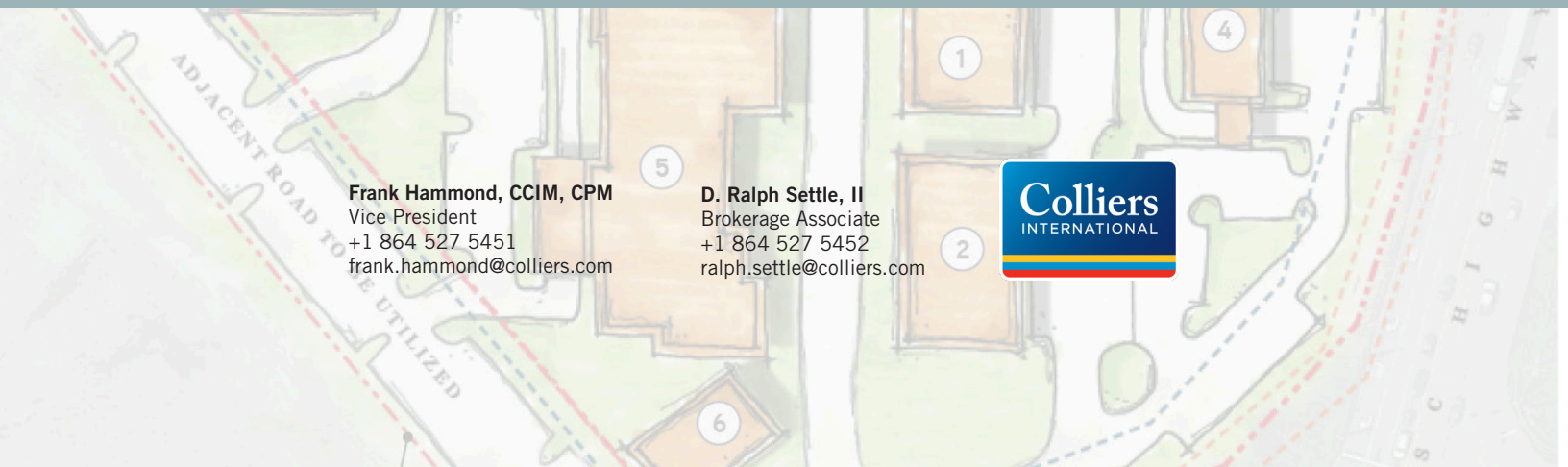




G A T E W A Y

M U L T I - U S E D E V E L O P M E N T



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ABOUT THE TTI RYOBI CAMPUS

DISTRIBUTION CENTER

This 1.3-million-square-foot distribution and assembly center serves customers' power tool and outdoor product needs.

INNOVATION CENTER

This 375,000-square-foot facility manages research and development of new products, marketing and advertising as well as administrative and executive functions for the company.

CONTINUOUS INVESTMENT

Future plans for the TTI campus include 100,000 square feet of expansion including an UL test lab and training center; adding to the potential consumer count in the area.

RYOBI



G A T E W A Y
MULTI-USE DEVELOPMENT

The Gateway to TTI is a ±6.3-acre parcel of land situated at the entrance to TTI's Ryobi campus off of Exit 27 in Anderson, SC.

The location of the Gateway makes it an exceptional opportunity for development. Due to the high volume of large employers in this area, substantial daily traffic count of 69,400 on I-85 and superior interstate access, the property is ideally suited for hospitality, quick service/fast casual dining, and/or retail use.

Master planning of this site is designed to maximize land usage and attract end users who will provide in-demand amenities to the 1,200 employees of TTI, nearby employers Bosch, Walgreens, Euwe and P&L as well as the more than 69,000 daily travelers along I-85.





G A T E W A Y V I S I O N

“Deliver an aesthetically pleasing, multi-use development which will serve and complement the existing TTI campus. This development will ideally consist of a combination of hospitality, dining and event venue options which will enhance the experience of on-site employees, visiting staff, vendors, customers and potential new talent visiting the TTI facility while serving the Anderson County, Exit 27 / I-85 market.”





GATEWAY PLAN 01



SITE 1 is designed for retail/restaurant use and can accommodate buildings up to $\pm 8,280$ SF

SITE 2 is designed for retail/restaurant accommodating up to $\pm 8,280$ SF

SITE 3 is designed for a quick service restaurant with drive-thru accommodating up to $\pm 4,700$ SF

SITE 4 four is designed for a 120 unit/4 level hotel

SITE 5 is designed for a TTI Gateway Welcome Center up to $\pm 1,500$ SF

SITE 6 is planned for beautification/site monument

BUILDING SIZES AND CONFIGURATIONS CAN BE ADAPTED TO SUIT END USER PRODUCT TYPE





GATEWAY PLAN 02



SITE 1 is designed for retail/restaurant use and can accommodate buildings up to $\pm 8,280$ SF

SITE 2 is designed for retail/restaurant accommodating up to $\pm 8,280$ SF

SITE 3 is designed for retail/restaurant user and can accommodate up to $\pm 2,350$ SF

SITE 4 is designed for a quick service restaurant with drive-thru accommodating up to $\pm 4,700$ SF

SITE 5 four is designed for a 120 unit/4 level hotel

SITE 6 is designed for a TTI Gateway Welcome Center up to $\pm 1,500$ SF

SITE 7 is planned for beautification/site monument

BUILDING SIZES AND CONFIGURATIONS CAN BE ADAPTED TO SUIT END USER PRODUCT TYPE





EXIT 27: A MARKET OPPORTUNITY

The Gateway represents an opportunity to fill a retail and hospitality void in the market at Exit 27 in Anderson. The exit has a strong consumer base and is strategically situated between existing retail corridors along exit 40 in Powdersville and Exit 19 towards Clemson.

EXIT 19 : 8 MILES

HOSPITALITY

Hilton Garden Inn
 Baymont Inn & Suites
 Comfort Suites
 Rodeway Inn
 Hampton Inn & Suites
 Country Inn & Suites

FAST CASUAL DINING

Outback Steakhouse
 Cracker Barrel
 Fatz Cafe
 Fuddruckers
 Waffle House

QUICK SERVICE DINING

McDonald's
 Subway
 Hardee's
 Wendy's
 Arby's

EXIT 40 : 14 MILES

HOSPITALITY

Super 8
 Comfort Suites
 Holiday Inn Express
 Best Western Plus
 Hampton Inn
 Baymont
 Quality Inn
 Days Inn

FAST CASUAL DINING

Cracker Barrel
 Waffle House
 Shane's Rib Shack
 Eggs Up Grill

QUICK SERVICE DINING

Burger King
 Arby's
 KFC
 Zaxby's
 Chick-fil-A
 Taco Bell
 McDonald's
 Wendy's

EXIT 27 : 1 MILE

HOSPITALITY

Holiday Inn Express
 Hampton Inn

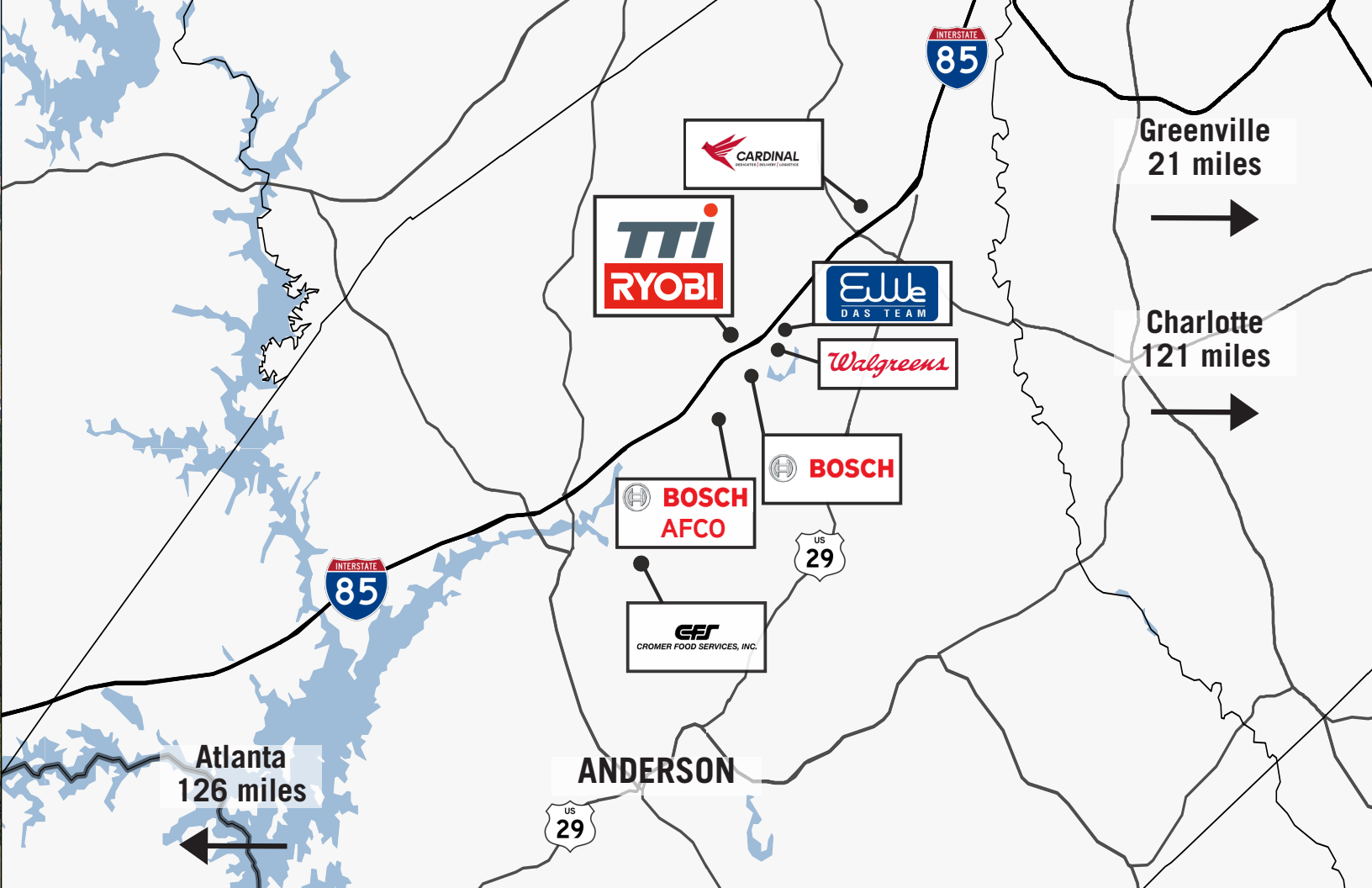
FAST CASUAL DINING

Waffle House
 Juice Bar and Grill

QUICK SERVICE DINING

McDonald's
 Arby's





ANDERSON COUNTY ECONOMIC OVERVIEW

Anderson, SC is situated along the busy I-85 corridor, almost exactly halfway between two major Southeast hubs: Atlanta, GA and Charlotte, NC. The county supports major industry and sees a large number of travelers daily due to its proximity to this major transportation artery.

- 200+** Existing Industries
- 36** Industries Represented
- 20+** International Headquarters
- \$272 million** in accommodation and food service sales in 2012
- 88,212** Housing units in Anderson County
- \$11,563** Total retail sales per capita
- 931** Building permits requested in 2017

EMPLOYERS IN ANDERSON, SC	# OF EMPLOYEES
BOSCH	1,315
TTI	1,200
WALGREENS	650
POLTEX	250
CROMER FOOD SERVICES	145
EUWE	75

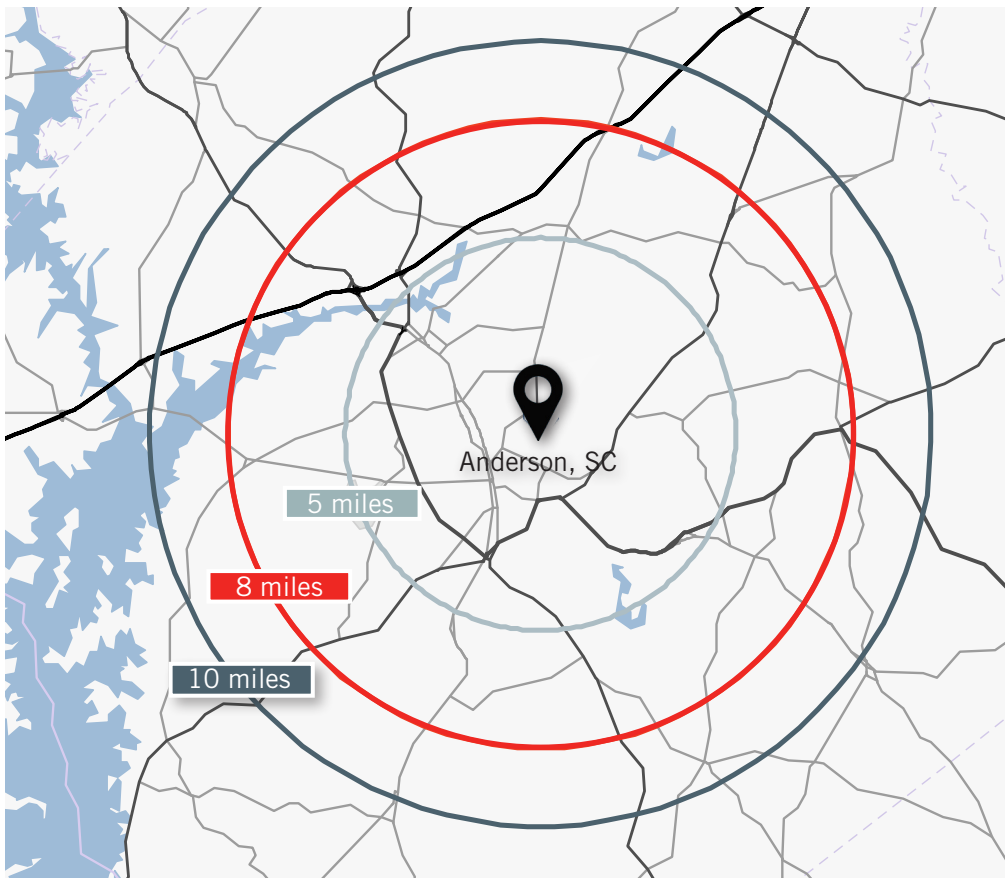
*Anderson County Chamber of Commerce





G A T E W A Y

MULTI-USE DEVELOPMENT



5 MILES
Population 71,486
Avg HH Income \$61,253
Median Age 38

8 MILES
Population 104,922
Avg HH Income \$62,884
Median Age 38.8

10 MILES
Population 125,875
Avg HH Income \$63,715
Median Age 40.9

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