



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



Tony Tsurunakis  
NC 315915  
704.575.5320

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

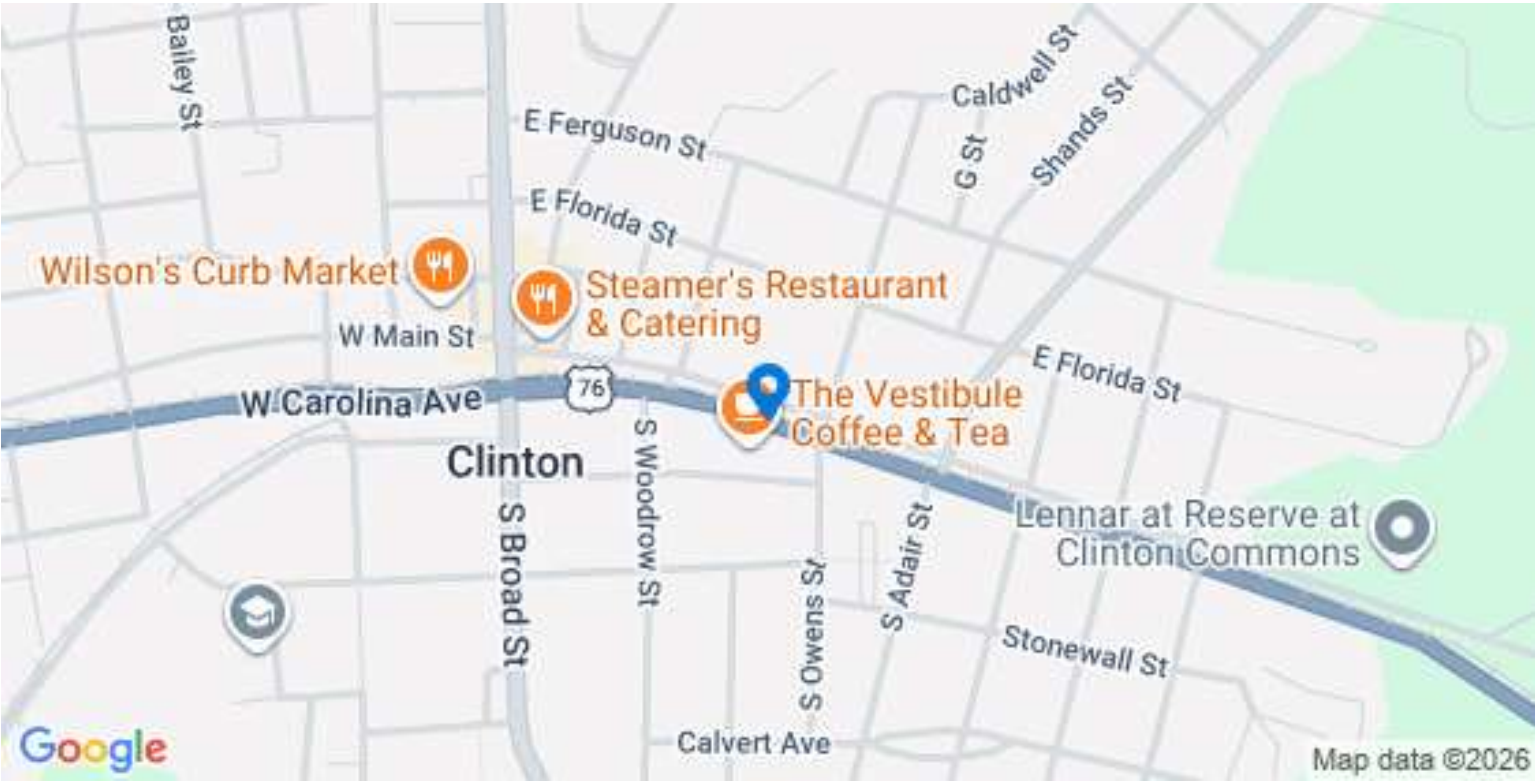
Building Description

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		

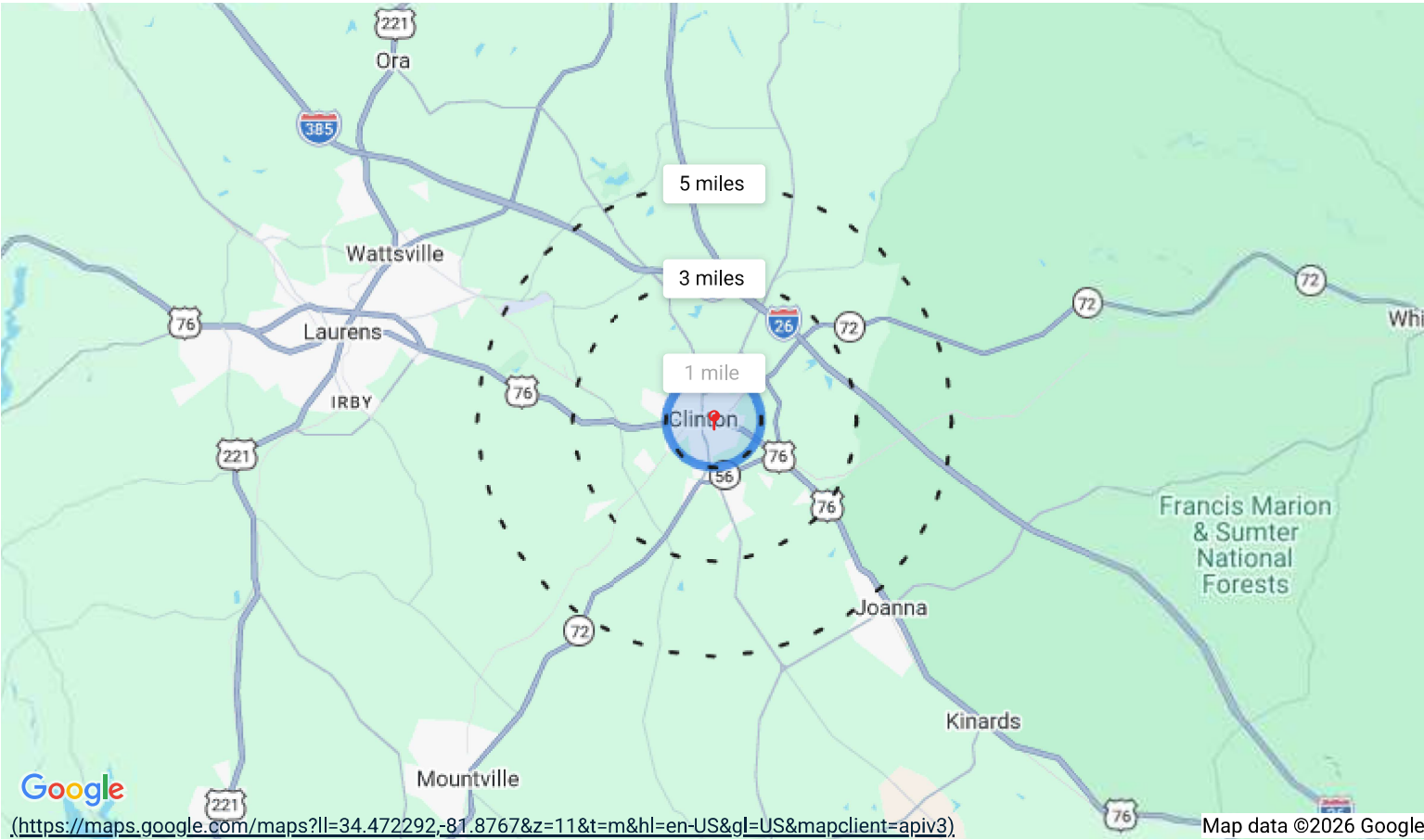


Property Photos (3 photos)

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# Demographic Insights



(<https://maps.google.com/maps?ll=34.472292,-81.8767&z=11&t=m&hl=en-US&gl=US&mapclient=apiv3>) Map data ©2026 Google

1 mile

3 miles

5 miles

## Population

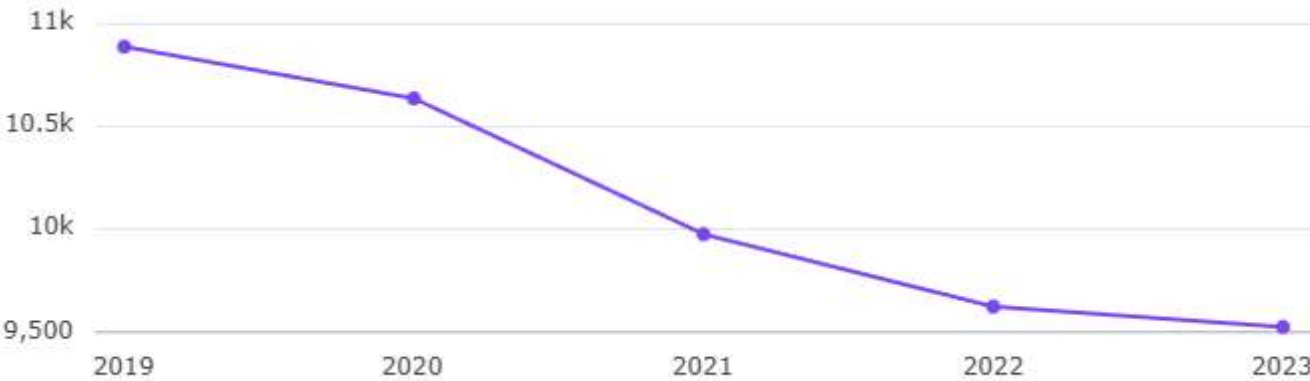
9,527

↓ 1%

Compared to 9,626 in 2022

↓ 12%

Compared to 10.9k in 2019



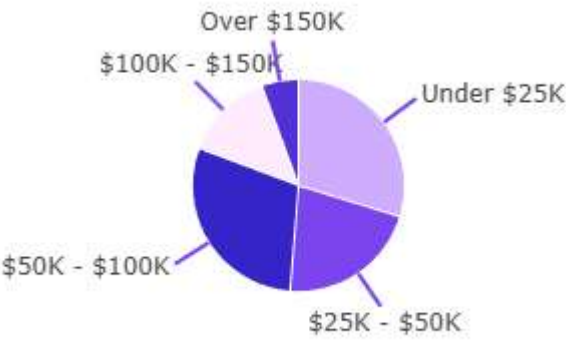
Household Income

\$46.2k

Median Income

\$54.2k  
2028 Estimate

↑ 17%  
Growth Rate



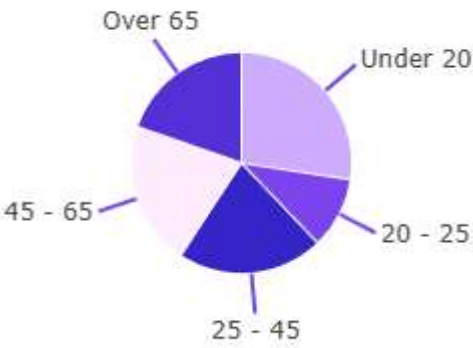
Age Demographics

40

Median Age

37  
2028 Estimate

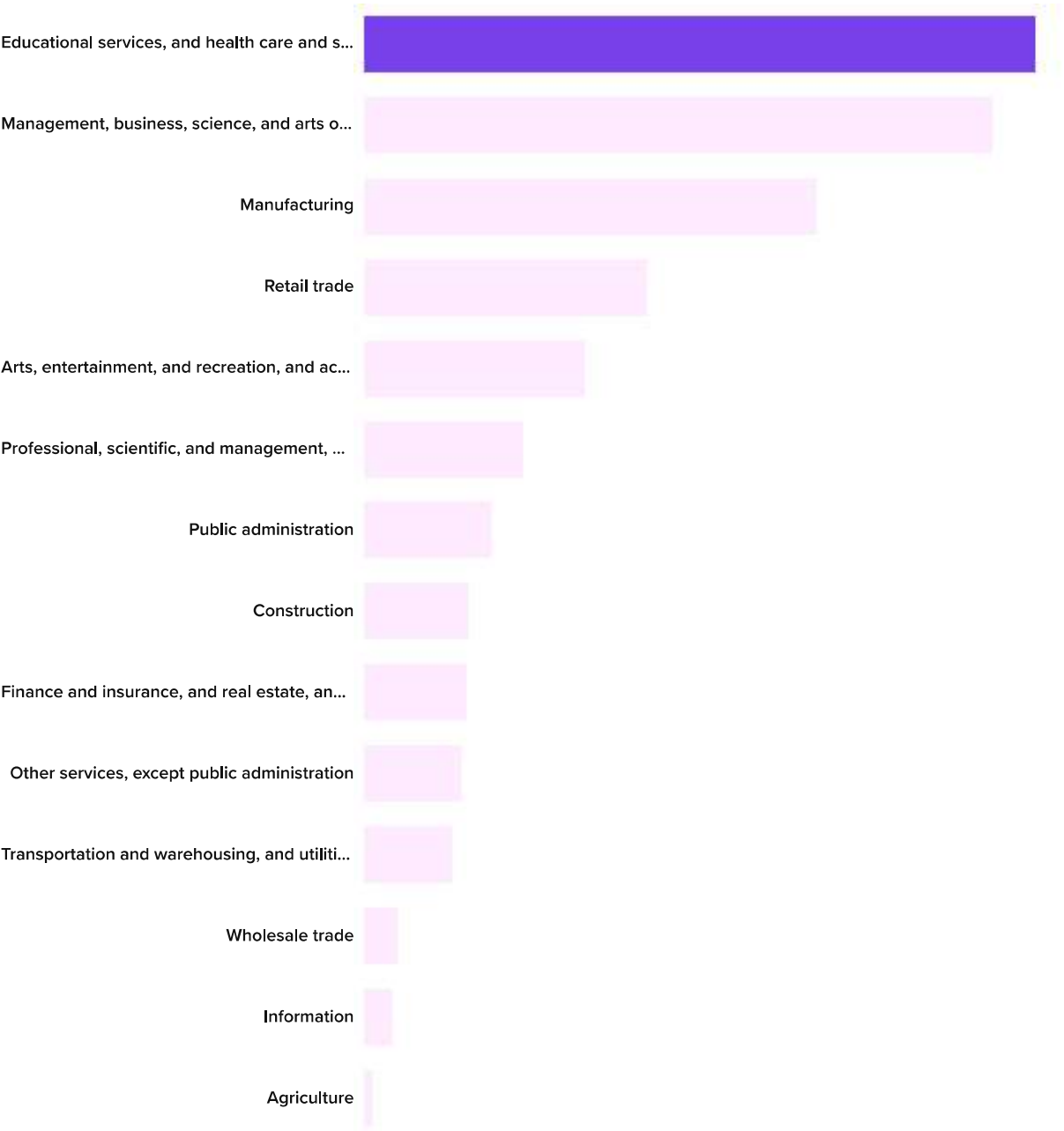
↓ 7%  
Growth Rate



# 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

