



FOR Sale
or Lease
6,005-SF
I-26
Retail
Location



CLINTON
South Carolina

179 East Corporate Drive





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Address: 179 East Corporate Drive

Building Size: 6,005-SF

Sale: \$432,000, Lease TBD NNN

Parcel ID: 901-35-01-037

Zoning: Central Commercial C-3

Types of Businesses Nearby: Restaurants, Hotel, Service Stations

Accessibility: Entrance from SC 72, on-site parking

Previous Use: Fatz Restaurant

Highlights: I-26 traffic count 44,400 VPD, Clinton High School 0.5 mi., Clinton I-26 Commerce Park across interstate, Presbyterian College – 3 mi.

City of Clinton Demographics

Population (2019): 8,108

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

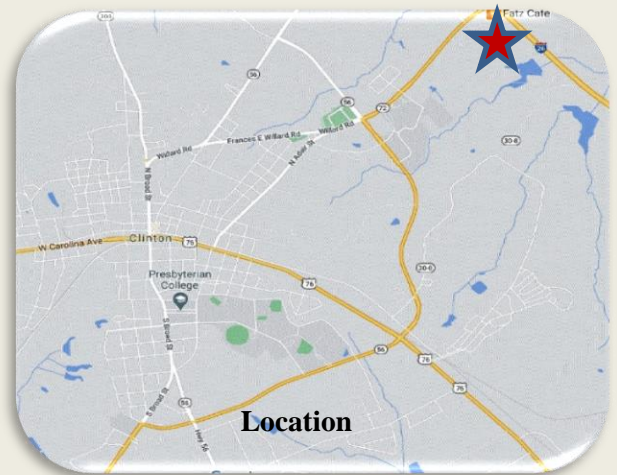
Total Housing Units: 3,301

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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