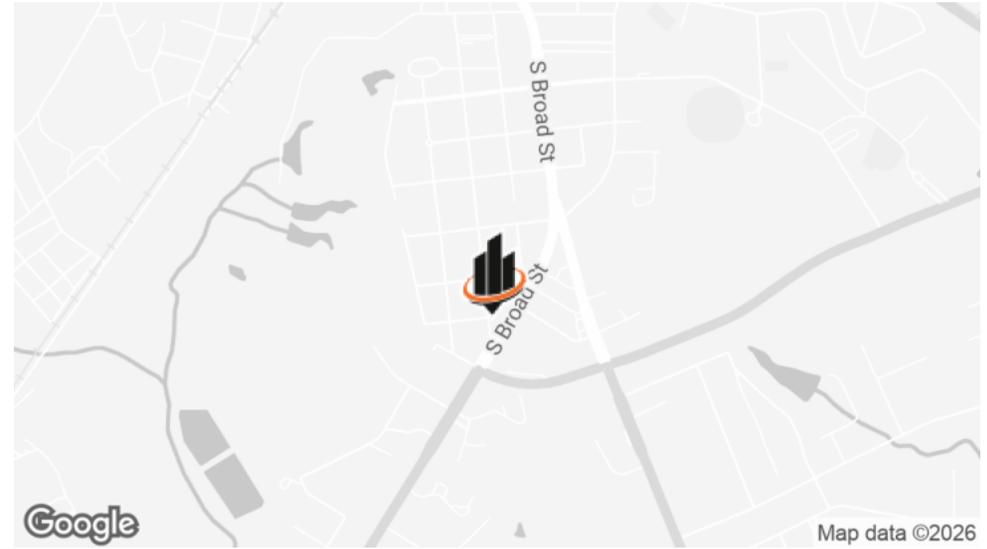


## PROPERTY SUMMARY



### OFFERING SUMMARY

|                               |                          |
|-------------------------------|--------------------------|
| <b>LEASE RATE:</b>            | \$825/mo. (includes NNN) |
| <b>BUILDING SIZE:</b>         | ±900 SF                  |
| <b>LOT SIZE:</b>              | ±0.48 Acres              |
| <b>AVERAGE DAILY VEHICLES</b> | ±6,200                   |
| <b>ZONING:</b>                | C-3 General Commercial   |

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1026 SOUTH BROAD STREET | Clinton, SC 29325

### PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Palmetto is pleased to offer for lease ±900 SF located at 1026 S Broad Street in Clinton, SC. This free standing, single tenant property offers plenty of parking and a blank-slate interior, making it an excellent fit for an operator looking to plant a new business in a clean, flexible footprint and build out to their exact concept. Excellent visibility and pylon signage available. Join the retail mix here on South Broad in Clinton, South Carolina.

### PROPERTY HIGHLIGHTS

- ±900 SF single-tenant retail/office building
- Hard corner location with dual access (S Broad St & Cedar St)
- Pylon signage on S Broad Street
- Directly across from Clinton Family YMCA
- Zoned C-3 (General Commercial) - Flexible use options
- NNNs: ±\$2.13 PSF (Est.)

## ADDITIONAL PHOTOS



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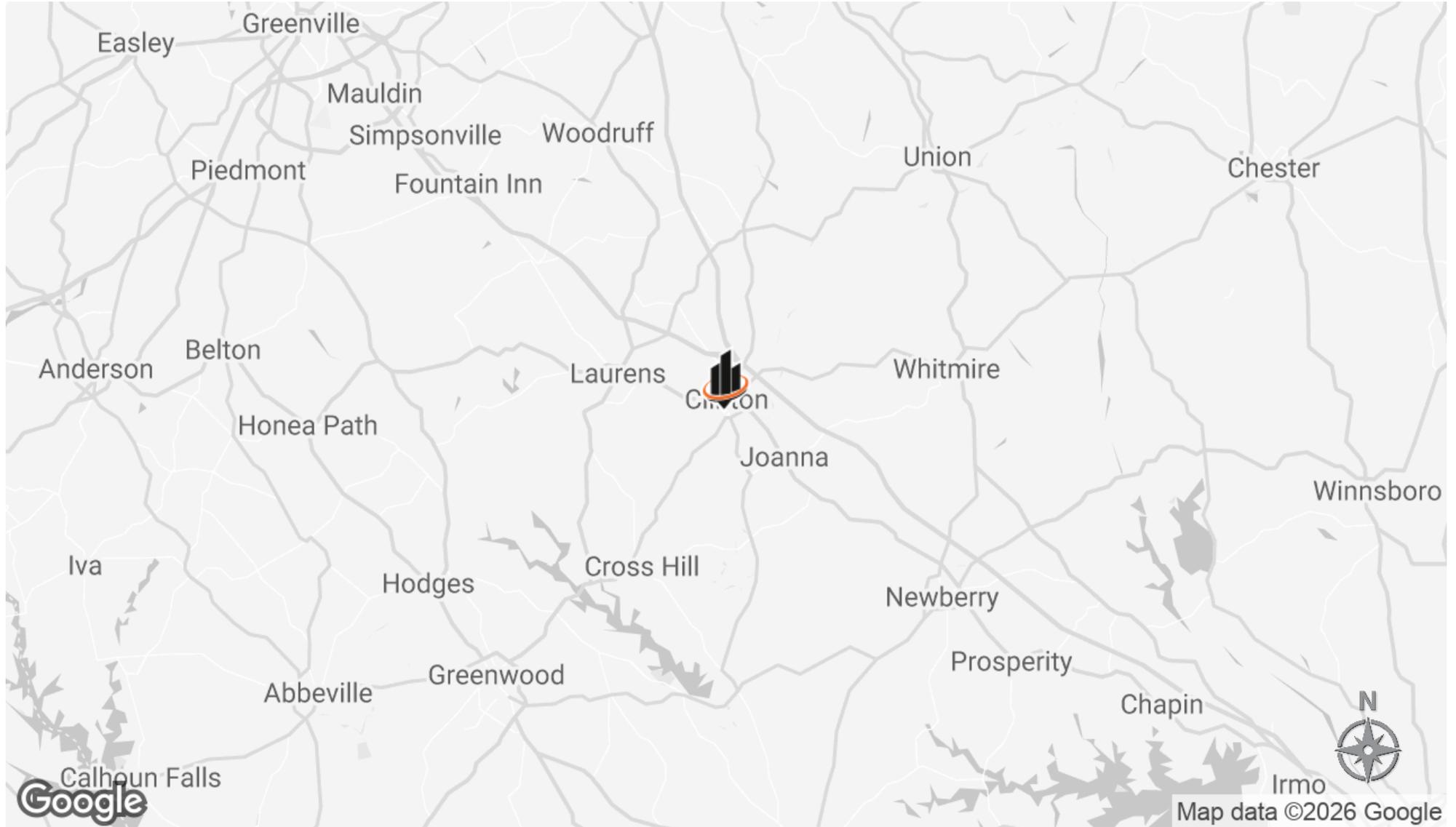
# RETAILER MAP



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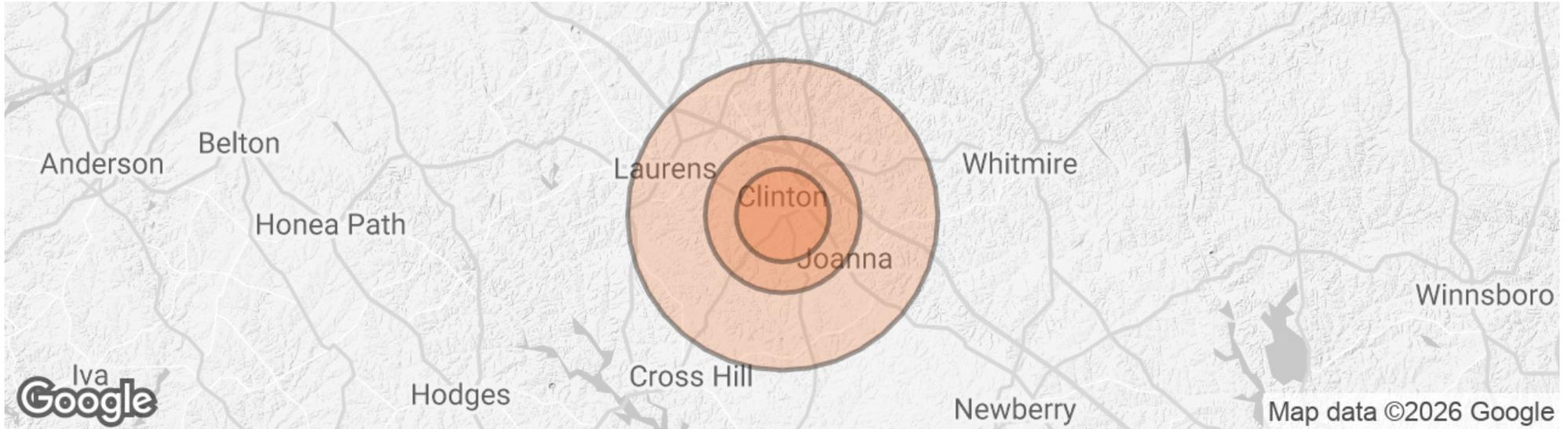
# REGIONAL MAP



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# DEMOGRAPHICS MAP & REPORT



Demographics data derived from SiteSeer

| DEMOGRAPHICS             | 3 MILES    | 5 MILES    | 10 MILES   |
|--------------------------|------------|------------|------------|
| 2025 POPULATION          | ±11,122    | ±14,963    | ±33,621    |
| AVERAGE HOUSEHOLD INCOME | ±\$70,023  | ±\$70,453  | ±\$75,994  |
| MEDIAN HOME VALUE        | ±\$230,567 | ±\$227,517 | ±\$234,569 |
| AVERAGE AGE              | ±40.4      | ±40.8      | ±41.4      |
| DAYTIME EMPLOYEES        | ±9,064     | ±12,197    | ±27,298    |

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# REEDY RIVER RETAIL

SPECIALIZED RETAIL BROKERAGE TEAM



In 2018, Dustin and Daniel left their teaching careers to pursue commercial real estate, quickly building one of the top retail brokerage teams in the Upstate. They prioritize relationship-building, client education, and delivering value through hard work and creativity.

The team has expanded to include additional advisors Chris Philbrick, Brett Mitchell, and Stephan Thomas, along with administrative and marketing support from Angie Looney.

Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A  
Greenville, SC 29615



INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

# REEDY RIVER RETAIL at SVN PALMETTO'S SOUTHEAST REACH

GREENVILLE



CHARLESTON



CHARLOTTE



## 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

## NOTABLE CLIENTS & RECENT TRANSACTIONS WITHIN THE SOUTHEAST





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