

# 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

**Shannon Dixon** [SDixon@castoinfo.com](mailto:SDixon@castoinfo.com)  
919.234.6707 Direct | 919.467.8880 Office

**Kristen Dykes** [KDykes@castoinfo.com](mailto:KDykes@castoinfo.com)  
919.234.6709 Direct | 919.467.8880 Office

## Key Tenants



## Key Demographics

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



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04/27/2023 | schv-overview

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Space	Tenant	Size
Retail J		
J-60	AVAILABLE WITH NOTICE	4,157 s.f.
J-70	Aloha Nails & Spa	2,441 s.f.
J-80	Buff City Soap	2,451 s.f.

Space	Tenant	Size
Retail F		
F-00	American Family Care	3,450 s.f.
F-24	Iso Iso Ramen & Boba	2,551 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	AVAILABLE WITH NOTICE	1,960 s.f.
G-50	Five Guys	2,772 s.f.

Space	Tenant	Size
Retail K		
K-1	Uptown Cheapskate	4,044 s.f.
K-2	Supreme Nutrition	1,421 s.f.
K-3	The Joint Chiropractic	1,430 s.f.

\*Owned by others

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

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**CLEMSON**  
UNIVERSITY

1.5 Miles from Site

- 26,406 Students with a 16:1 Student to Faculty Ratio
- 5,564 University Employees
- Ranked in the top 30 Public Universities
- 27 Residence Halls and On-Campus Apartment Communities
- 4.6 Billion in Annual Economic Impact

Clemson University  
Recreation Field

Lake Hartwell

189-unit Luxury Condo-Hotel

**LAKESIDE LODGE**  
CLEMSON

Owned by Others

**NEWSPRING CHURCH**

Owned by Others

**76 123**

Tiger Boulevard—27,293 ADT