



FOR Sale

3.75 +/- Acres

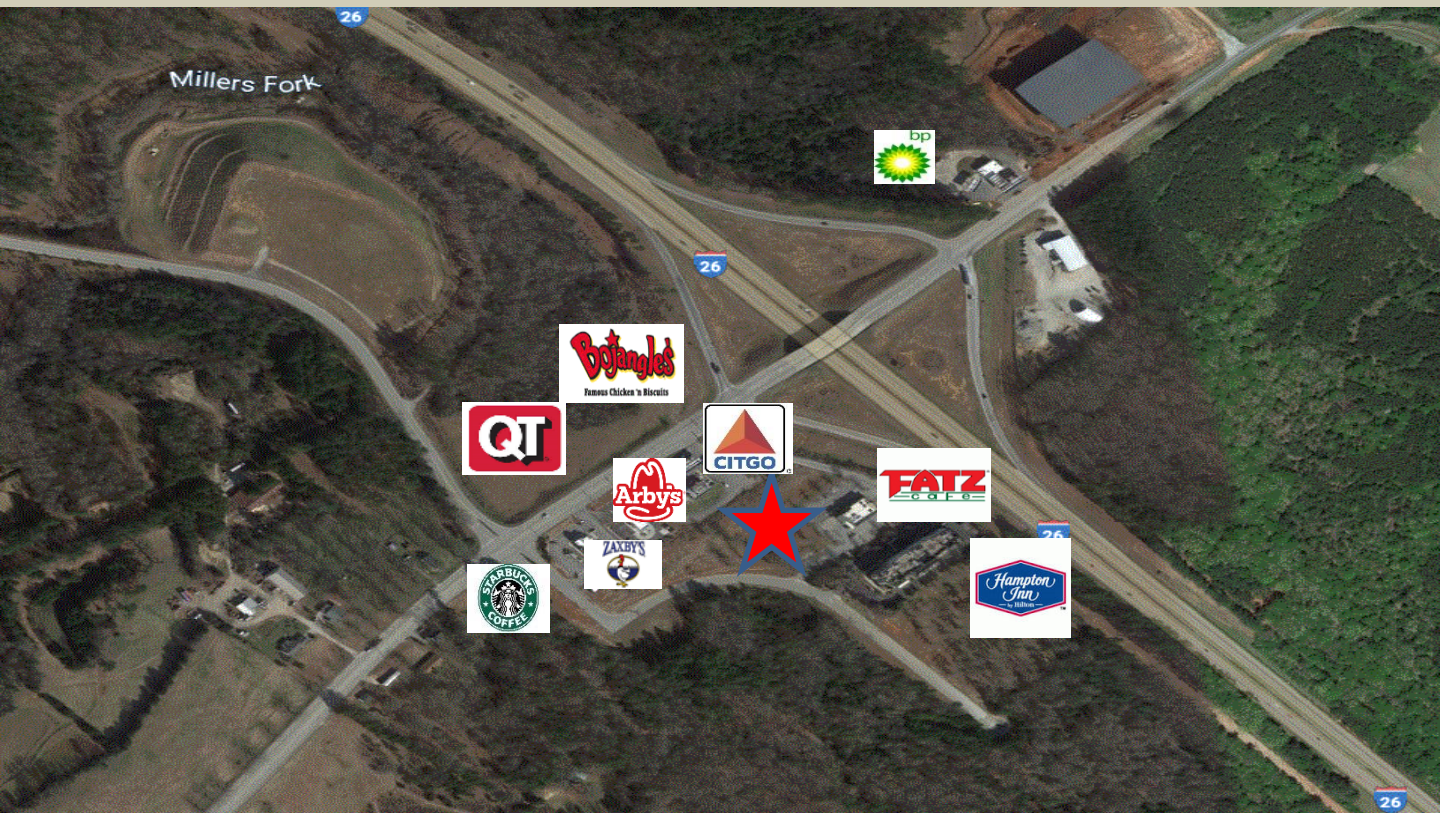
**Sub-
dividable**

**Interstate 26
Location**



CLINTON
South Carolina

East Corporate Drive Site #1





CLINTON
South Carolina

East Corporate Drive Site #1

Address: East Corporate Drive

Lot Size: 3.75 Acres – Sub-dividable

Price: Negotiable

Parcel ID: 901-35-01-027 & 656-00-00-024

Zoning: General Commercial C-3

Types of Businesses Nearby: Restaurants, Service Stations, Hotels

Accessibility: Entrance from East Corporate Drive

Utilities: All utilities at Site

Traffic Count: I-26 Exit 54 – 44,400 VPD

Highlights: Clinton 26 Commerce Park (Industrial) across I-26, Millers Fork Walking Trail, Clinton Recreation Complex, Clinton High School

City of Clinton Demographics

Population (2019): 8,108

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

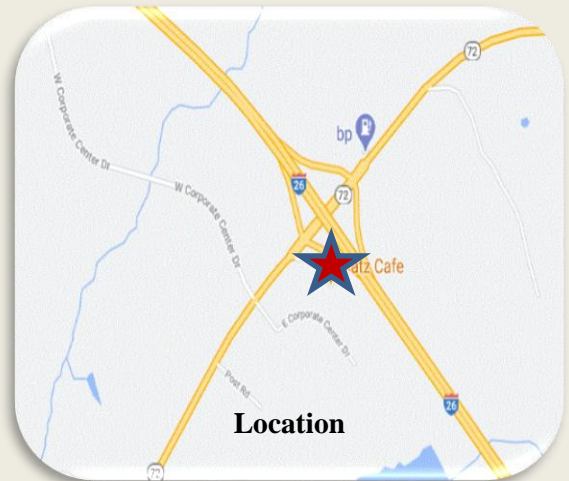
Total Housing Units: 3,301

Median Home Value: \$91,854

Median Household Income: \$31,705

Cost of Living (City of Clinton): 75.9

- **National Average:** 100.0



Marvin Moss
CEDC
864-923-1336
Mmoss-
cedc@cityofclintonsc.com



CLINTON
South Carolina

Thomas Brooks
City Manager
864-200-4513
tbrooks@cityofclintonsc.com