

FOR LEASE

Two Historic Retail Spaces in Downtown Pendleton

102 & 104 Exchange St, Pendleton, SC

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PENDLETON

Market Overview

The Pendleton-Clemson-Anderson market is one of the Upstate's most dynamic growth corridors, combining the historic charm of downtown Pendleton with the economic influence of Clemson University and the expanding business base of Anderson County. The area benefits from a strong mix of students, residents, professionals and visitors, creating consistent demand for retail, dining and service-oriented businesses.



FEATURES AND ATTRACTIONS

- ±60,000 annual visitors
- ±50 historic buildings
- Minutes from Lake Hartwell
- Walkable historic district
- Located in the Blue Ridge Foothills
- ±40 dining establishments
- Adjacent to Clemson University

DEMOGRAPHICS

Population *est*

2026	2031
15,601	**16,433**

Households *est*

2026	2031
6,559	**7,060**

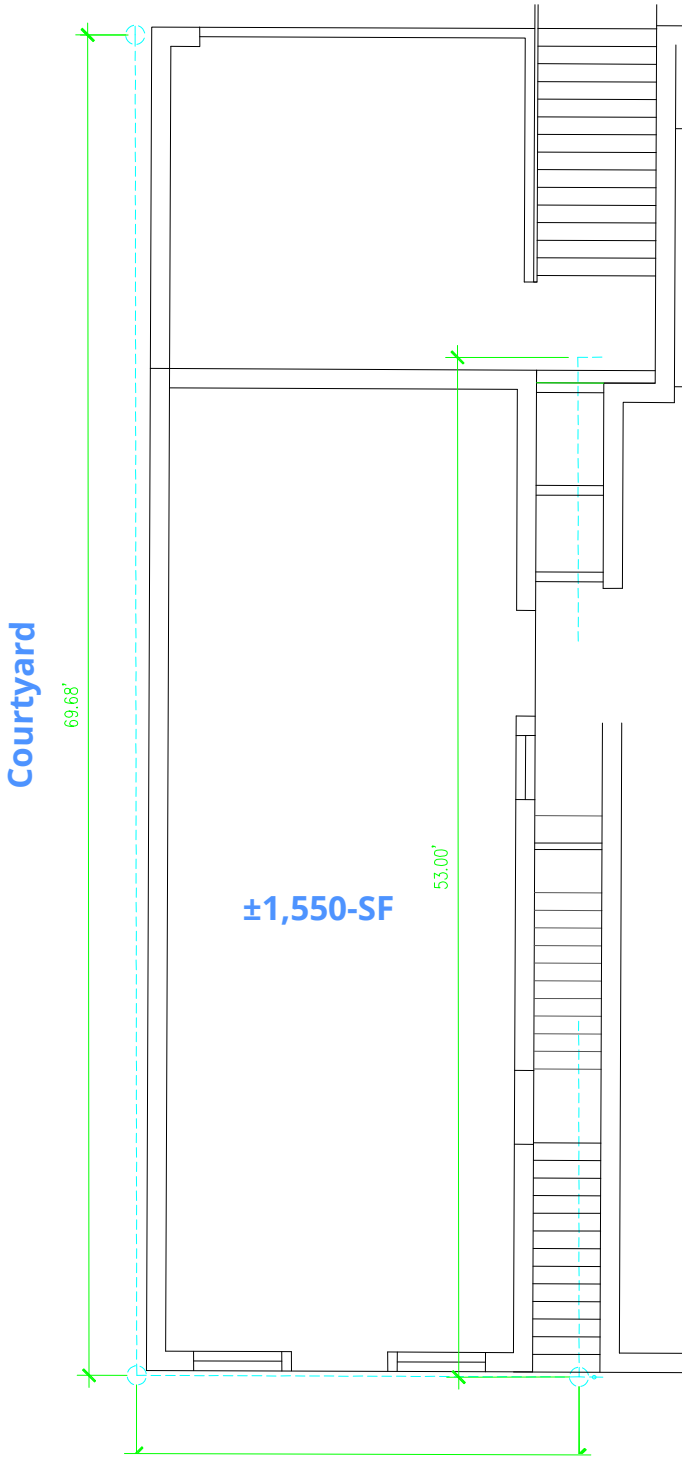
Avg HH Income *est*

2026	2031
$94,657	**$114,330**

104 Exchange Street

±1,550-SF Retail Space Available

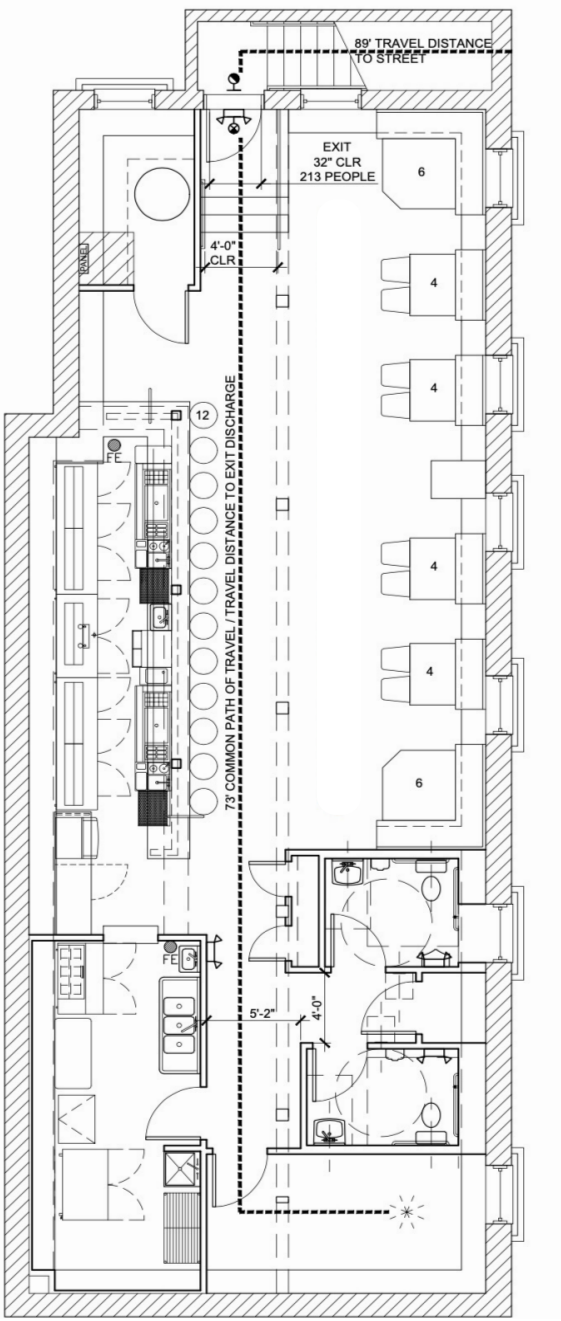




102 Exchange Street

±1,700-SF Basement Space Available





Conceptual Plan



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