

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$450,000
ZONING:	R-1
LOT SIZE:	±2.94 Acres
APN:	901-10-01-007, 901-10-01-009, 901-10-01-009, 901-10-01-013, 901-10-01-014

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PROPERTY DESCRIPTION

Reedy River Retail at SVN | Palmetto is pleased to present this opportunity to redevelop ±2.94 acres at the high-visibility corner of Musgrove St and N Broad St just outside of Downtown Clinton, SC. This strategically located site is ideal for multi-family or townhome development, benefiting from its proximity to Presbyterian College's Pharmacy and PA Schools, as well as the main undergraduate campus, which serves 1,199 students and 102 academic staff. With convenient access to Downtown Clinton, I-26, and I-385, this property offers the perfect blend of connectivity and demand, making it a prime location for student housing, workforce housing, or other residential projects. Additionally, there is potential for site expansion with more acreage available. Position your next development for success in Clinton's growing market.

PROPERTY HIGHLIGHTS

- ±2.94 Acres with 7 vacant single family homes primed for redevelopment
- 10 min walk to Downtown Clinton Presbyterian College's School of Pharmacy
- Strong demand for student housing, workforce apartments, or a townhome community
- Additional acreage available for potential project expansion

ADDITIONAL PHOTOS



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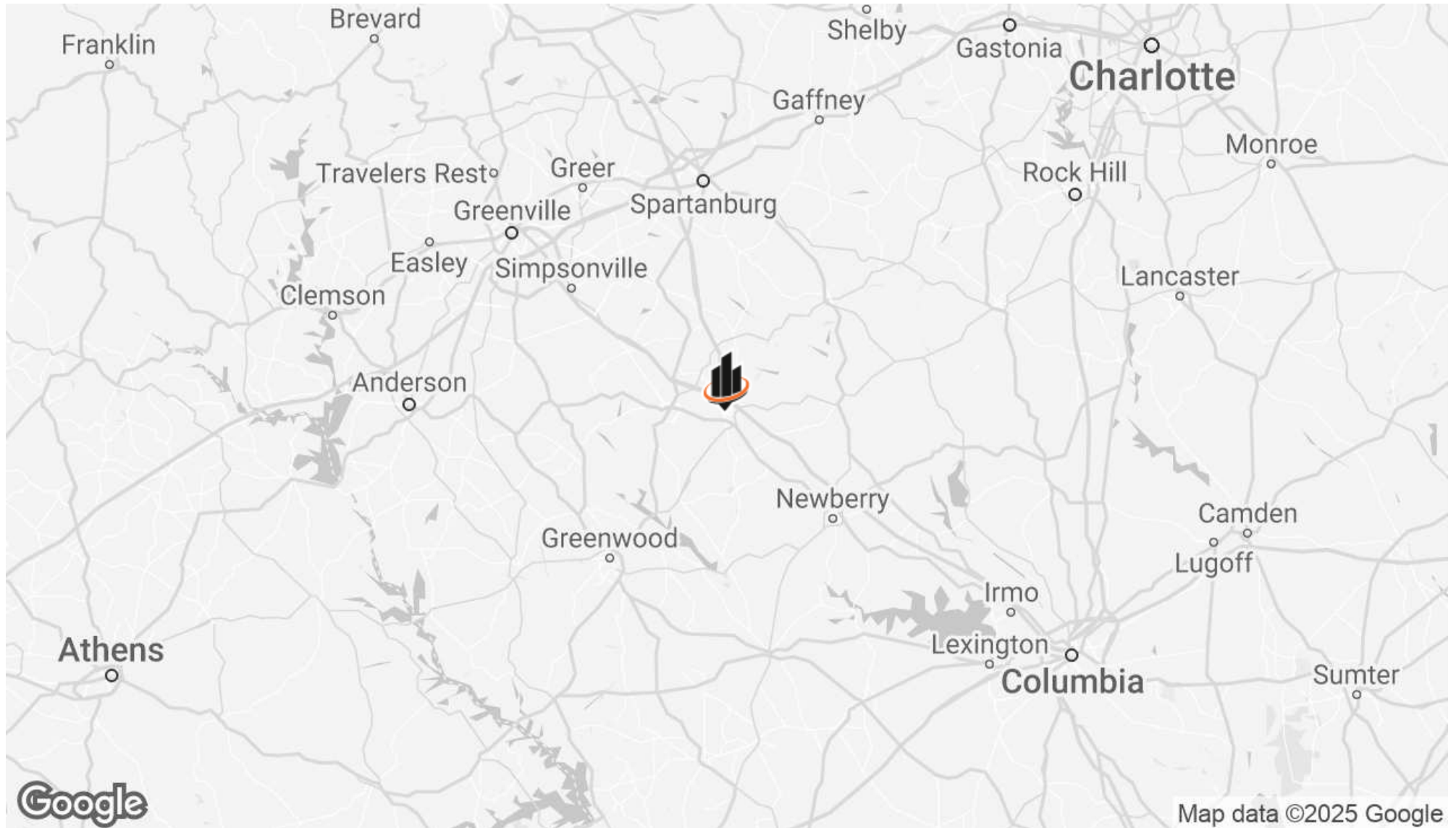


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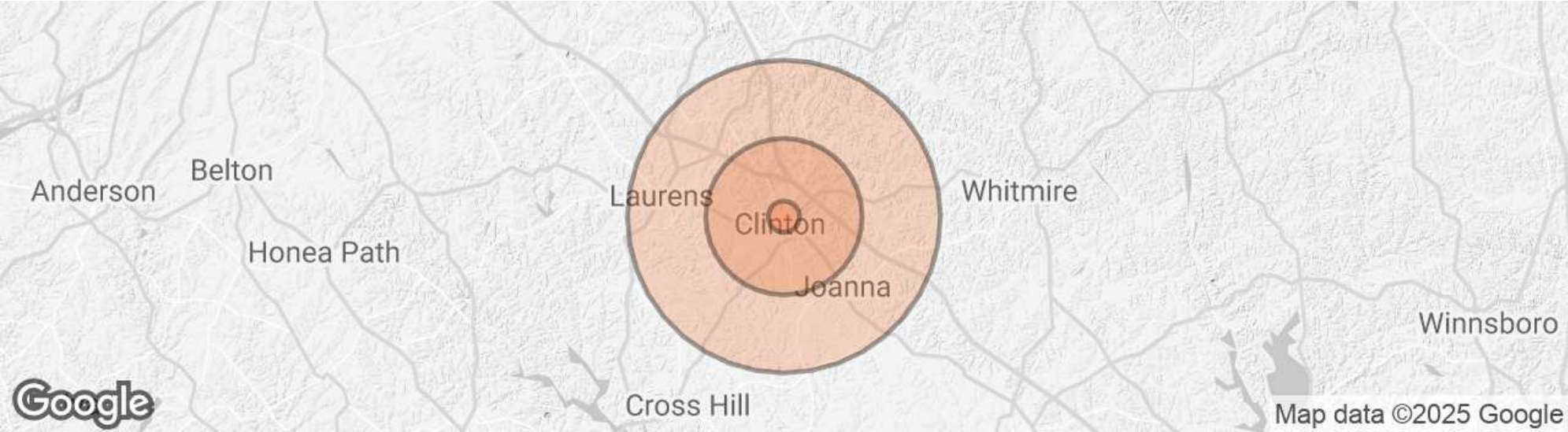
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



Demographics data derived from SiteSeer & Alpha Map

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	±3,564	±14,045	±33,953
AVERAGE HH INCOME	±\$60,970	±\$71,725	±\$74,759
AVG HOME VALUE	±\$172,054	±\$225,502	±\$228,999
AVERAGE AGE	±40	±40	±41

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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.

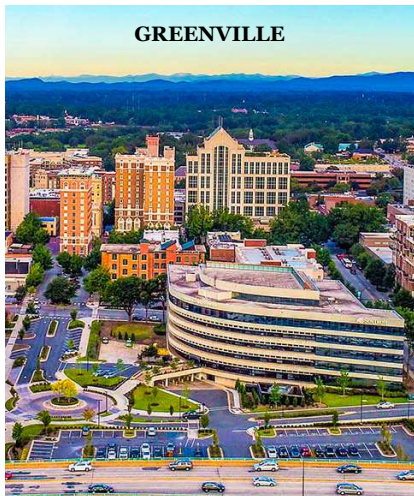
Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

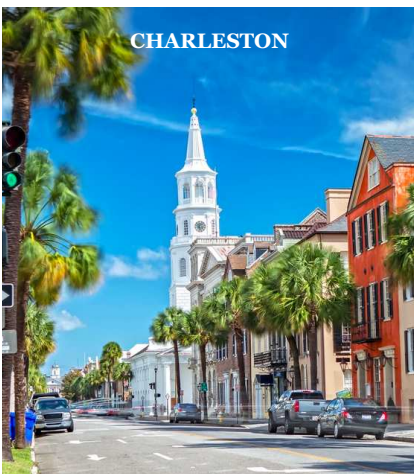
330 Pelham Rd. Ste 100A
Greenville, SC 29615



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 Tipsy Taco





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