## Hartwell Village

Seneca/Clemson, South Carolina | 350,000 square feet | ±45 acres



Hartwell Village is an outstanding new development opportunity with excellent visibility and easy access located at U.S. 76/ Tiger Blvd. & State Route 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 26,406 students and 5,564 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 \$75,429 with more than \$467.85 million spent on retail expenditures annually. High profile retail and outparcels available.

## **Leasing Contact**

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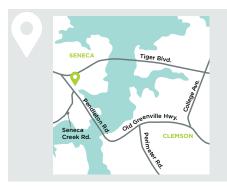
**Key Tenants** 













Population	5-Mile Radius	Median Age	25 Years
Current Estimated Population	45,298	Daytime Demographics	
Projected Population (5 Years)	47,066	Number of Businesses	779
Households		Number of Employees	13,690
Current Estimated Households	16,405	Total Daytime Population	70,677
Projected Households (5 Years)	17,151	Consumer Expenditures	
Income		Total Retail Expenditures	\$467.85 M
Average Household Income	\$75,429		
Household Income \$50,000+	50.3%		



\*Owned by others

American Family Care

Iso Iso Ramen & Boba

3,450 s.f.

2,551 s.f.

F-00

F-24



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

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