



316 E Carolina Ave, Clinton, SC 29325

**\$9.41/SF/YR**

**\$0.78/SF/MO**

316 E Carolina Ave Clinton SC

Restaurant | Single tenant | 3,825 SqFt



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Listing Added: 08/05/2025

Listing Updated: 08/05/2025

Got any questions? I'm happy to help.



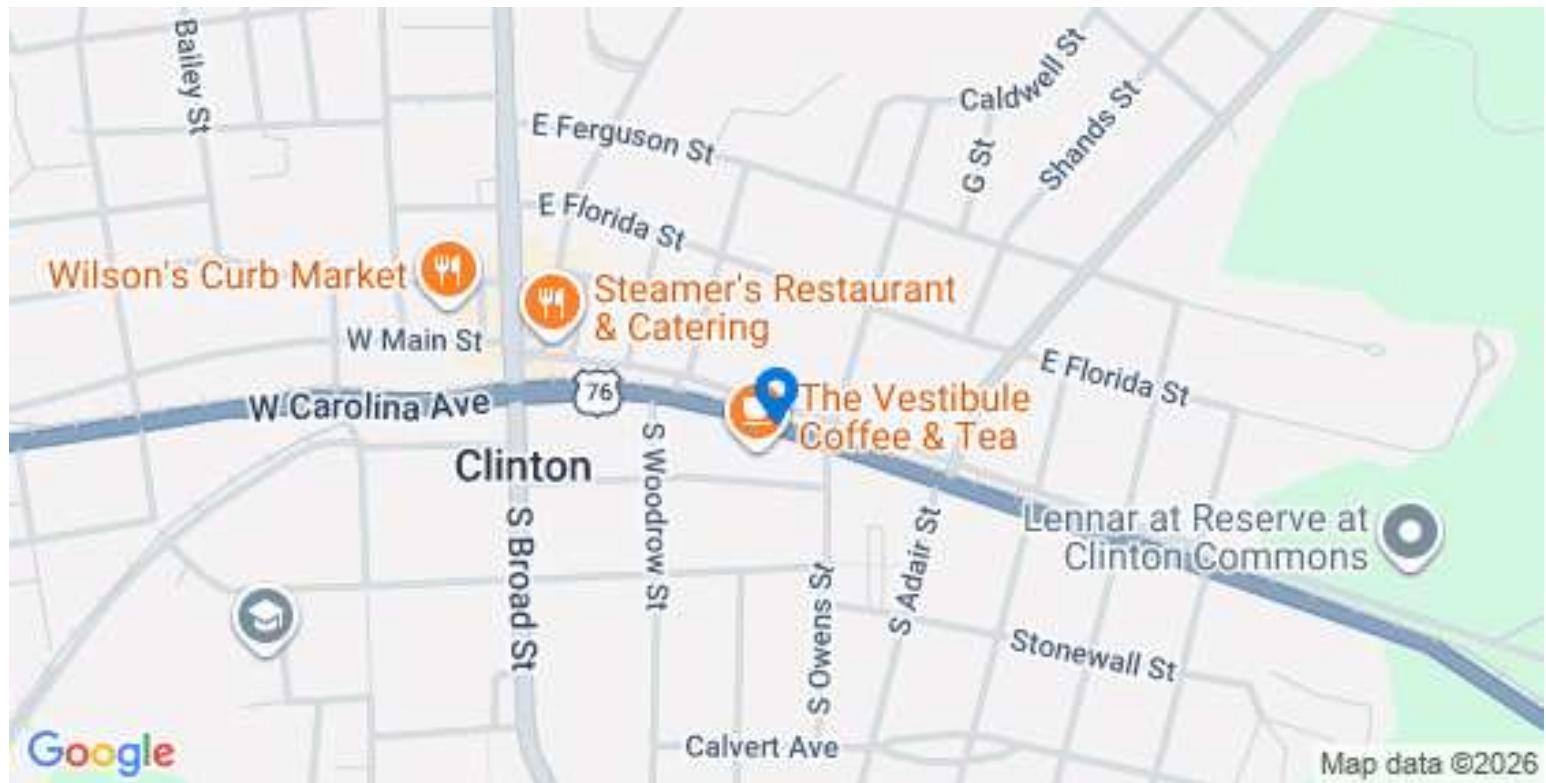
#### Building Details

Property Type	Restaurant	Tenancy	Single
Total Building SqFt	3,825	County	Laurens County

#### Building Description

3,825 SF second generation restaurant available for lease in Clinton, SC. The property features a freestanding building with 11,500 daily traffic. The lease length is negotiable and the space comes equipped with a hood system and walk in freezer/cooler combo that needs new compressor unit. 2-3 months of free rent to qualified tenants

#### Building Location (1 Location)



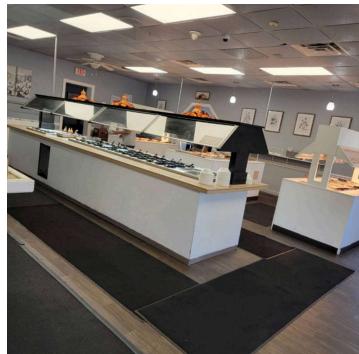
#### Details

Listing Type	Direct	RSF	3,825 SF
Parking	Ample	Rate (Per SF)	\$9.41 / SF / YR
Lease term	Negotiable	Total Monthly Rent	\$3,000
Days on Market	177 days		

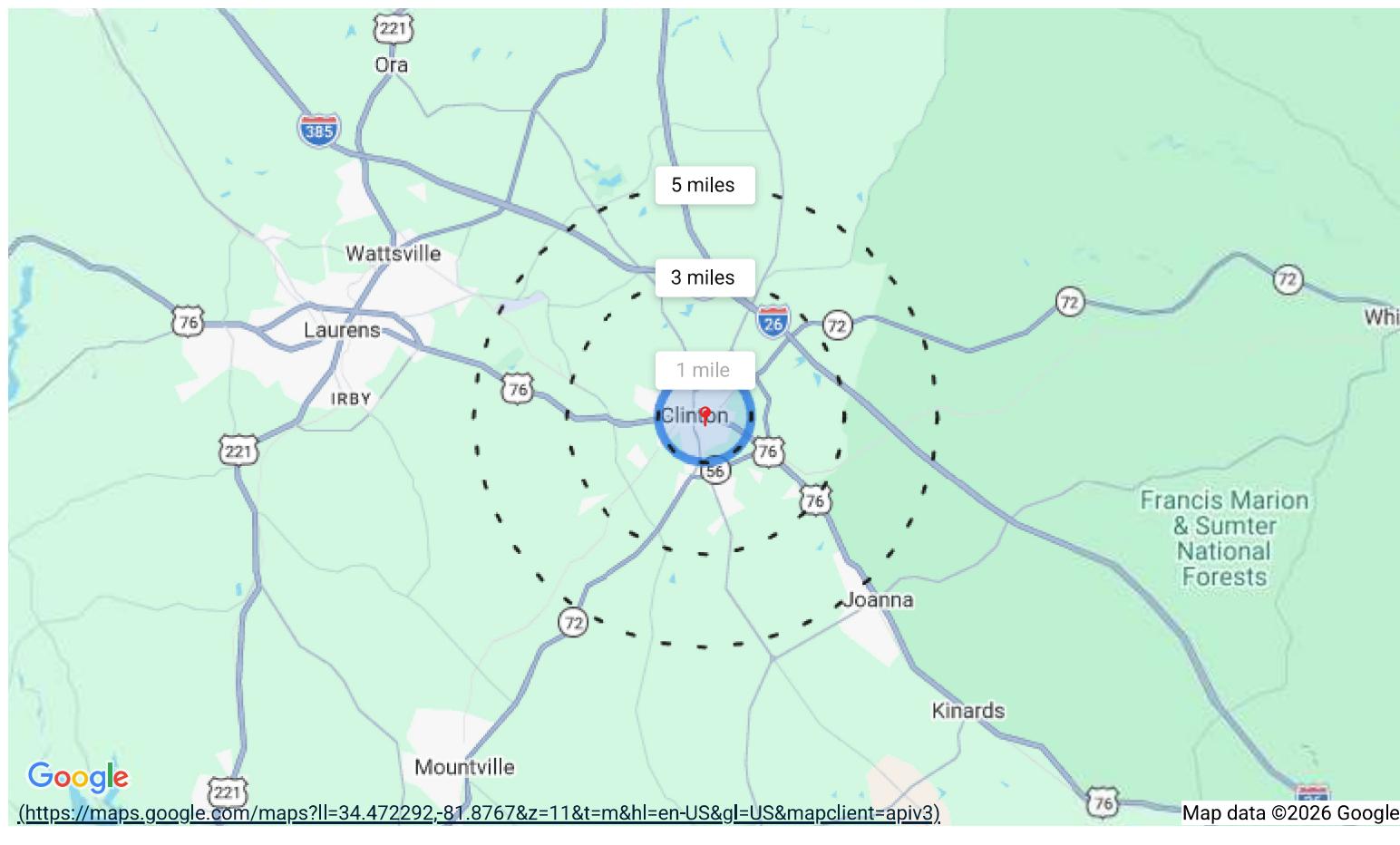


Property Photos (3 photos)

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## Demographic Insights

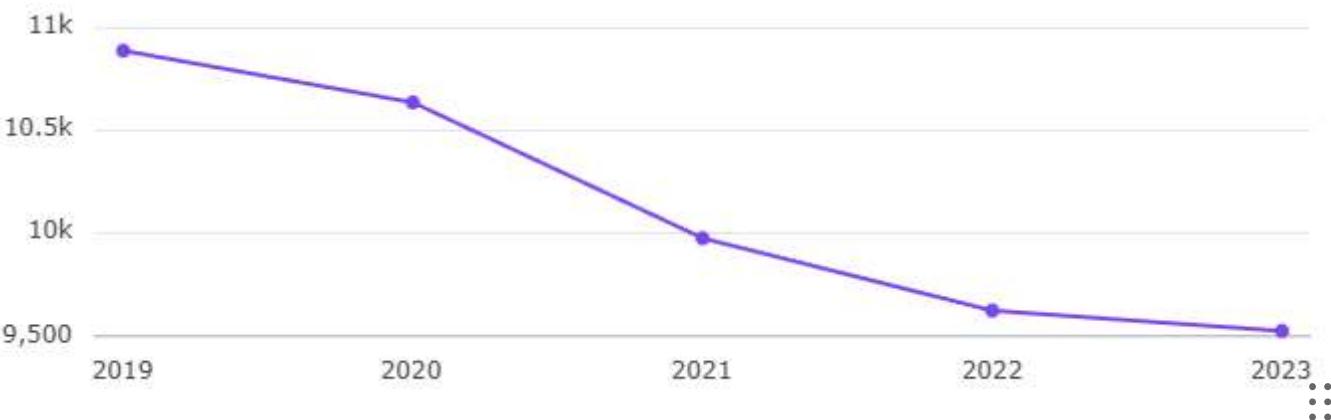


## Population

**9,527**

↓ 1%  
Compared to 9,626 in 2022

↓ 12%  
Compared to 10.9k in 2019



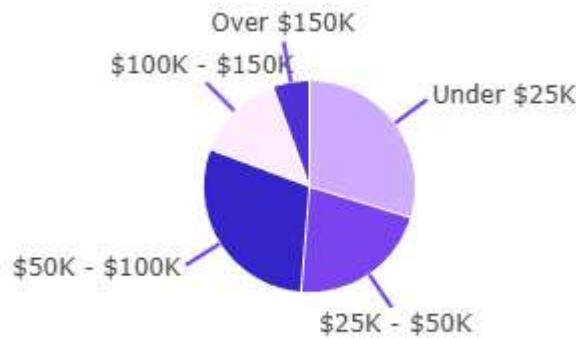
## Household Income

**\$46.2k**

Median Income

**\$54.2k**  
2028 Estimate

↑ 17%  
Growth Rate



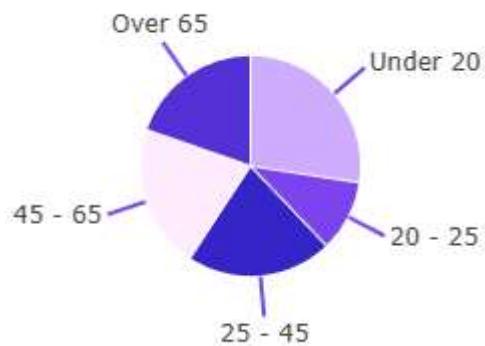
## Age Demographics

**40**

Median Age

**37**  
2028 Estimate

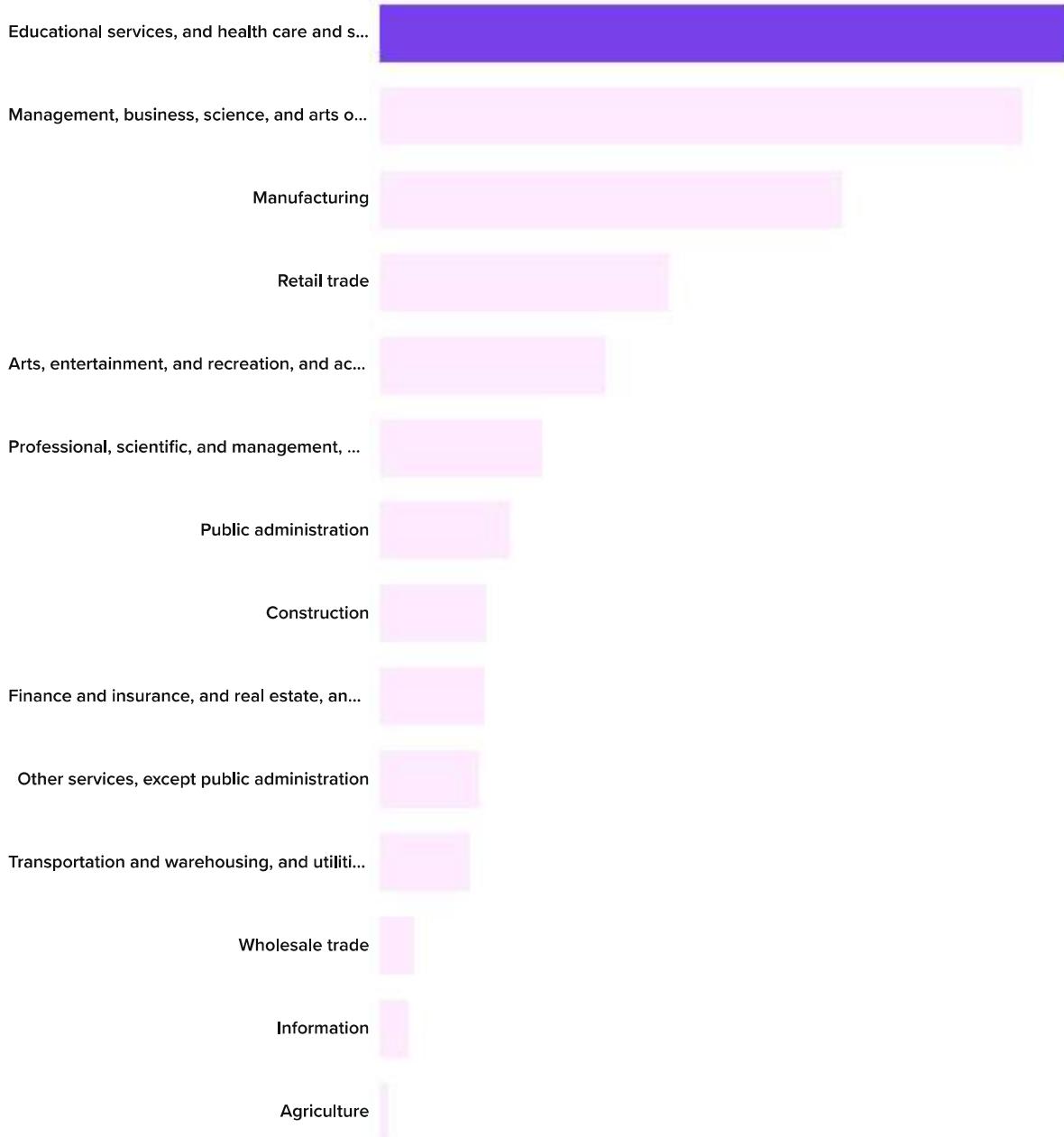
↓ 7%  
Growth Rate



## Number of Employees

7,791

### Top Employment Categories



## Housing Occupancy Ratio

2:1

4:1 predicted by 2028



## Renter to Homeowner Ratio

**1:1**

1:1 predicted by 2028

