

DOCKSIDE

Best Implementation Of Mixed-Use In New Development



FOUNTAIN RESIDENTIAL
PARTNERS

Stuart J. Roosth
ARCHITECT

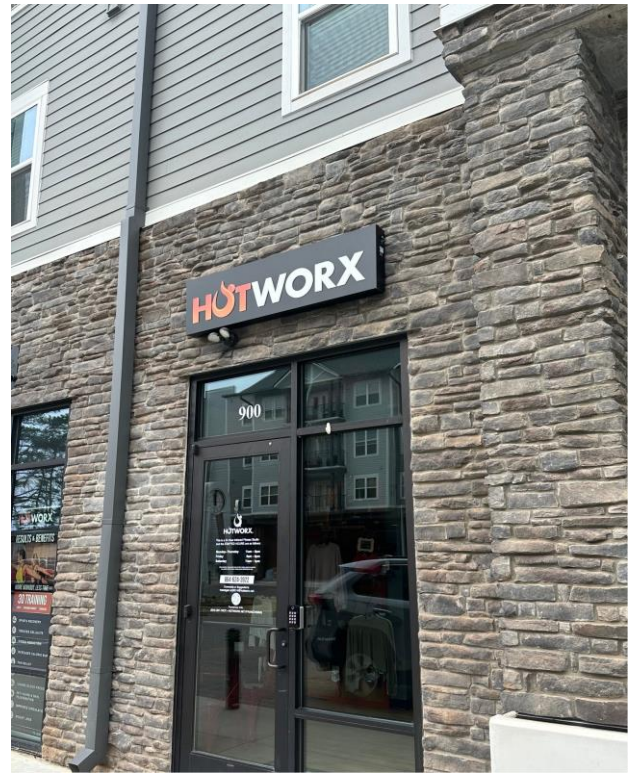
DEMENT
DESIGNS



894 Tiger Blvd | Clemson, SC | Docksideclemson.com



- Developer: Fountain Residential Partners
 - Architect: Stuart Roosth Architecture
 - Contractor: Sherman Construction
 - Landscape Architect: Kimley Horn
 - Interior Design: Dement Designs
 - Beds: 633 Beds
 - Retail Square Footage: 21,000
 - Date of Completion: August 2022, Tenant finish out ongoing
 - New Construction – Mixed Use
- Dockside is a unique property, located on Lake Hartwell in Clemson, SC, with a public green, massive boardwalk, deck, and 14-slip boat dock for both resident and community-at-large use. With over 21,000 square feet of retail and restaurant destinations split between two residential buildings, residents and guests can enjoy the lake, live music at the public green bandshell, some lunch at one of the restaurants, or dinner and a sunset.
 - Residents at Dockside enjoy lake access unlike any other property in the market. With the added ability to start the day with a spin class at Elevate Spin or a workout at HotWorx, pick up lunch to go at Farmhouse Tacos and study on the dock, or grab a pizza at Your Pie and watch live entertainment, Dockside provides true lake living and an unparalleled resident experience.
 - Restaurants: Your Pie Pizza, Farmhouse Tacos, Putts & Brews
 - Fitness: Elevate Spin, Hotworx
 - Other: Rio Wax, Dazzling Nails, Barkery Bistro
 - Tiger Boulevard has over 30,000 cars traveling past Dockside each day. With lake and street accessibility, retail and restaurants are quite busy. The average rental rate for the retail space is over \$25/sq ft.
 - The site was the home of the previous Clemson Holiday Inn, built in 1969. It closed in 2006 and was later demolished. Working for over a year to secure rezoning through the PD planned development process, it became clear rezoning would not be allowed. Fountain Residential Partners worked with the architect, Stuart I Roosth, and the landscape architect, Kimley Horn to redesign the site plan to fit with the existing zoning for a 4-story Holiday Inn, designing to meet the exact density, height, parking, and retail requirements that existed since the 1960's. Planning commission approval was granted January 2020.
 - The retail and restaurant spaces are located on the ground floor of two residential buildings, with Tiger Boulevard frontage, as well as Lake Hartwell view. Guests may park in the circular motorcourt parking or on a dedicated level of the of the parking garage with an easy walk to any of the retail or restaurant business. The residential buildings were complete in August and September 2022, with retail spaces having steady completion & openings since that time. Several retail spaces are completing tenant improvement finish out at this time.





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