



HARTWELL VILLAGE

SENECA, SC (CLEMSON UNIVERSITY)

DOMINANT GROCERY-ANCHORED REGIONAL
SHOPPING CENTER IN HIGH-DEMAND SUBMARKET





ASSET OVERVIEW

ADDRESS

13300 CLEMSON BOULEVARD
SENECA, SOUTH CAROLINA 29678

SITE SIZE

15.26 ACRES

GLA

125,352 SQUARE FEET

YEAR BUILT

2017 - 2022

OCCUPANCY

97.8%

PREMIER ANCHOR TENANT LINEUP



Marshalls

five
BELOW

Michaels







ULTA
BEAUTY

petco



RACK
ROOM
SHOES

OPPORTUNITY HIGHLIGHTS

-  **Long-term Grocery-Anchored Lease**
(16 Years of Remaining Initial Term)
-  **Diverse Income Stream with Long WALT**
(8.2 Years)
-  **Best-in-Class, High-Performing Tenant Lineup**
*(Top 95th Percentile Neighborhood Center in the U.S.)**
-  **Proximity to Clemson University**
(A Top 30 Public University in the Country)
-  **Prime Position in Mixed-Use Development with 185 Luxury Apartments (100% Leased)**
-  **Multiple Access Points Along Highly-Trafficked Corridor**
(28,900 VPD)

**According to Placer.ai*



HIGHLY SOUGHT-AFTER REGIONAL RETAIL DESTINATION

TOTAL AREA OVERVIEW*

47,554 POPULATION

\$64,617 AVERAGE HOUSEHOLD INCOME

52% BACHELOR'S DEGREE OR HIGHER

100% LEASED SUBMARKET

**Within a 5-mile radius*



SITE PLAN

98%
LEASED

75%
NATIONAL TENANCY
PER GLA

90%
OF INCOME FROM
NATIONAL TENANCY

125,352
TOTAL GLA

659
PARKING SPACES

8.2
YEARS WALT



TENANT ROSTER

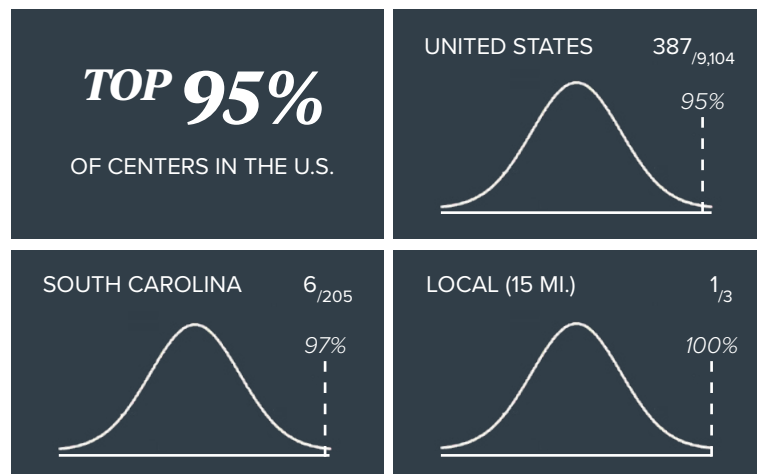
Building	Tenant	SF
K	Aldi	18,969 SF
K	Uptown Cheapskate	4,000 SF
K	Available	1,400 SF
K	Available	1,400 SF
Big Box	Michaels	17,106 SF
Big Box	Marshalls	21,000 SF
Big Box	Ulta	10,033 SF
Big Box	Rack Room Shoes	5,970 SF
Big Box	Five Below	8,135 SF
Big Box	Petco	12,437 SF
Strip J	Buff City Soap	2,451 SF
Strip J	Aloha Nails	2,441 SF
Strip J	Mr. Knickerbockers	4,157 SF
Strip G	Five Guys	2,772 SF
Strip G	Whimsy Cookie	1,960 SF
Strip G	Great Clips	1,165 SF
Strip F	Iso Iso Ramen & Boba	2,551 SF
Strip F	AFC Urgent Care	3,450 SF

SUPER-REGIONAL RETAIL CENTER WITH ENORMOUS DRAWING POWER

HARTWELL VILLAGE - PLACER.AI STATS

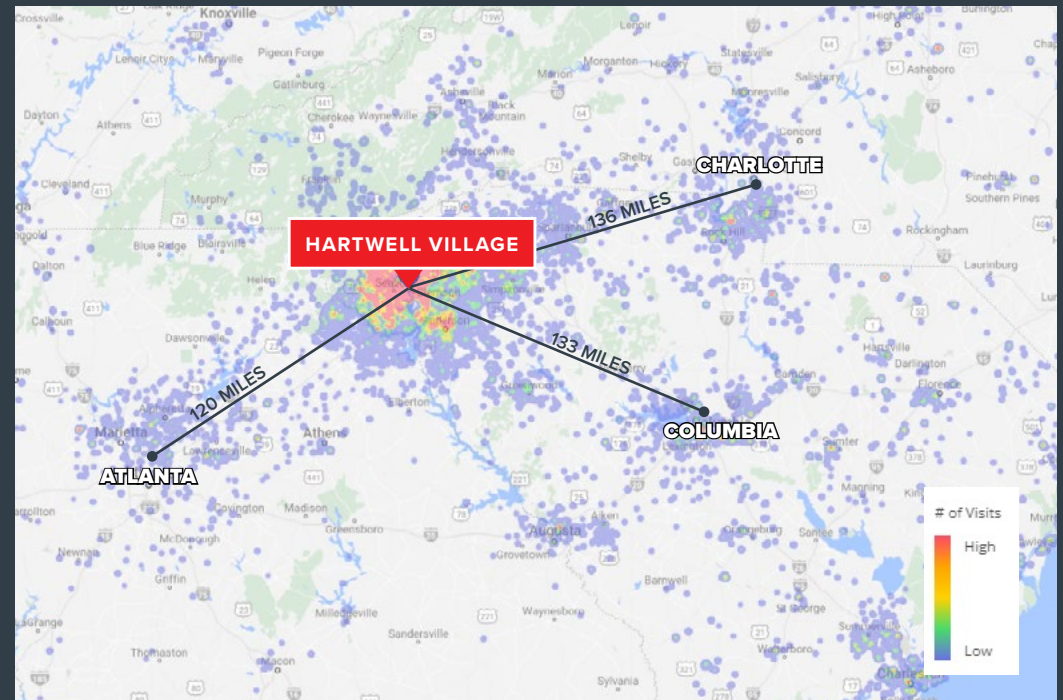


RANKING OVERVIEW BY CUSTOMER VISITS FOR NEIGHBORHOOD CENTERS



NEIGHBORHOOD CENTERS ARE BETWEEN 30,000 - 125,000 SF (CONVENIENCE CENTER)

TRADE AREA MAP (CUSTOMER VISITS BY HOME LOCATION)



BEST-IN-CLASS TENANT LINEUP WITH DIVERSE INCOME STREAM



STRONG CREDIT & INVESTMENT GRADE TENANCY

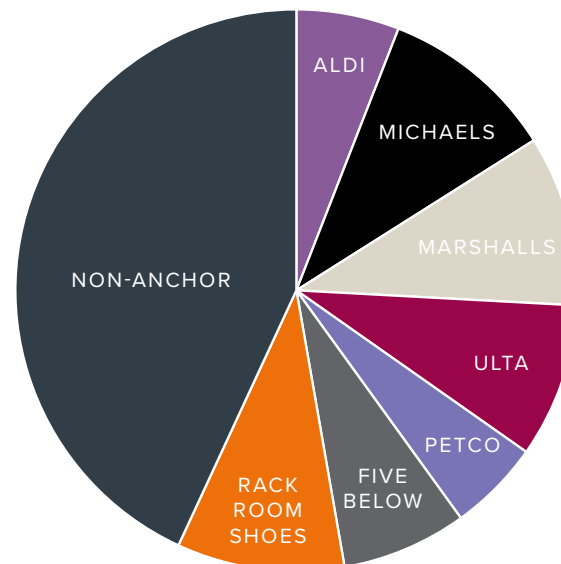
- Michaels** • EQUITY VALUE OF \$3.3B
- Marshalls** • MOODY'S A2
- petco** • RAISED \$940M IN IPO JAN-21
- ULTA BEAUTY** • \$2B+ IN LIQUIDITY
- five BELOW** • OPENED 170 NET NEW STORES IN 2021
- ALDI** • FASTEST GROWING GROCER IN THE U.S.

DIVERSE & SECURE INCOME STREAM

NO SINGLE TENANT ACCOUNTS FOR MORE THAN 11% OF THE OVERALL INCOME

57% BASE RENT IS REPRESENTED BY AN ANCHOR TENANT

90% OF INCOME COMES FROM NATIONAL/REGIONAL TENANTS



Tenant	% of Income
Aldi	5.92%
Michaels	10.11%
Marshalls	9.82%
ULTA	8.89%
Rack Room Shoes	5.29%
Five Below	7.21%
Petco	9.65%
Non-Anchor	43.10%

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