

FOR SALE OR LEASE

# Rare Clinton Restaurant

on Interstate Exit  
102 Clinton Center Drive



CBRE

RETAIL | FOR SALE OR LEASE



# Turn-Key Restaurant

+ Total Size: **5,383 SF**

+ Total Area: **0.72 AC**

+ Parking: **53 Parking Spaces (1:102 SF)**

+ For Sale: **\$1,325,000**

+ For Lease: **\$19.50–22.50 NNN**

+ FF&E: **Available for purchase**

+ 3-Mile Population: **26,510**  
3-Mile Average Household Income: **\$78,347**  
Springridge Road: **20,000 AADT**  
Interstate-20: **41,000 AADT**



**CBRE**





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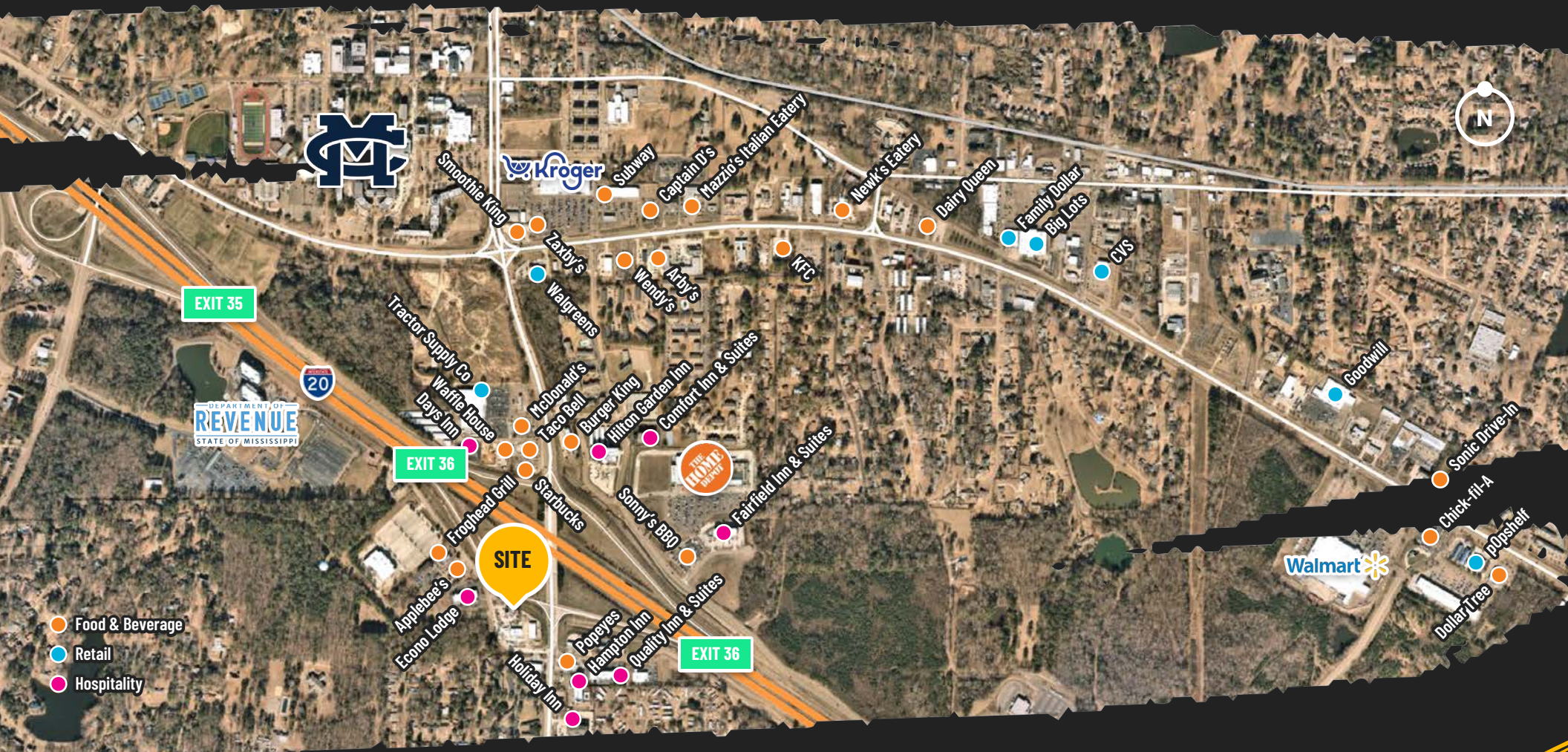
# Existing Conditions



# Demographics

	1 Mile	3 Miles	5 Miles
Population	6,778	26,510	48,136
Businesses	368	844	1,510
Employees	4,833	9,100	18,545
Households	2,280	10,232	18,937
Avg. Household Income	\$71,823	\$78,347	\$69,156





EXIT 35



DEPARTMENT OF REVENUE  
STATE OF MISSISSIPPI

EXIT 36

SITE

EXIT 36

- Food & Beverage
- Retail
- Hospitality



For more information,  
Please contact:

**Richard Ridgway**  
Senior Vice President  
+1 601 420 8080  
richard.ridgway@cbre.com



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