For Sale

Downtown Clinton - Owner User/Value Add

129 - 131 South Broad Street, Clinton, SC 29325

PROPERTY SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present this ±4,422 SF mixed-use property which offers a unique opportunity in the heart of downtown Clinton. The stunning property features four suites ranging from ±600 SF to ±1,500 SF, including a pristine former medical office on S Broad Street that is fully built out and ideal for medical, professional, or executive office use. The property also includes a turn key retail space and TWO turn key apartment units that could easily converted to office suites.

With ±13,800 vehicles per day passing by this desirable corner, the site benefits from strong visibility and accessibility. The property is currently vacant, presenting a tremendous value-add opportunity to lease up, stabilize, and resell or hold and enjoy the passive income. Nearly everything has been updated in 2023–2024, giving investors a solid foundation to capture upside in Clinton's resurgent downtown market.

PROPERTY HIGHLIGHTS

- ±4,422 SF mixed-use building in the heart of downtown Clinton
- Zoned C-2 (Central Commercial) – ideal for retail, office, or mixed-use
- 4 suites ranging from ±600 – ±1,500 SF
- High visibility, hard corner location with ±13,800 VPD
- Value-add investment opportunity — vacant with strong upside through lease-up and stabilization
- Major updates completed in 2023–2024, minimizing upfront capital

Asking Price	$549,000	**Taxes (2025)**	$3,065.38
Site Size	±0.11 Acres	**Zoning**	C-2 Central Commercial
Building Size	±4,422 SF		
Year Built	±1945	**Market**	Downtown Clinton

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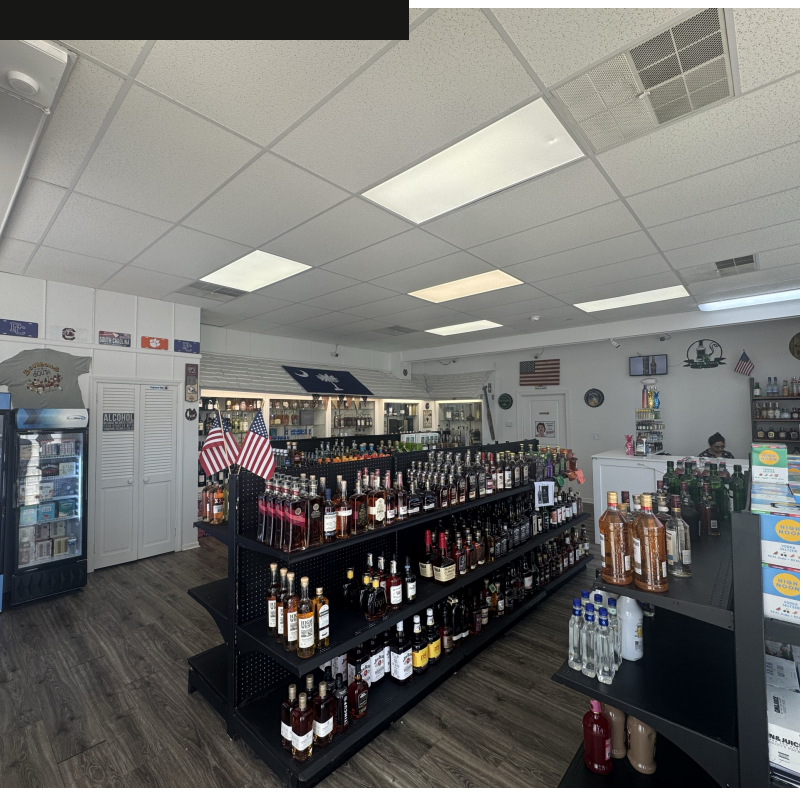

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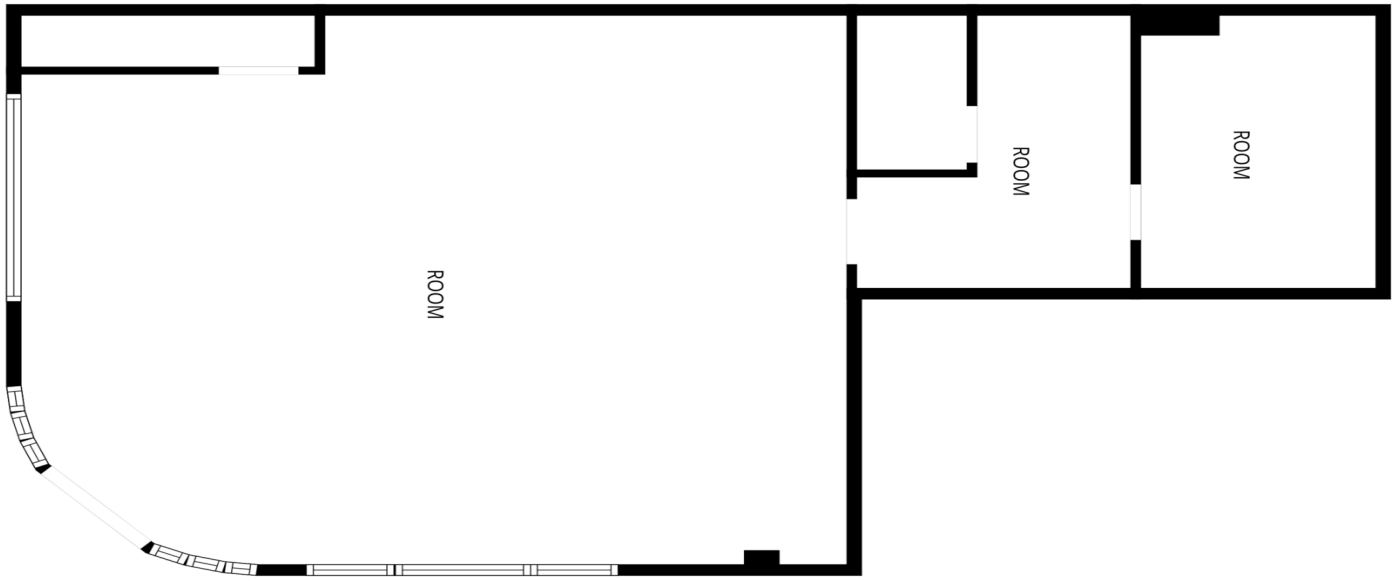
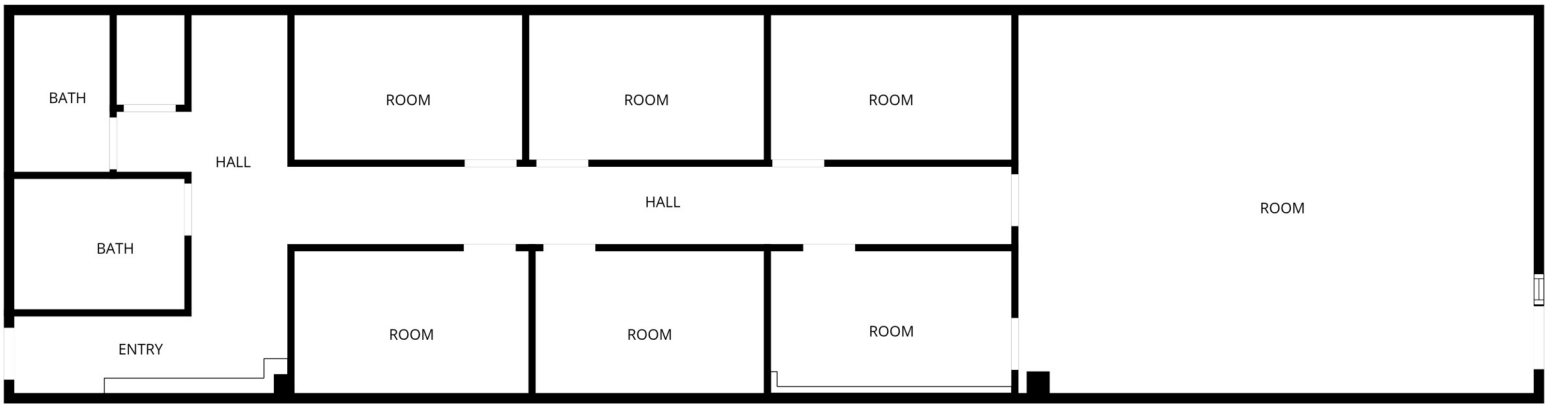
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



Retail Suite - 131 S Broad



Office Suite - 129 S Broad

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Apartment A101

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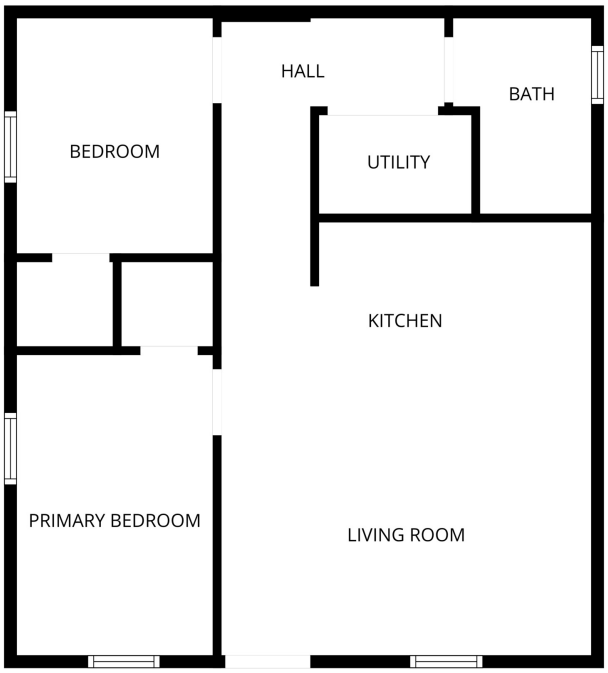

Apartment B101

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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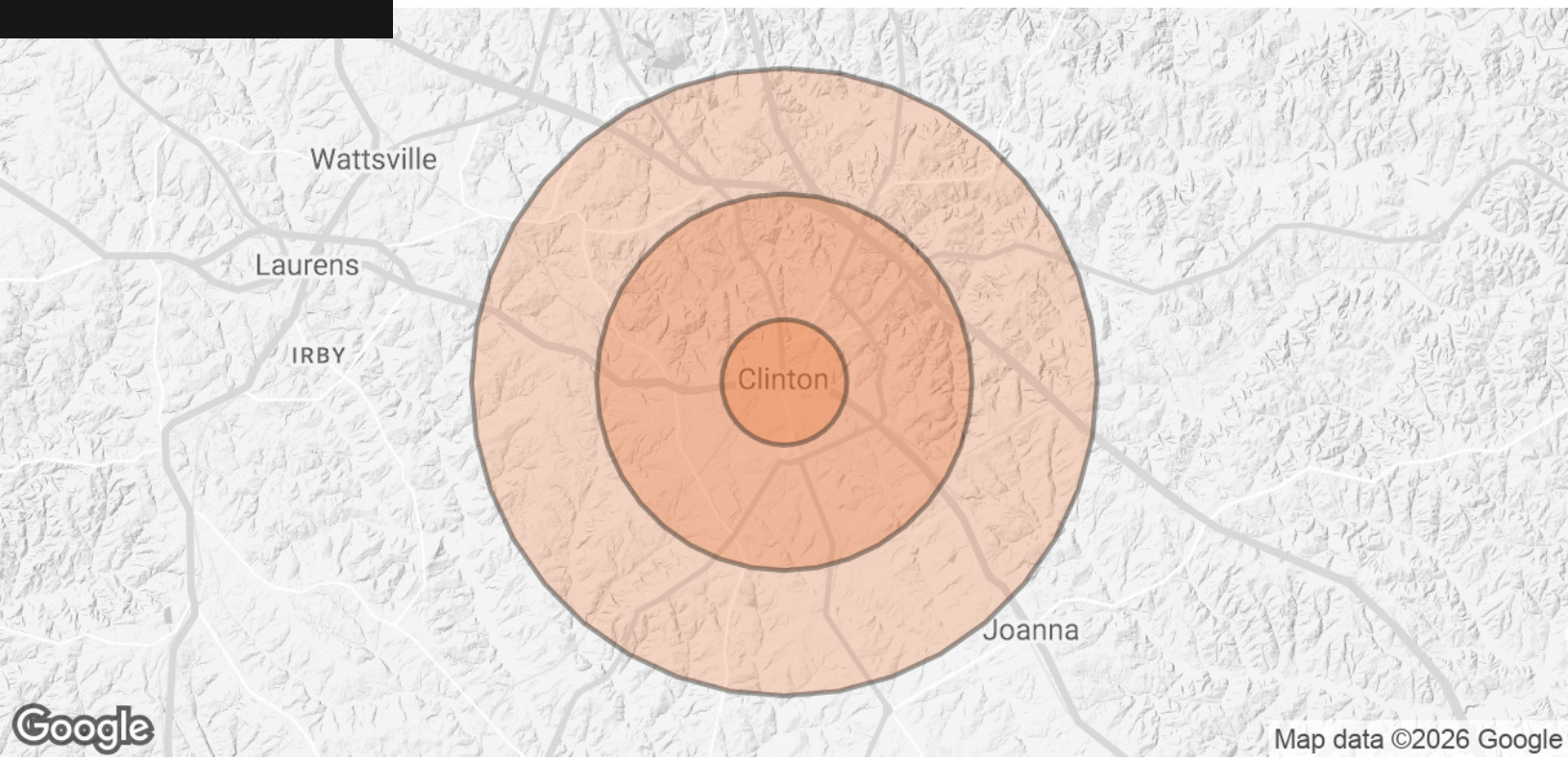

**Map Data provided by SiteSeer.*

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION (2025)	±4,743	±11,0941	±13,930
AVERAGE AGE	±39.3	±40.4	±40.9
AVERAGE HH INCOME	±$68,998	±$68,020	±$69,380
MEDIAN HOME VALUE	±$222,523	±$231,855	±$235,822
DAYTIME EMPLOYMENT	±3,867	±9,005	±11,390

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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615

SVN PALMETTO

REEDY RIVER RETAIL

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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