

FOR SALE AND LEASE

±5,000 Sqft Retail Building on ±2 Acres in Clinton, SC



938 Springdale Drive | Clinton, SC 29325

LOCATION DESCRIPTION

Located on Springdale Drive just ±1.2 miles from Presbyterian College

OFFERING SUMMARY

| | |
|---------------------------|-----------------------|
| Sale Price: | \$375,000.00 |
| Lease Information: | \$3,000/month Gross |
| Lot Size: | ±2 Acres |
| Building Size: | ±5,000 Sqft |

PROPERTY HIGHLIGHTS

- Option to Seller finance
- ± 5,000 Sqft Retail Building
- Parcel Size: ± 2 Acres
- Property sits on a well-traveled road in Clinton, SC
- Fenced rear and side yard
- Outbuilding for storage
- Previously occupied by a feed & seed store
- Open concept and tall ceilings provide flexibility for multiple uses including retail or service user
- Zoning | C-3 Commercial
- Ample parking and room for laydown
- Loft space can be used as an apartment or office

LINDSEY TWINING
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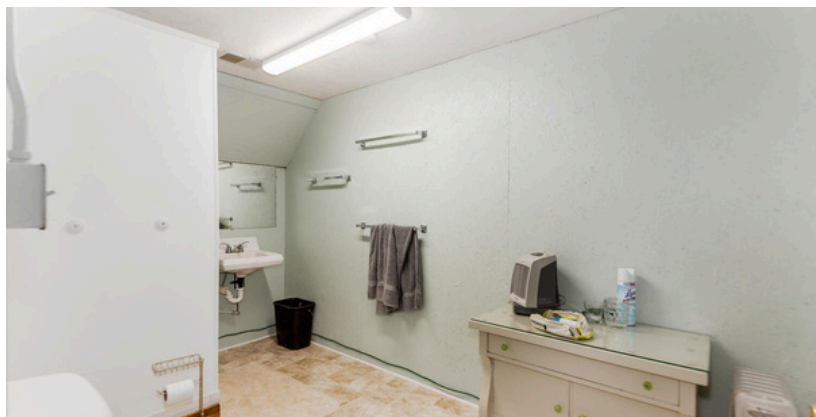
REEDY COMMERCIAL
301 N Main Street, Suite 501
Greenville, SC 29601
reedyccommercial.com

938 Springdale Drive

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PROPERTY PHOTOS



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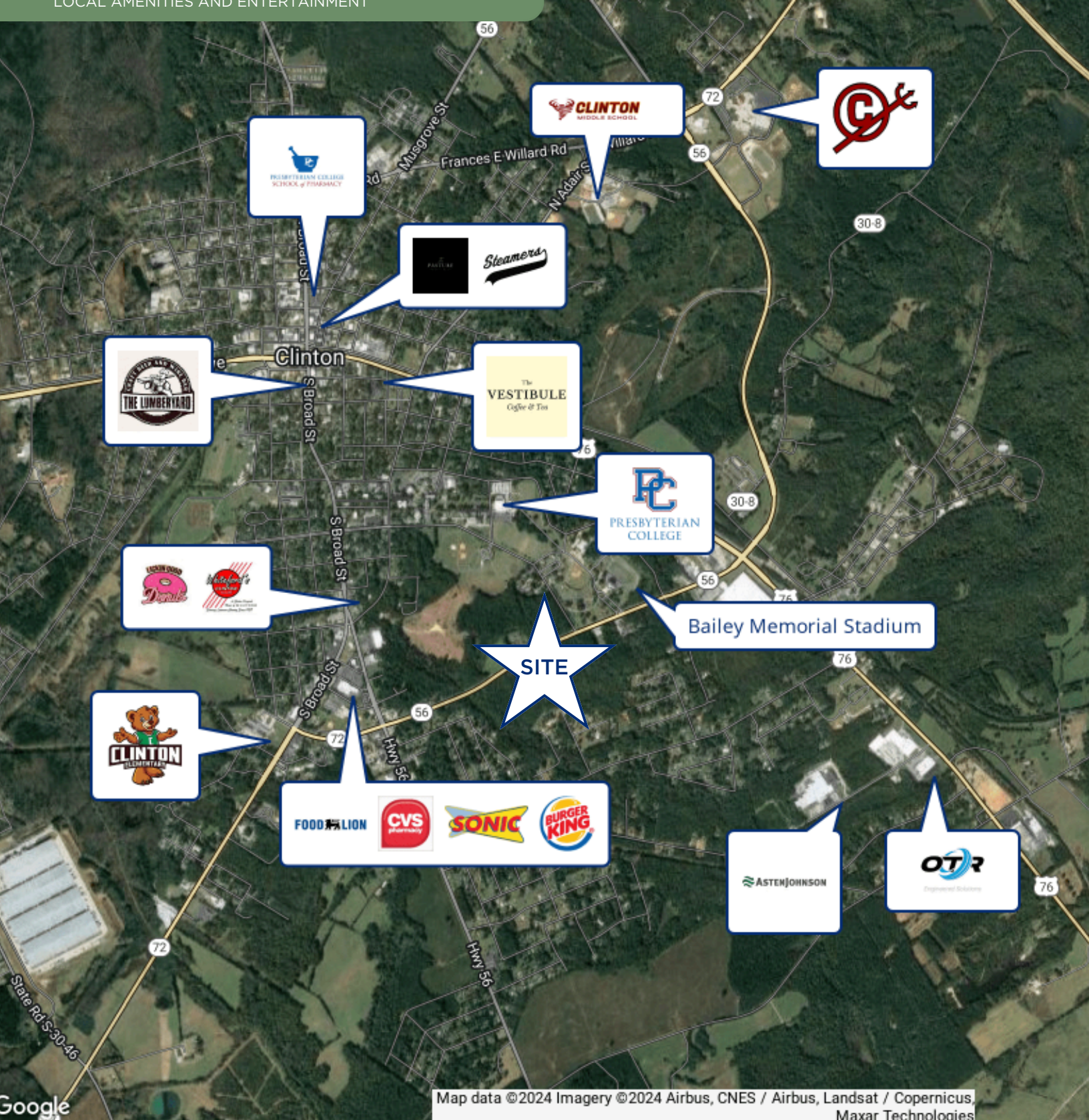
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LOCAL AMENITIES AND ENTERTAINMENT



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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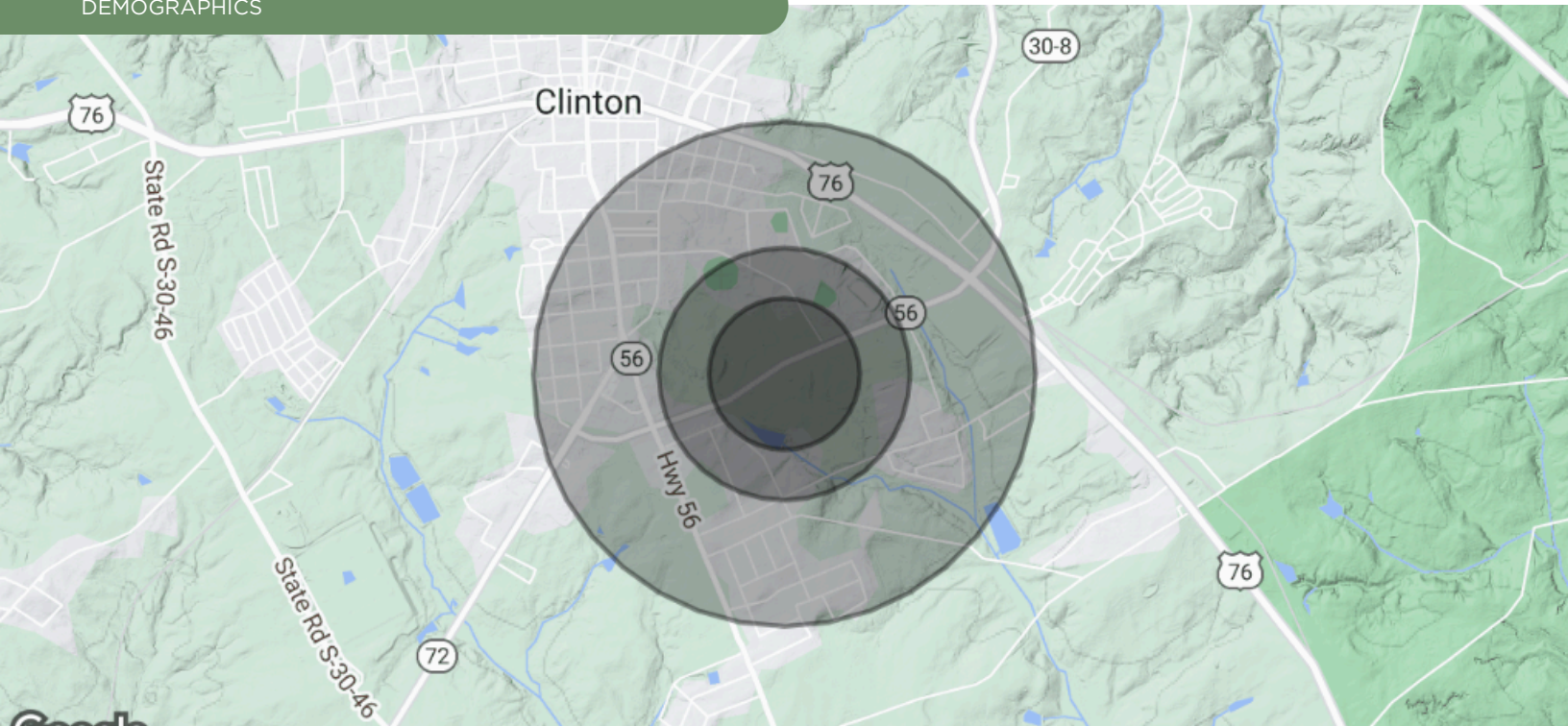
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DEMOGRAPHICS



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 174 | 580 | 3,147 |
| Average Age | 36 | 36 | 39 |
| Average Age (Male) | 35 | 35 | 37 |
| Average Age (Female) | 37 | 37 | 40 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 48 | 160 | 996 |
| # of Persons per HH | 3.6 | 3.6 | 3.2 |
| Average HH Income | \$81,046 | \$81,046 | \$82,442 |
| Average House Value | \$206,579 | \$206,579 | \$221,316 |

Demographics data derived from AlphaMap