Publix #1379 - Gateway Village

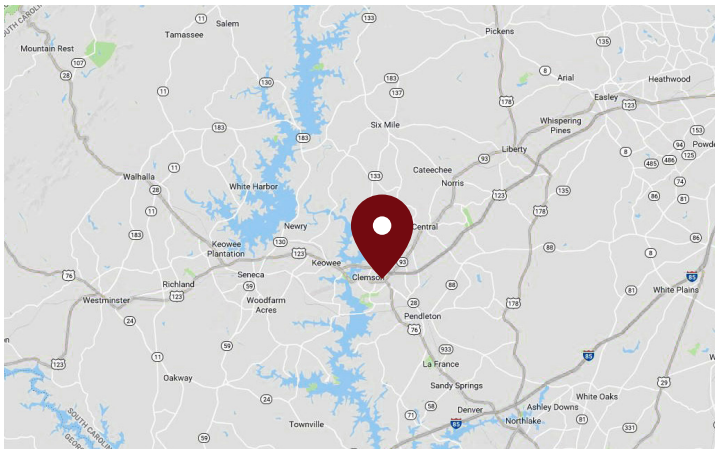
1390 Tiger Boulevard
Clemson, SC 29631
Lat 34.687, Long -82.818

FOR LEASE

1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Gateway Village is a Publix anchored center located along the heavily traveled Tiger Boulevard with excellent visibility and multiple points of access providing ease and convenience to customers.
- The center is strategically located less than 1-Mile from Clemson University (27,000 undergraduate and graduate students), a large public university.
- A strong diverse tenant line-up comprises of restaurant and personal care service retailers including fitness, food providers, and beauty care operators providing daily customer draws to the center.
- Combined Traffic Count: 41,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	9,367	32,391	48,308
Daytime Population	9,005	33,529	47,879
Total Households	3,216	10,957	18,046
Avg. HH Income	$67,300	$77,112	$79,573

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

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Crossman & Company
www.crossmanco.com

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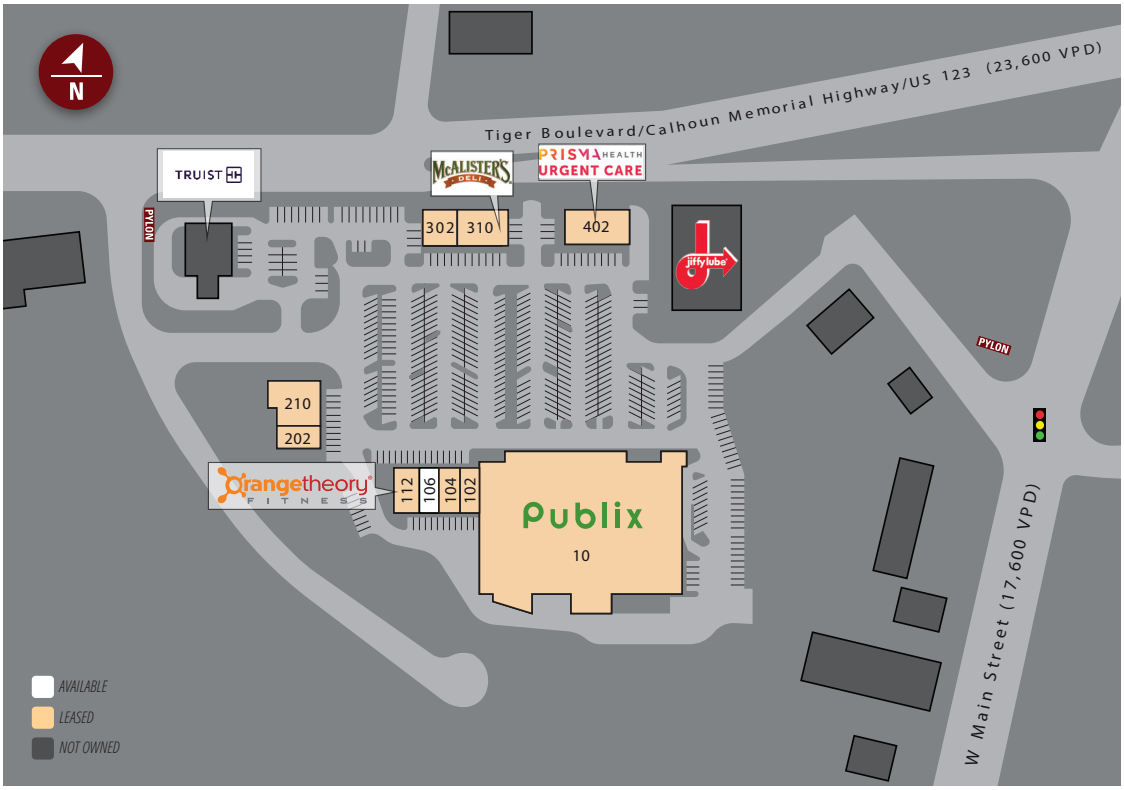

SITE PLAN

Suite	Tenant	Size
10	Publix	54,340
102	Scenthound	1,156
104	Tropical Smoothie Cafe	1,233
106	AVAILABLE	1,200
112	Orangetheory Fitness	3,614
202	Allure Nails & Spa	1,800
210	Red Bowl Asian Bistro	4,200
302	TCBY	1,700
310	McAlister's Deli	3,800
402	Prisma Health Urgent Care	4,500

TOTAL 77,543

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
308,000

EST. # OF VISITS ANNUALLY
1.8 Million

AVG. VISITS / CUSTOMER
5.73

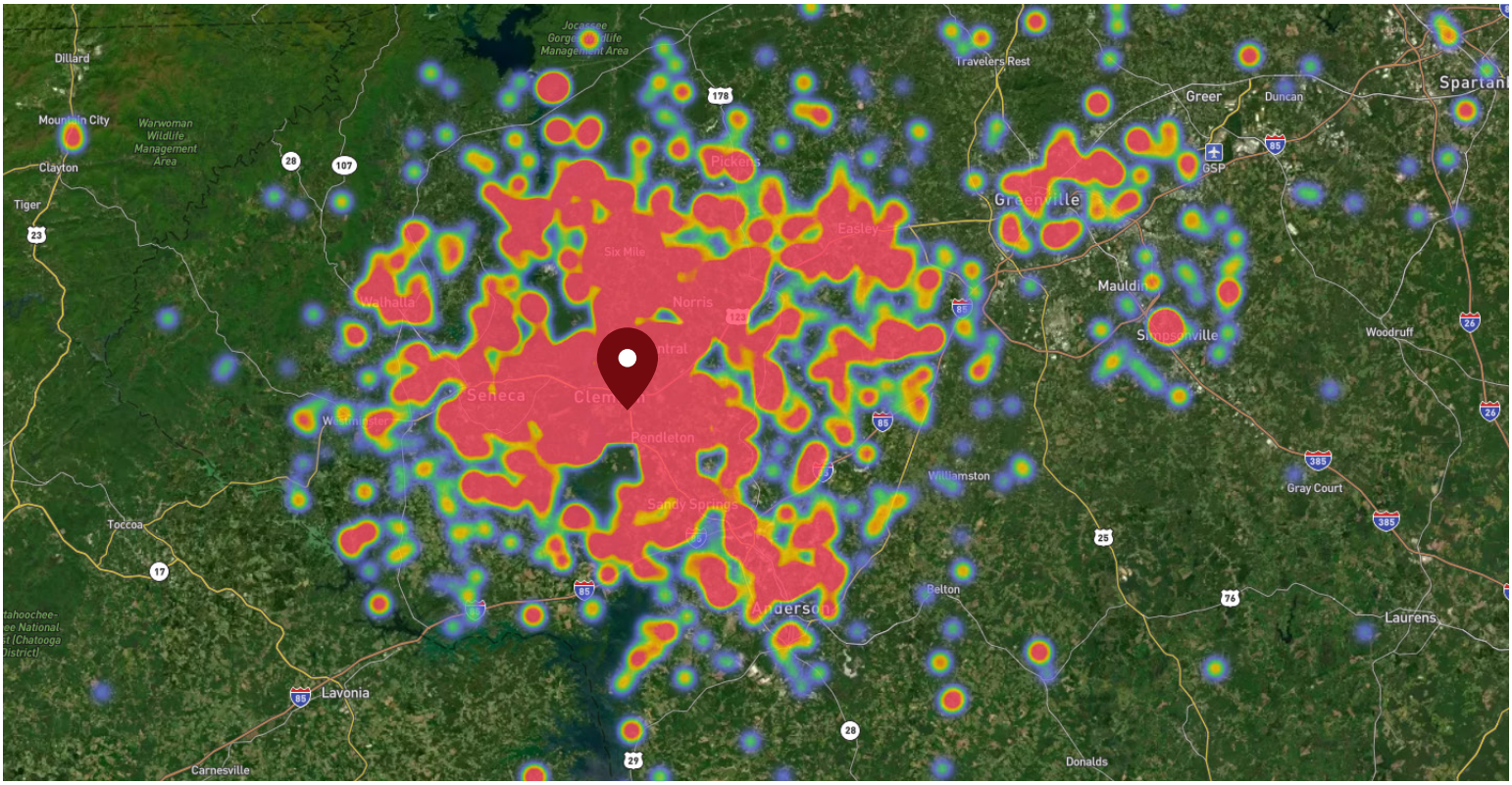
AVG. LENGTH-OF-STAY / VISIT
26 Min

TOP 3 DAYS	# OF VISITS
Sunday	262,560
Friday	259,901
Saturday	236,240

TOP 3 HOURS	# OF VISITS
6-7 PM	236,528
12-1 PM	230,832
5-6 PM	228,288

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025- May 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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