



FOR SALE OR LEASE

±8,442-SF Restaurant Building Located on ±4.42 Acres

3402 Clemson Boulevard, Anderson, SC

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Pricing
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Property Details

For Sale or Lease | 3402 Clemson Blvd

This ±8,442-SF building is located on Clemson Boulevard and features approximately 300 feet of frontage within Anderson's primary retail corridor, which sees ±34,400 VPD and strong demand from national and regional retailers. Situated on ±4.42 acres, the second-generation restaurant property offers flexible opportunities for lease, sale or redevelopment.

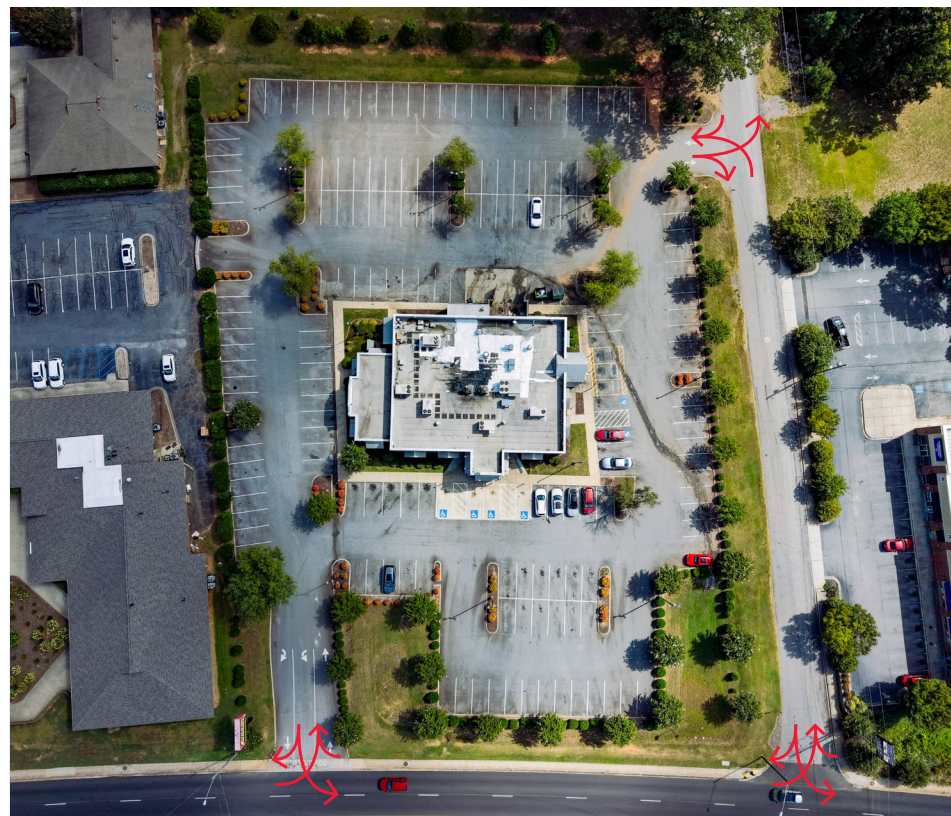
Located at the prominent corner of Clemson Boulevard and Forest Hills Drive, the site benefits from two full-access entrances, providing excellent visibility, accessibility and traffic circulation. Existing restaurant infrastructure includes a hood vent, walk-in cooler and walk-in freezer, all of which have been well maintained and remain in good working condition.

Highlights

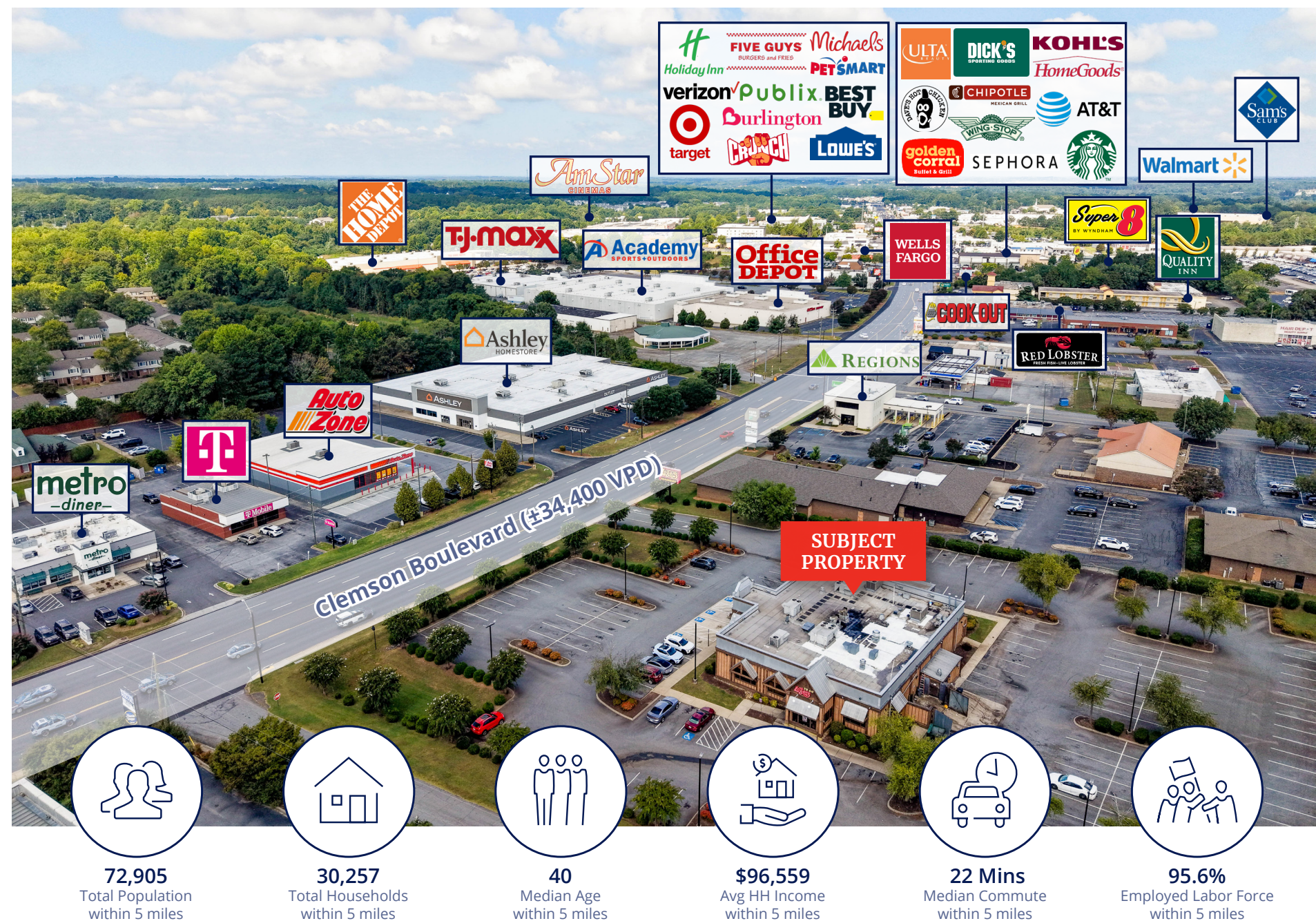
- For sale or lease
- ±8,442 SF existing restaurant
- ±4.42 acres
- Tax map #: 121-06-02-005 (Anderson County)
- Excellent visibility
- ±34,400 VPD on Clemson Blvd
- Multiple points of full motion ingress and egress
- ±168 surface parking spaces
- ±300' of frontage on Clemson Blvd
- Zoning: unzoned - providing a flexible redevelopment opportunity
- Restaurant infrastructure in place (hood vent, walk-in cooler and freezer)

Pricing

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Surrounding Retail





±65 Lots

Canterbury Estates
Coming Fall 2026



Retail Team



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Lead Brokers for Property

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