



FOR Sale

2,400-SF

Downtown

Retail

Location



CLINTON
South Carolina

209 Musgrove Street



Existing Uses

- Commercial
- Mixed-use
- Single Family Residential
- Multi-family Residential
- Financial
- Government
- Institutional/College
- Religious/Non-profit
- Greenspace/Vacant
- Parking
- Opportunity Zone





CLINTON
South Carolina

209 Musgrove Street

Address: 209 Musgrove Street

Building Size: 2,600-SF

Sale: \$97,000

Parcel ID: 901-05-013-009

Zoning: Central Commercial C-2

Types of Businesses Nearby: Restaurants,, Clothing, Office Supply, Financial Office, Law Office, Jewelry & Gift shops

Accessibility: Entrance from Musgrove St. On street parking & Parking lot across street

Previous Use: Cobble Shop & Bargain Shop

Highlights: Can be subdivided, roof – 5 years old, 15 Ft. Ceilings, one section has potential long term tenant.

City of Clinton Demographics

Population (2019): 8,108

- **White: 60.8%**
- **Black: 34.1%**
- **Hispanic Origin: 2.8%**

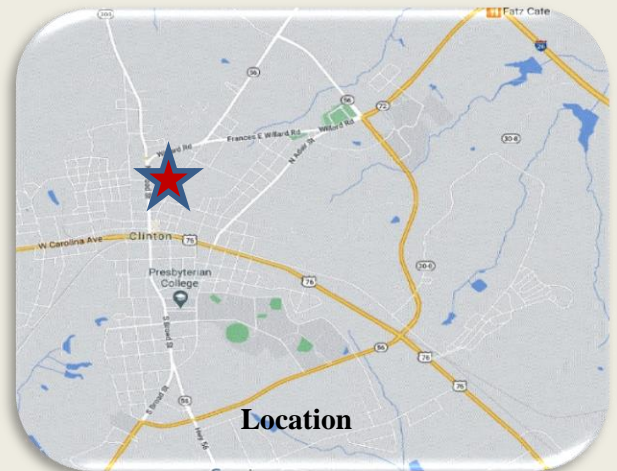
Total Housing Units: 3,301

Median Home Value: \$91,854

Median Household Income: \$31,705

Cost of Living (City of Clinton): 75.9

- **National Average: 100.0**



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CLINTON
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