

SALE

2nd Gen Restaurant - Downtown Clinton

104 W MAIN ST
Clinton, SC 29325

PRESENTED BY:

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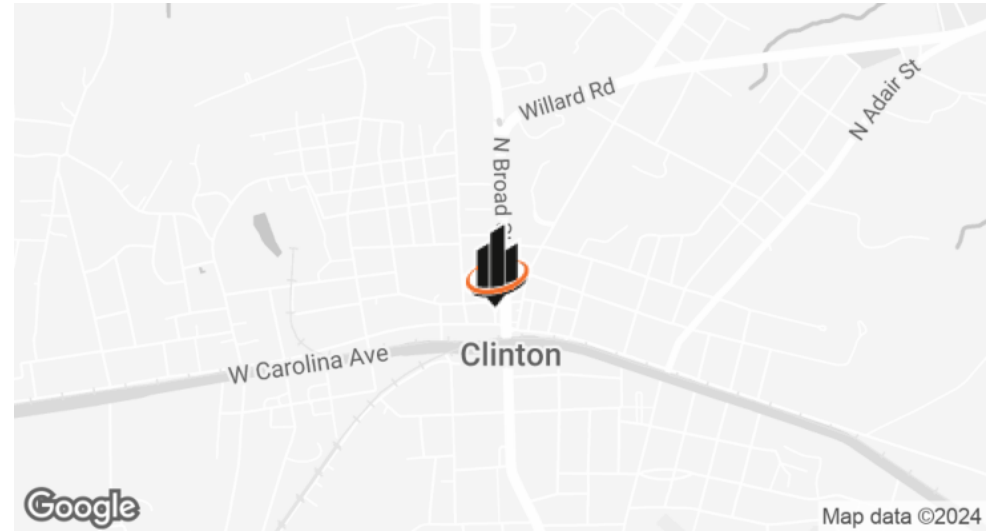
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$289,900
BUILDING SIZE:	±3,200 SF
LAURENS COUNTY TMS:	901-12-04-008
ZONING	C-2 General Commercial

PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Blackstream is please to present for sale a piece of history with this charming mixed-use property, originally constructed in the late 1800s, located in the heart of downtown Clinton, SC. One of the best locations in all of down town, this second-generation restaurant space offers a unique opportunity to operate in a vibrant, high-traffic area with incredible visibility from Highway 76— the main artery connecting Laurens and Clinton.

PROPERTY HIGHLIGHTS

- Built in the late 19th century, this property retains its original architectural character, providing a distinct and welcoming atmosphere.
- Situated in downtown Clinton, with street parking directly in front and a public parking lot just across the street, ensuring easy access for customers and tenants.
- Ground floor features a fully functional restaurant space ready for immediate occupancy or renovation. The upper floor offers exceptional redevelopment potential —convert into multiple apartment units, commercial offices, or creative studio spaces.
- Unique blend of residential and commercial use, ideal for investors looking to capitalize on the growing demand for downtown living and working spaces.

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ADDITIONAL PHOTOS



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LOCATION MAP

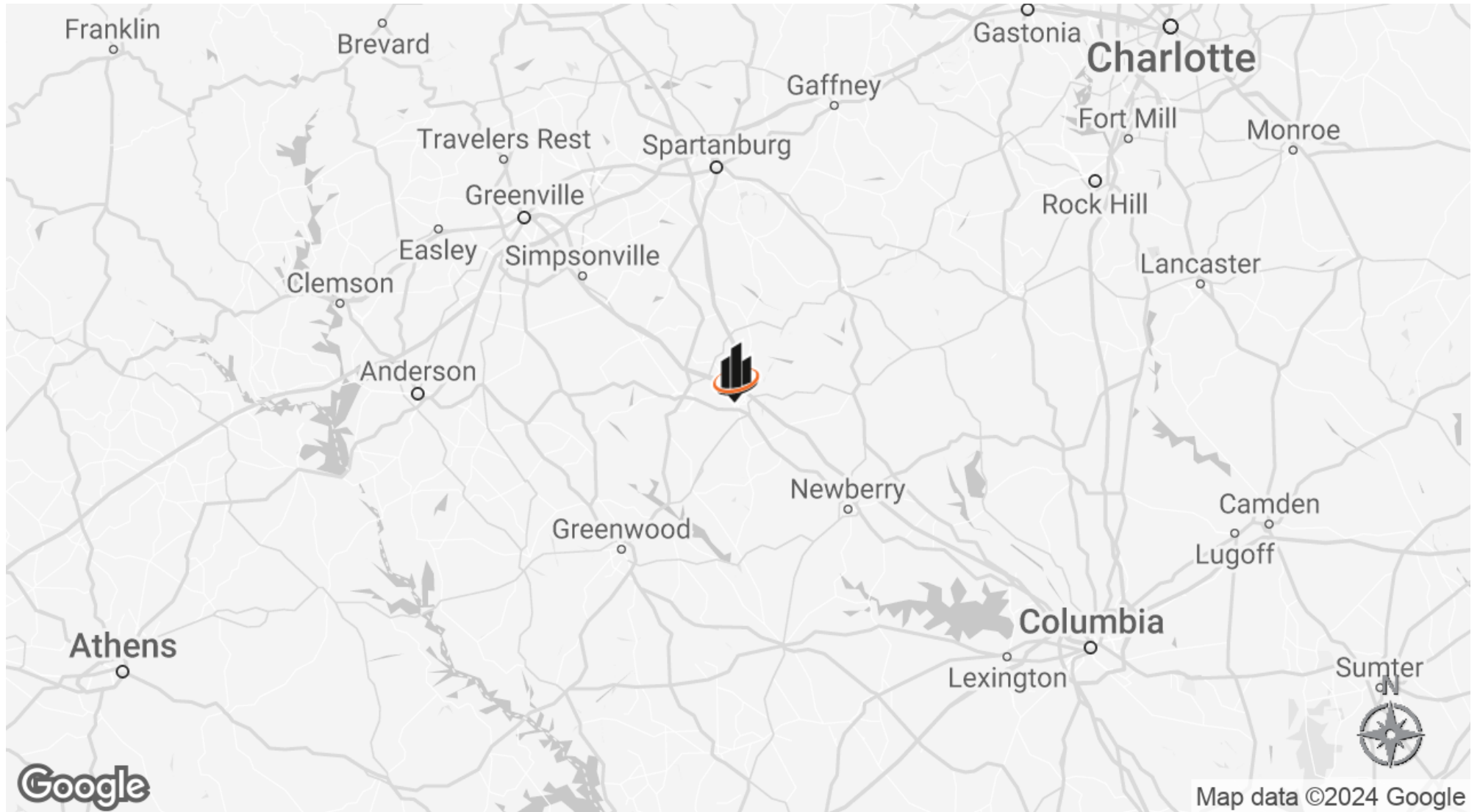


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REGIONAL MAP

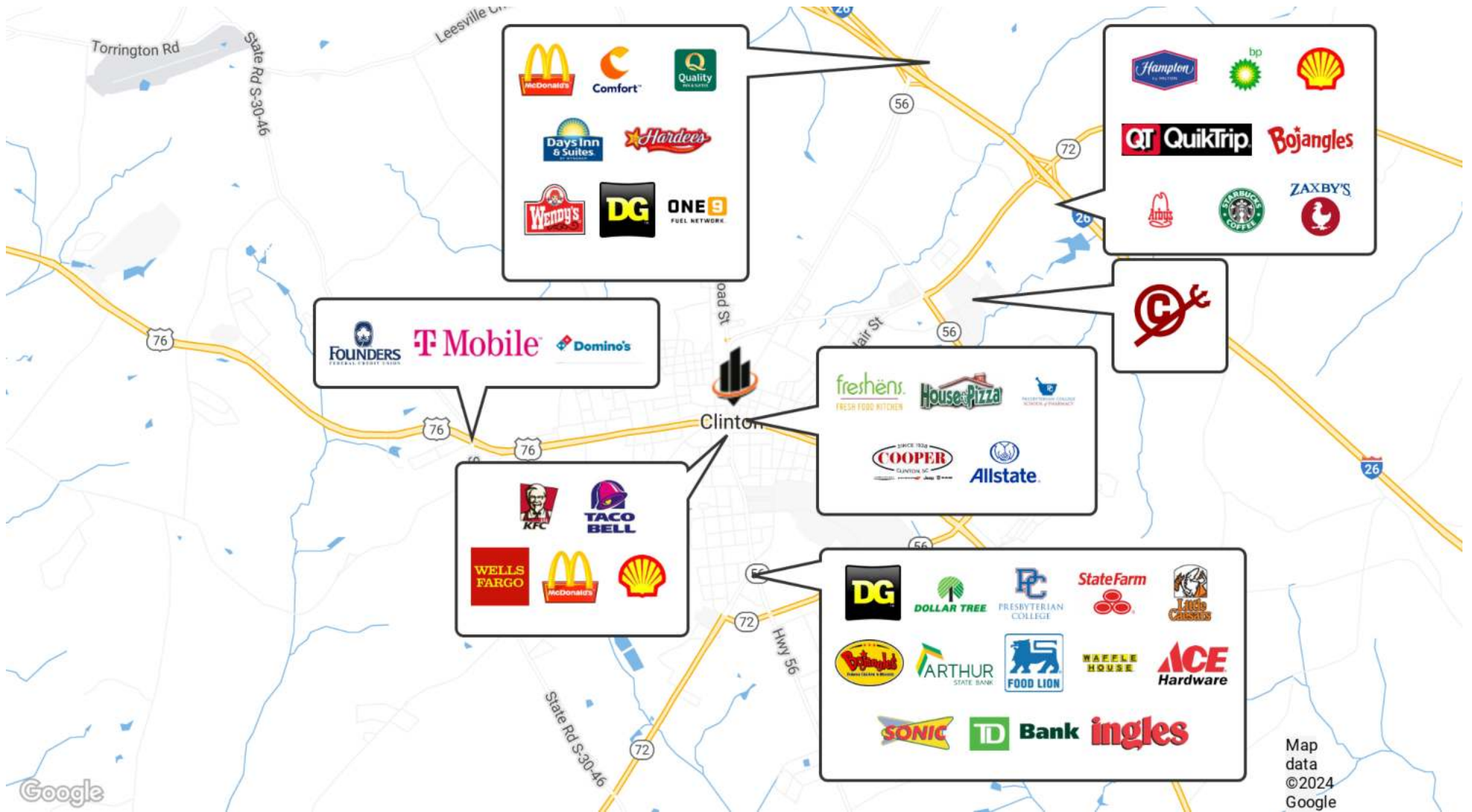


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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

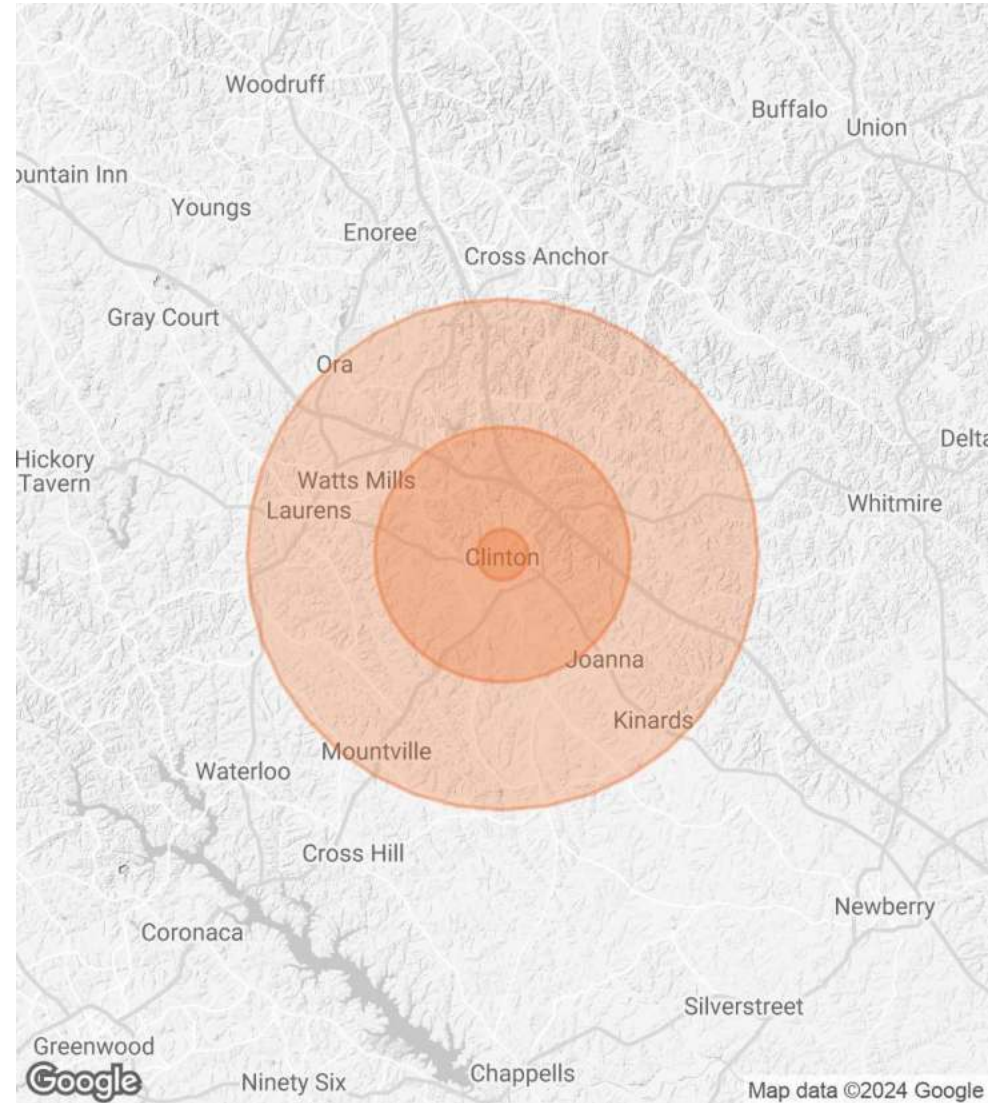
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,799	14,005	33,820
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,798	5,305	13,283
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$67,554	\$71,853	\$74,947
AVERAGE HOUSE VALUE	\$184,243	\$189,547	\$198,084

Demographics data derived from AlphaMap



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REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM

In 2018, Dustin and Daniel took a leap of faith and left their jobs as classroom teachers to pursue a career in commercial real estate. Fast forward several years and they have built one of the most dominant retail brokerage teams in the Upstate. Drawing on their experience in the classroom, Dustin and Daniel focus on building relationships, educating their clients, and adding value through hustle, reliability, and creativity.

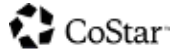
Specializing in investment sales, landlord/tenant representation and development allows this team to fully commit to retail brokerage, giving their clients full confidence in the services that are provided. Between the grit that Dustin and Daniel bring to the table and leveraging the collaborative SVN network with over 220 offices nationwide, Reedy River Retail has gained recognition in various markets across the country.

As the world of retail continues to evolve from the battle against e-commerce to COVID and now labor shortages, Reedy River Retail continues to adapt as well. In 2023, Dustin and Daniel expanded their brokerage services by bringing Nate Hober, Chris Philbrick and Brett Mitchell onto the team.

A team that did over \$80 million in deal volume in 2023 they strive to do right by their clients and it has shown by the market share they have gained and continue to obtain throughout the Southeast - from developers, to Tenants and Landlords, Reedy River Retail is here to serve you!



SVN | CERTIFIED SPECIALIST
RETAIL



POWERBROKER™ AWARD



SVN | CERTIFIED SPECIALIST
LAND



Candidates



2022 CREXI PLATINUM
BROKER AWARD RECIPIENT



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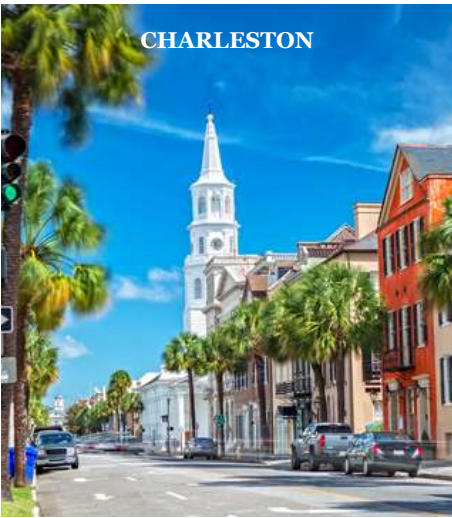


REEDY RIVER RETAIL
at SVN | BLACKSTREAM

GREENVILLE



CHARLESTON



CHARLOTTE



NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST



WHAT OUR CLIENTS ARE SAYING...

"I can't imagine my journey without Dustin and Daniel. These guys are very relationship-driven and not transactional-based. Their passion for the business shines by the way they work for their clients." - David Simmons, Franchisee of Voodoo Brewery

"We started working with Dustin and Daniel about a year ago, but their reputation certainly preceded them. They were presented to us as the "young and hungry" power brokers who wanted to talk less, and prove themselves with results. They are proactive, resourceful, and tenacious. More importantly, they're honest and just a blast to work with!" - Nauman Panjwani, VP of SNS Properties

"These guys hustle and they are very patient all at the same time. They want to make sure they are getting the best deal for their client, whether it's an investment or a tenant on a leasing assignment. Dustin and Daniel are fantastic brokers who I hope to have the pleasure of dealing with for many years to come." - Joe Pazdan, Real Estate Owner/Investor and Principal at McMillian Pazdan Smith Architectural Firm

"Dustin and Daniel do fantastic work for BlueMont Group, LLC. We were new to the Upstate SC market and they quickly got us acclimated. They are knowledgeable and aggressive and will do whatever it takes for their clients. They are always available and determined to get you the best deal. Selfishly I am also impressed by the sincere love they have for our brand. Dustin and Daniel truly run on Dunkin'!" - Meghan Wolfinger, Chief Development Officer of BlueMont Group (Dunkin' Franchisee)

"In a fast moving market where timing is essential, Dustin & Daniel have proven to be great partners to our brands. They are extremely responsive and waste no time when it comes to their clients needs. They are knowledgeable and professional and they take the extra time to thoroughly investigate future opportunities. They are unmatched in their communication, commitment and market knowledge. Best in the business." - Lazaro Montoto, Tony King & Brian Shelton, Partners of Topsy Taco