to Suit, or For Sale
- Partially developed site for Restaurant, Retail, Condo, Hotel, or Marina
- Located at I-85, Exit 19
- 2 curb cuts off Clemson Blvd.
- Potential for multiple concepts and buildings on site
- ±500 ft of Road Frontage on Clemson Blvd.
- ±1,000 ft of Frontage on Lake Hartwell with Dock Access
- License for 189 ft Dockable Frontage
- Site of Former Charlie T's Restaurant



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## PROPERTY PHOTOS

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## PROPERTY PHOTOS

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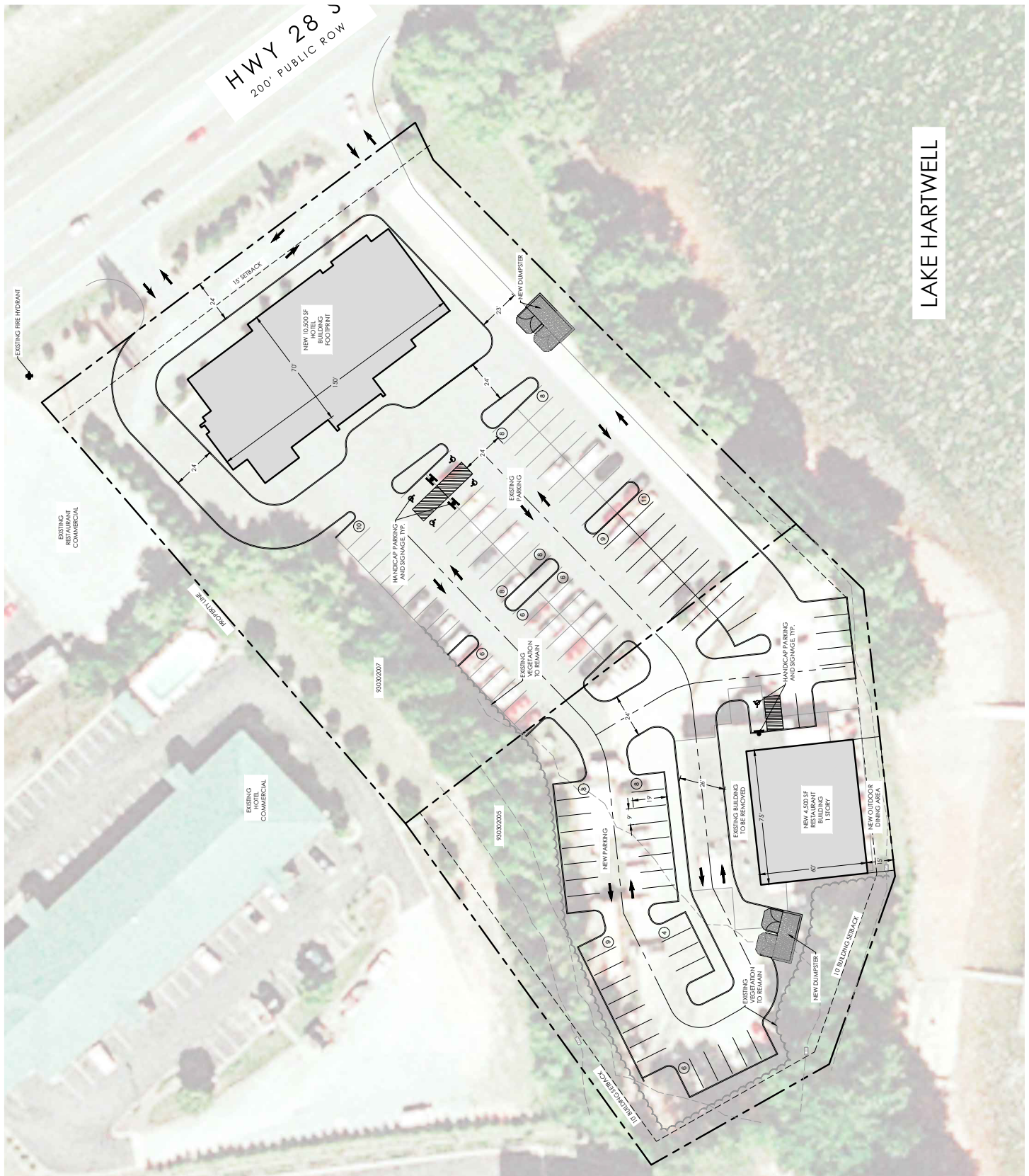
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# HOTEL & RESTAURANT CONCEPT



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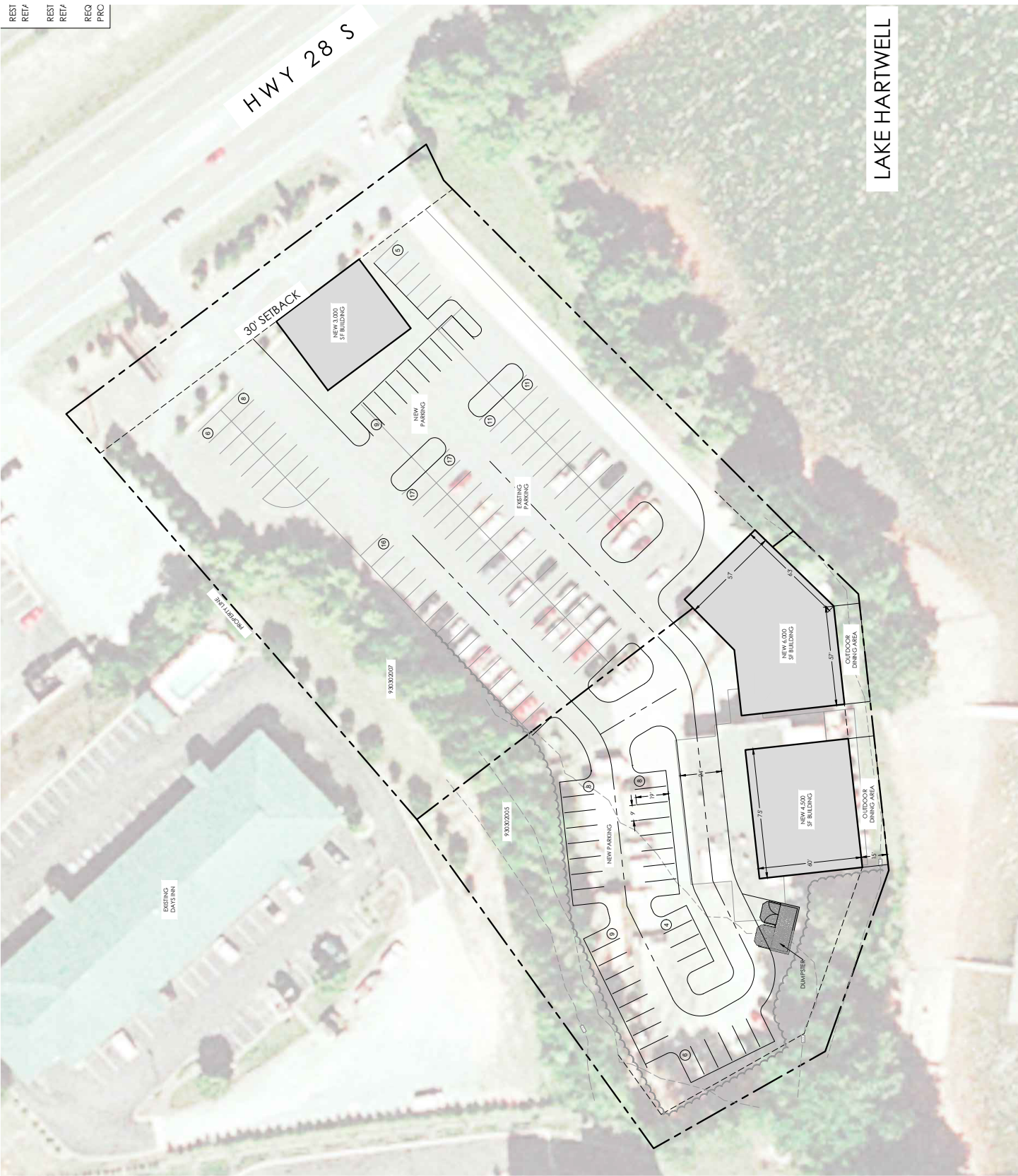
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# RETAIL & RESTAURANT CONCEPT

REST  
RET/  
REST  
RET/  
REQ  
PRO



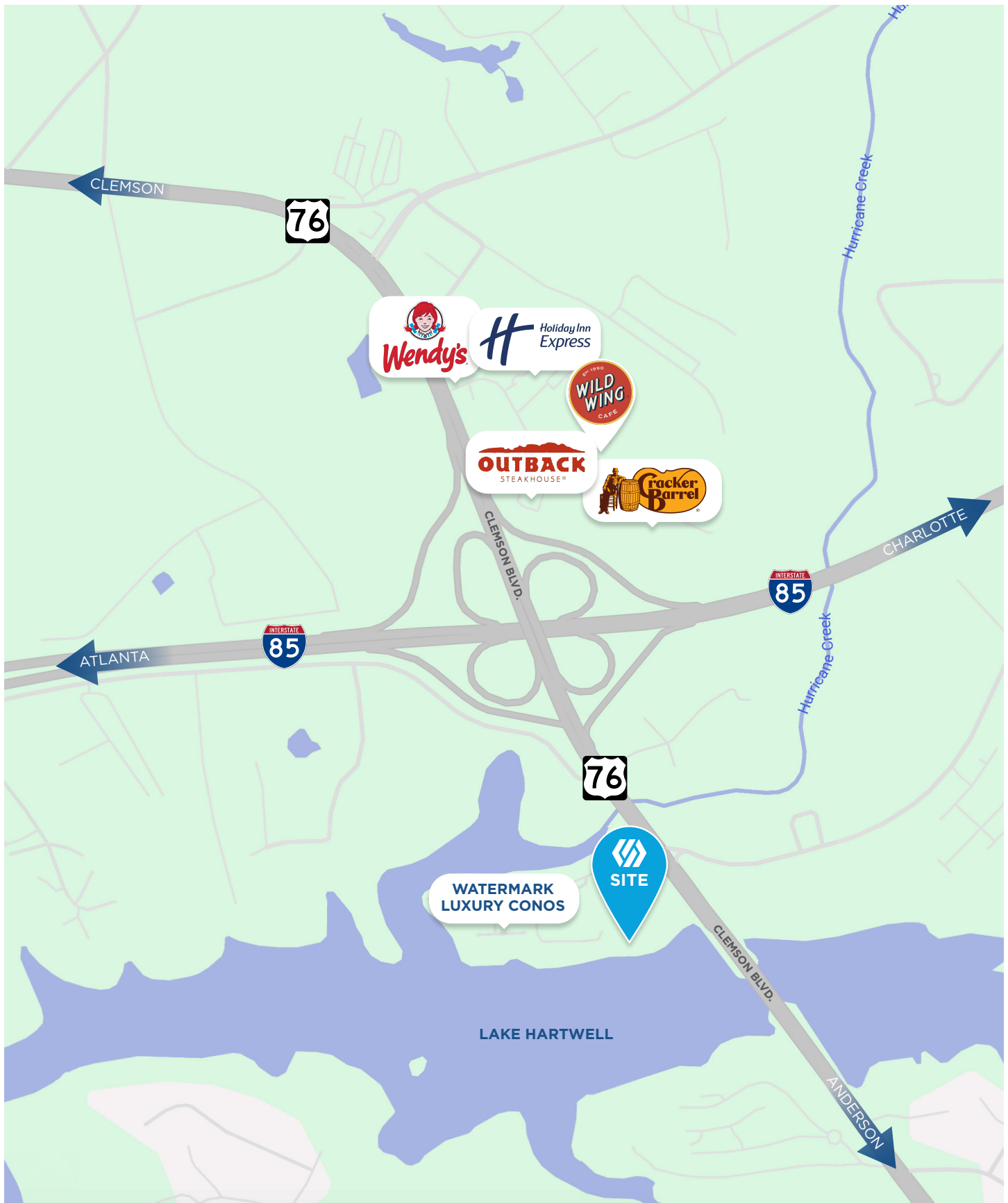
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## WHY ANDERSON?

### BUILT FOR CONNECTION

Anderson offers a prime location and welcoming environment for businesses of all kinds, with its strategic infrastructure ensuring seamless connectivity for logistics and distribution.

Here, businesses find a dynamic blend of opportunity and support. Several industries including automotive, advanced materials, industrial machinery, manufacturing companies, and over 27 BMW suppliers call the region home.

It's also a place where talent meets opportunity, drawing from a skilled workforce supported by more than 15 universities and colleges within 50 miles.

Families, entrepreneurs, and growing companies have discovered that Anderson is more than just a business hub—it's a community that works together to build success.

### WHERE GROWTH MEETS OPPORTUNITY

Anderson County has seen remarkable economic progress over the years. From population growth to rising incomes, the area's momentum reflects its thriving business environment.

"Where the World Comes to Work", Anderson hosts over 200 major manufacturers and over 20 international manufacturers, with a real estate market that is well-equipped to support continued expansion.

From its ideal location and flourishing industries to its warm and supportive community, Anderson County is a place where businesses and people grow together.





## LOCATION, LOCATION, LOCATION

**1.6 Million People**

10 Upstate SC Counties

**More Than 575**

International Companies

**#3 GDP Worldwide**

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

**160 New Locations**

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

**#2**

in the U.S. for Manufacturing 2024  
*Site Selection Group*

**#2**

State for Doing Business 2024  
*Area Development*

**\$18B+**

Capital Investment in the  
Upstate over Last 5 years

Data & Information Provided by Upstate Alliance

<sup>1</sup> Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia





**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.  
All property information is subject to change or withdrawal without notice.