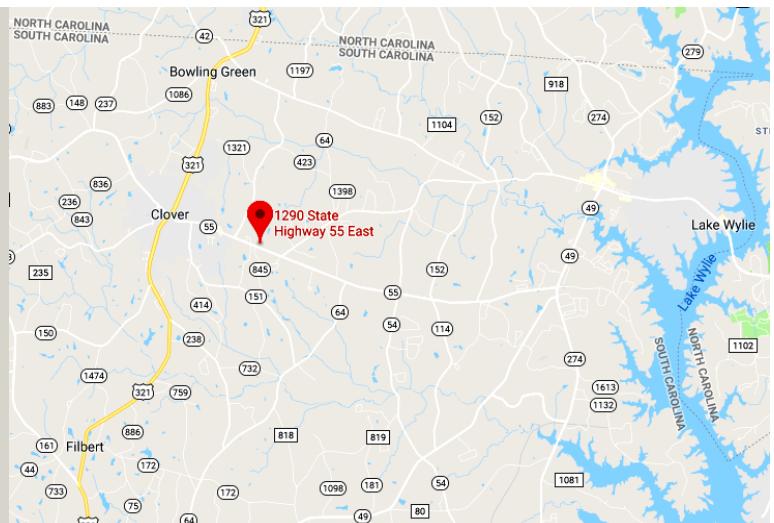




## 3 Commercial Parcels For Sale | Ground Lease | Build-to-Suit

- *Zoned B-2 (Highway Commercial) in the City of Clover*
- *Excellent location for Office, Medical and Retail*
- *Public Utilities Available*
- *1/3 mile from Clover High School*
- *Just west of Hwy 557*



## Pricing

 PARCEL A: ±0.901 AC **SOLD**

PARCEL B: ±1.148 AC \$230,000

 PARCEL C: ±2.042 AC **SOLD**

Debbie Weatherby

803-992-6110

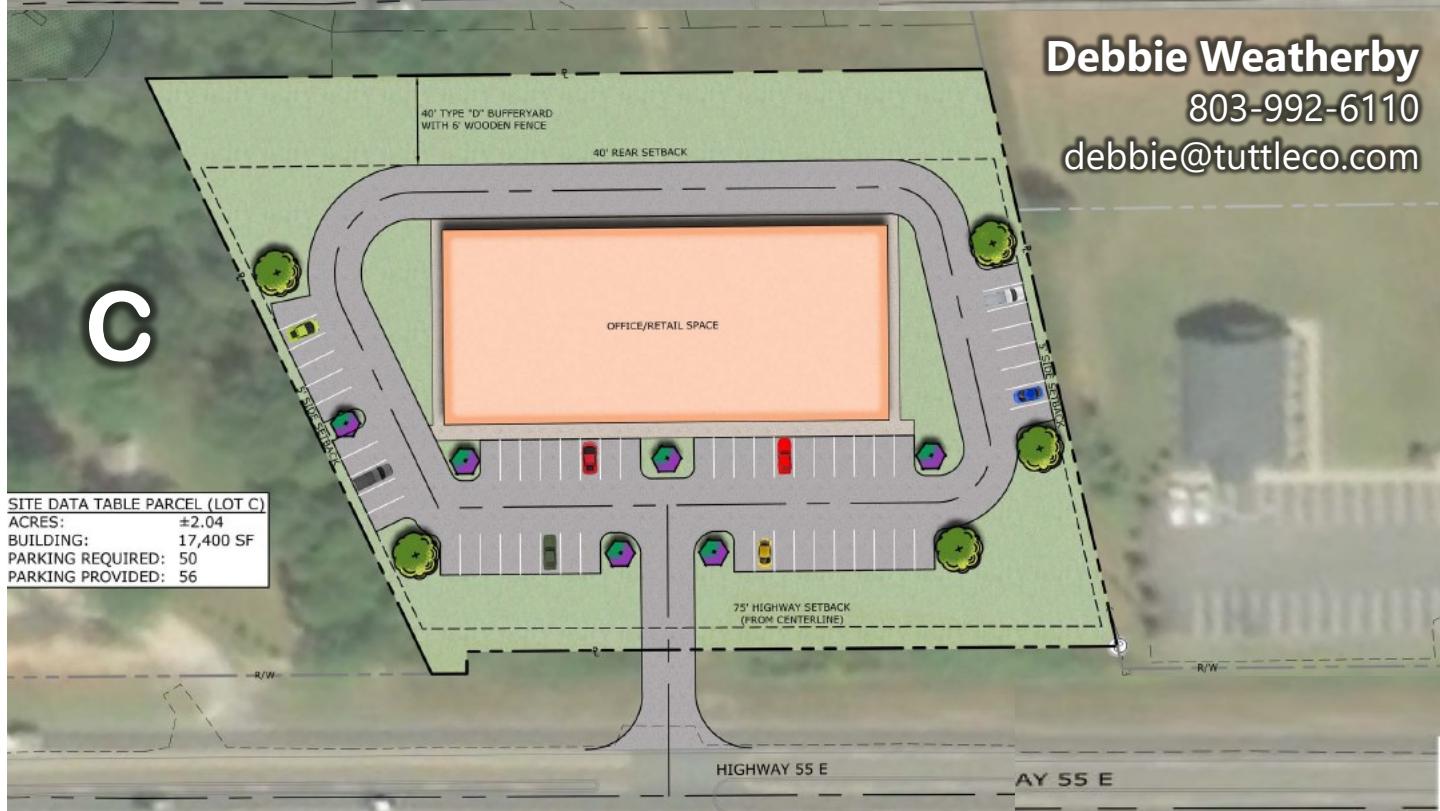
debbie@uttleco.com



# Highway Commercial Parcels Available

Highway 55 East, Clover, SC 29710

## 3 Commercial Parcels For Sale | Ground Lease | Build-to-Suit CONCEPTUAL SITE PLANS



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**A**

**B**

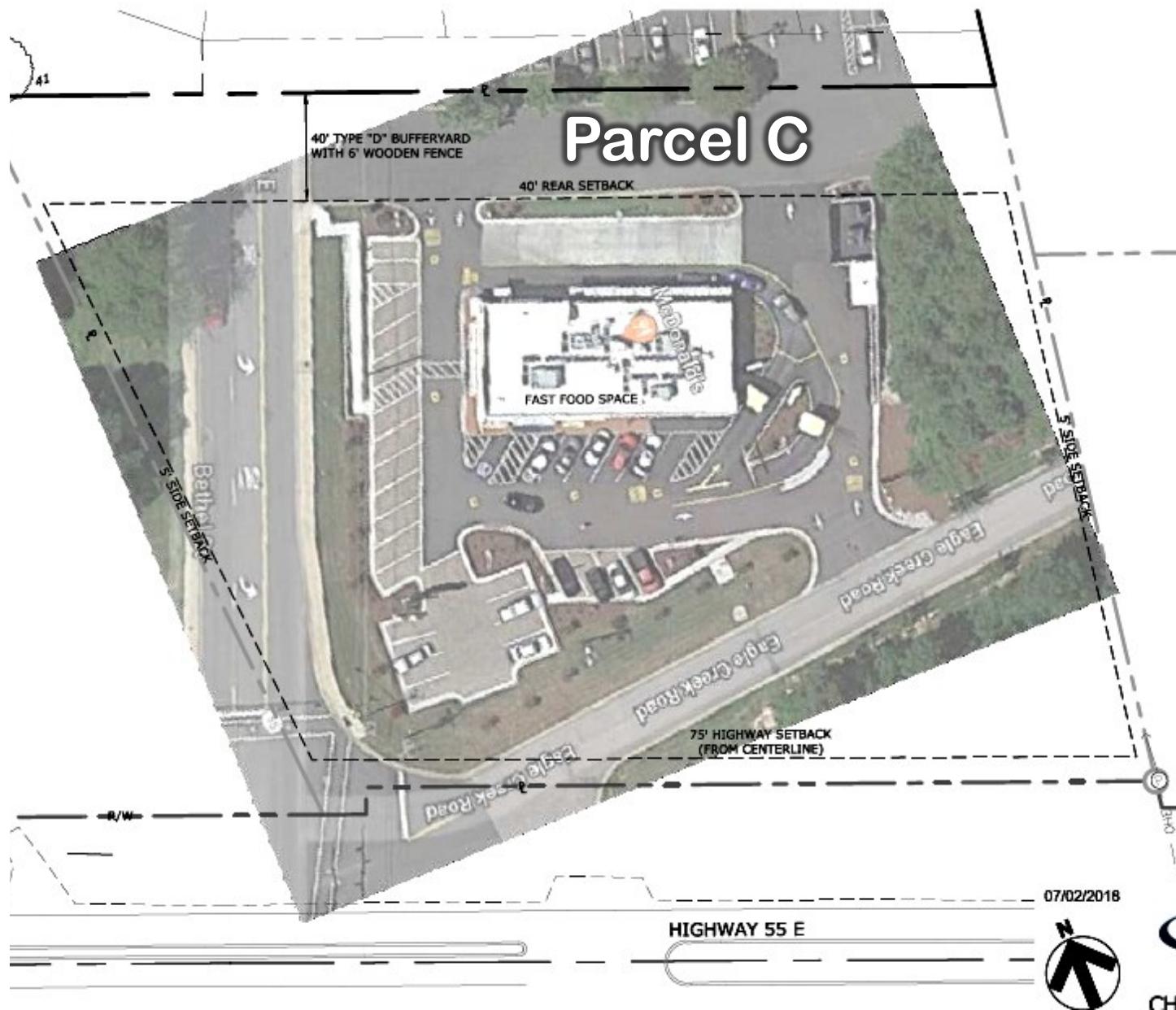
**C**



# Highway Commercial Parcels Available

Highway 55 East, Clover, SC 29710

3 Commercial Parcels For Sale | Ground Lease | Build-to-Suit  
**CONCEPTUAL SITE PLAN - PARCEL C**



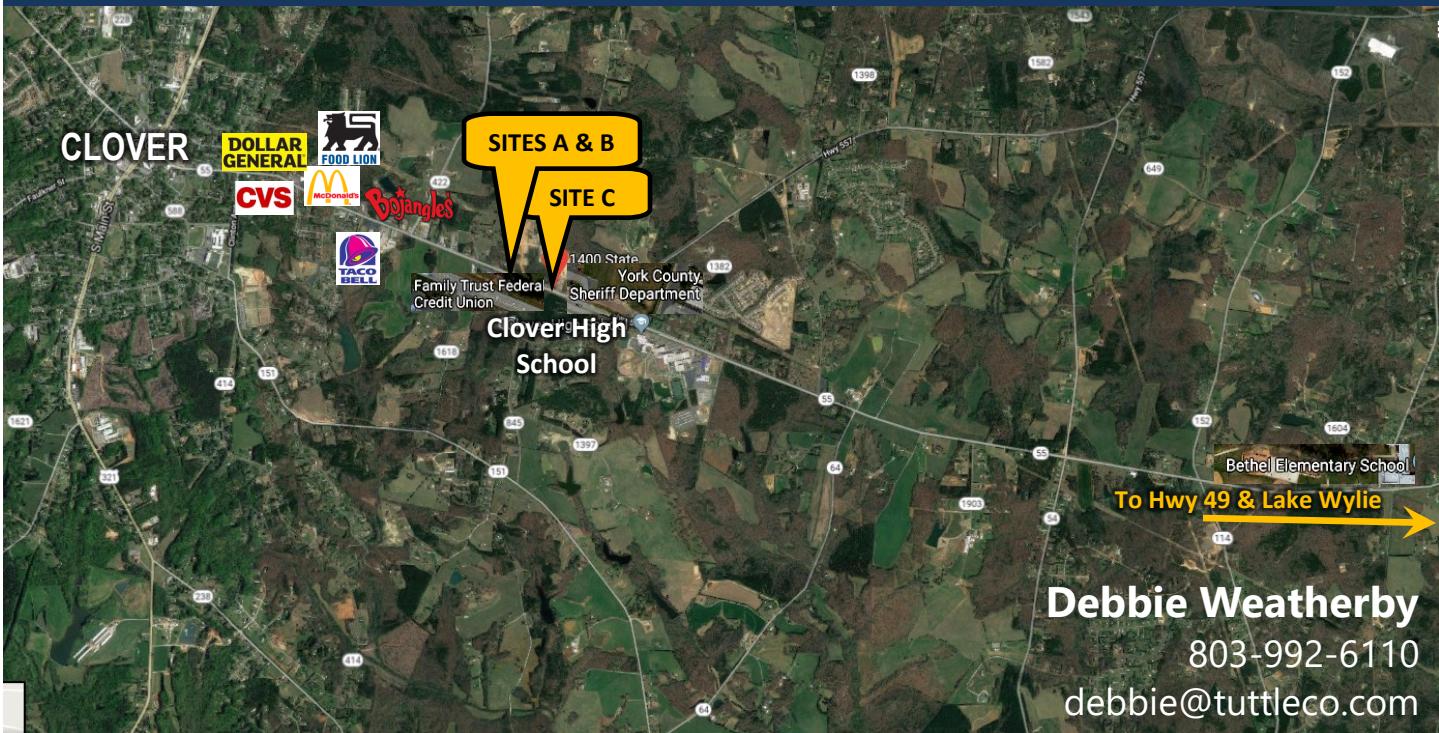
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# Highway Commercial Parcels Available

Highway 55 East, Clover, SC 29710

3 Commercial Parcels For Sale | Ground Lease | Build-to-Suit



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## Demographics

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	<b>358</b>	<b>7,948</b>	<b>24,909</b>
2023 Population:	<b>392</b>	<b>8,879</b>	<b>27,851</b>
Pop Growth 2018-2023:	<b>9.50%</b>	<b>11.71%</b>	<b>11.81%</b>
Average Age:	<b>42.40</b>	<b>40.20</b>	<b>39.30</b>
Households			
2018 Total Households:	<b>134</b>	<b>2,919</b>	<b>9,253</b>
HH Growth 2018-2023:	<b>9.70%</b>	<b>11.78%</b>	<b>11.93%</b>
Median Household Inc:	<b>\$78,125</b>	<b>\$63,926</b>	<b>\$61,526</b>
Avg Household Size:	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>
2018 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
Housing			
Median Home Value:	<b>\$198,935</b>	<b>\$180,711</b>	<b>\$176,728</b>
Median Year Built:	<b>1991</b>	<b>1993</b>	<b>1993</b>



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