



Colliers



FOR LEASE

Two Historic Retail Spaces in Downtown Pendleton

102 & 104 Exchange St, Pendleton, SC

Macy Scoggins

Senior Brokerage Associate

+1 864 527 5425

macy.scoggins@colliers.com

Colliers | South Carolina

32 E Broad Street, Ste 400

Greenville, SC 29601

+1 864 297 4950

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*

15,601	16,433
2026	2031



Households *est*

6,559	7,060
2026	2031



Avg HH Income *est*

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

104 Exchange Street

±1,500-SF Retail Space Available



Courtyard
Area

Courtyard

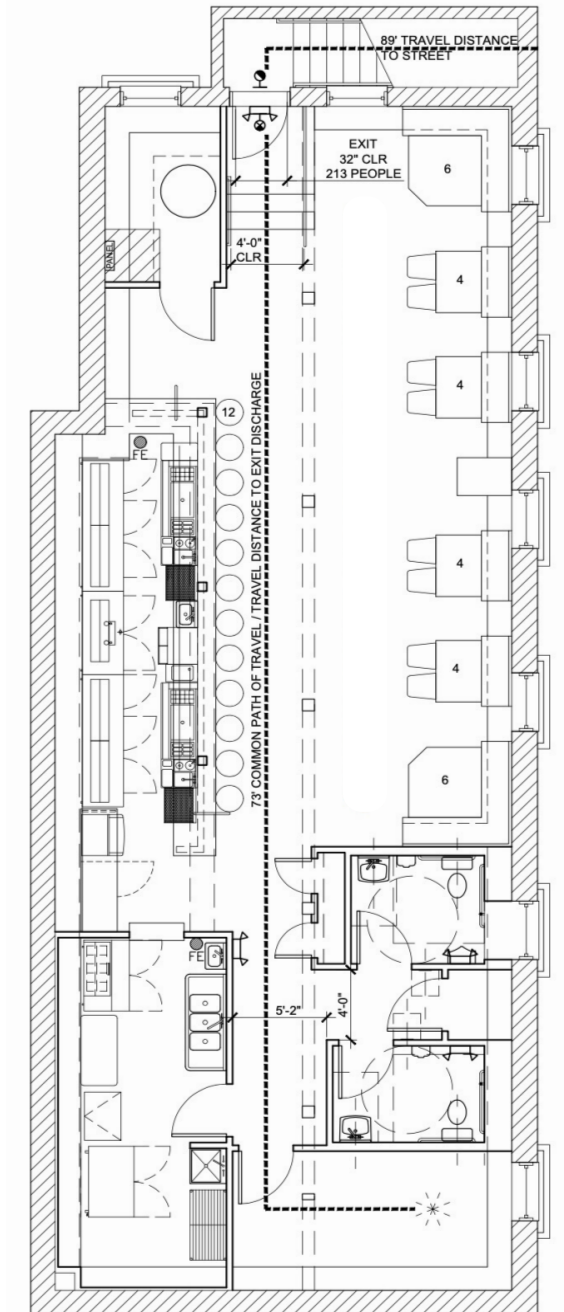
69.68'

±1,500-SF

53.00'

102 Exchange Street

±1,700-SF Basement Space Available



Conceptual Plan



Macy Scoggins

Senior Brokerage Associate
+1 864 527 5425
macy.scoggins@colliers.com

Colliers | South Carolina
32 E Broad Street, Ste 400
Greenville, SC 29601
+1 864 297 4950

