

PROPERTY SUMMARY



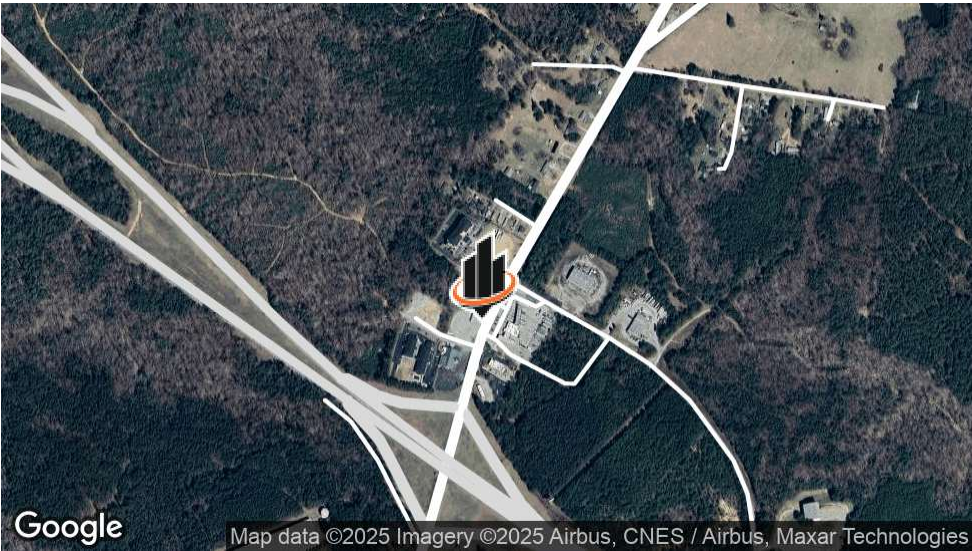
OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,800 SF
LOT SIZE:	0.96 Acres
ZONING:	I-1 Industrial(General Commercial Permitted)
APN:	901-35-01-015

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HWY 56 BTS/GL | 12819 Highway 56 N Clinton, SC 29325

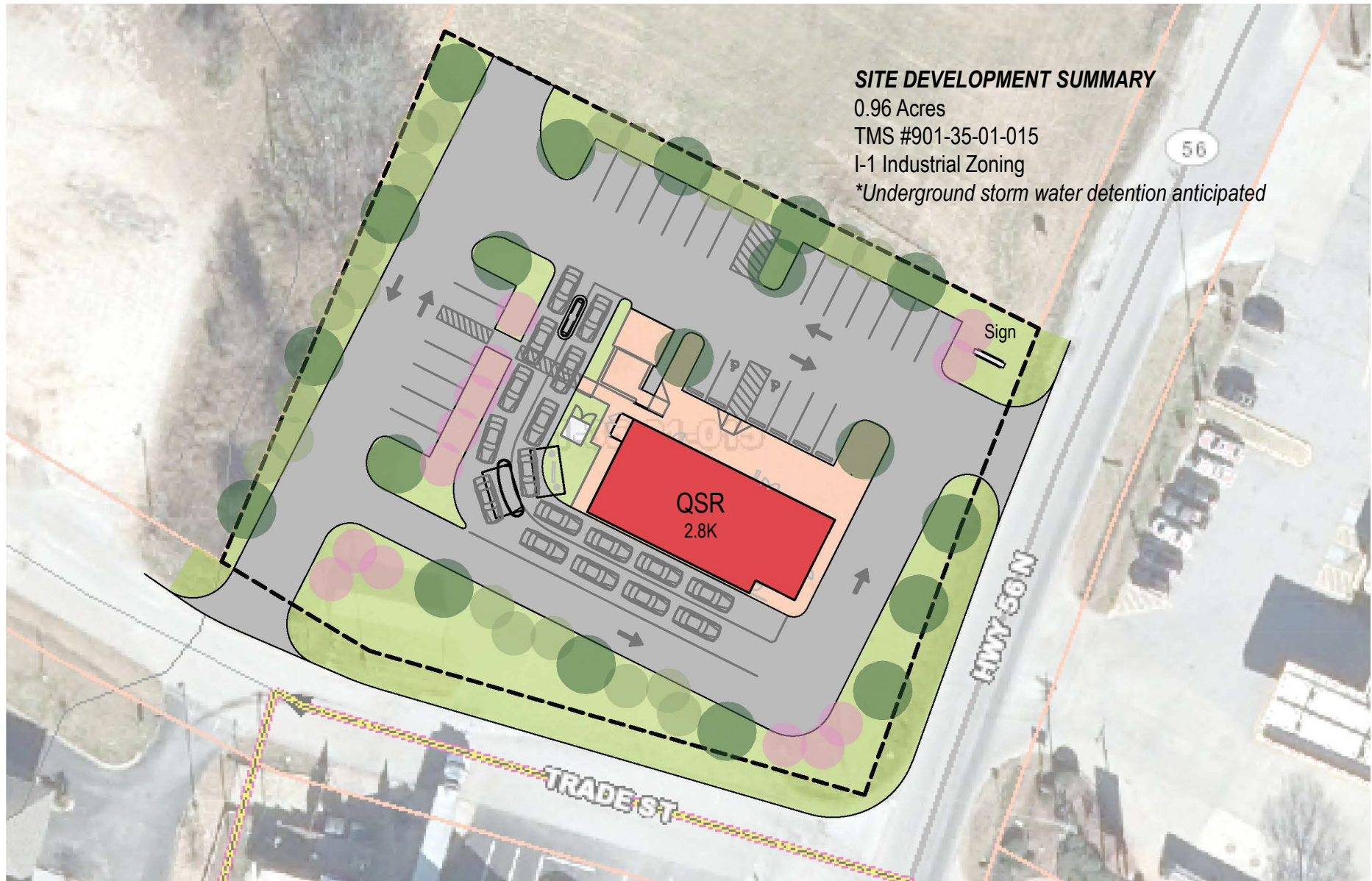
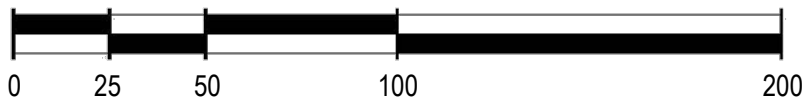


PROPERTY DESCRIPTION

Reedy River Retail at SVN | Palmetto is pleased to present a prime ±.96-acre site available for build-to-suit or ground lease. Site is favorably positioned at the intersection of HWY 56 and I-26 (Exit 52) in Clinton, SC. This high-visibility site is ideal for a QSR development and offers direct access to a heavily trafficked corridor connecting I-26 and I-385, the two primary arteries linking Greenville-Spartanburg, Columbia, and Charleston. Clinton serves as a vital midpoint between these major markets, making Exit 52 a consistent stopover for regional travelers and commercial drivers alike.

PROPERTY HIGHLIGHTS

- Site Size: ±0.96 Acres
- Availability: Build-to-Suit or Ground Lease
- Close proximity to four hotels and Clinton's new \$46.7mm Rec Center
- Major truck stop directly across SC-56(One-9)



SITE DEVELOPMENT SUMMARY

0.96 Acres
TMS #901-35-01-015
I-1 Industrial Zoning
**Underground storm water detention anticipated*



NOTE: THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

12819 Highway 56 QSR (I-26 Exit 52)

SVN PALMETTO
CLINTON, SOUTH CAROLINA
05.08.2025
SW+ PROJECT #12661

ADDITIONAL PHOTOS



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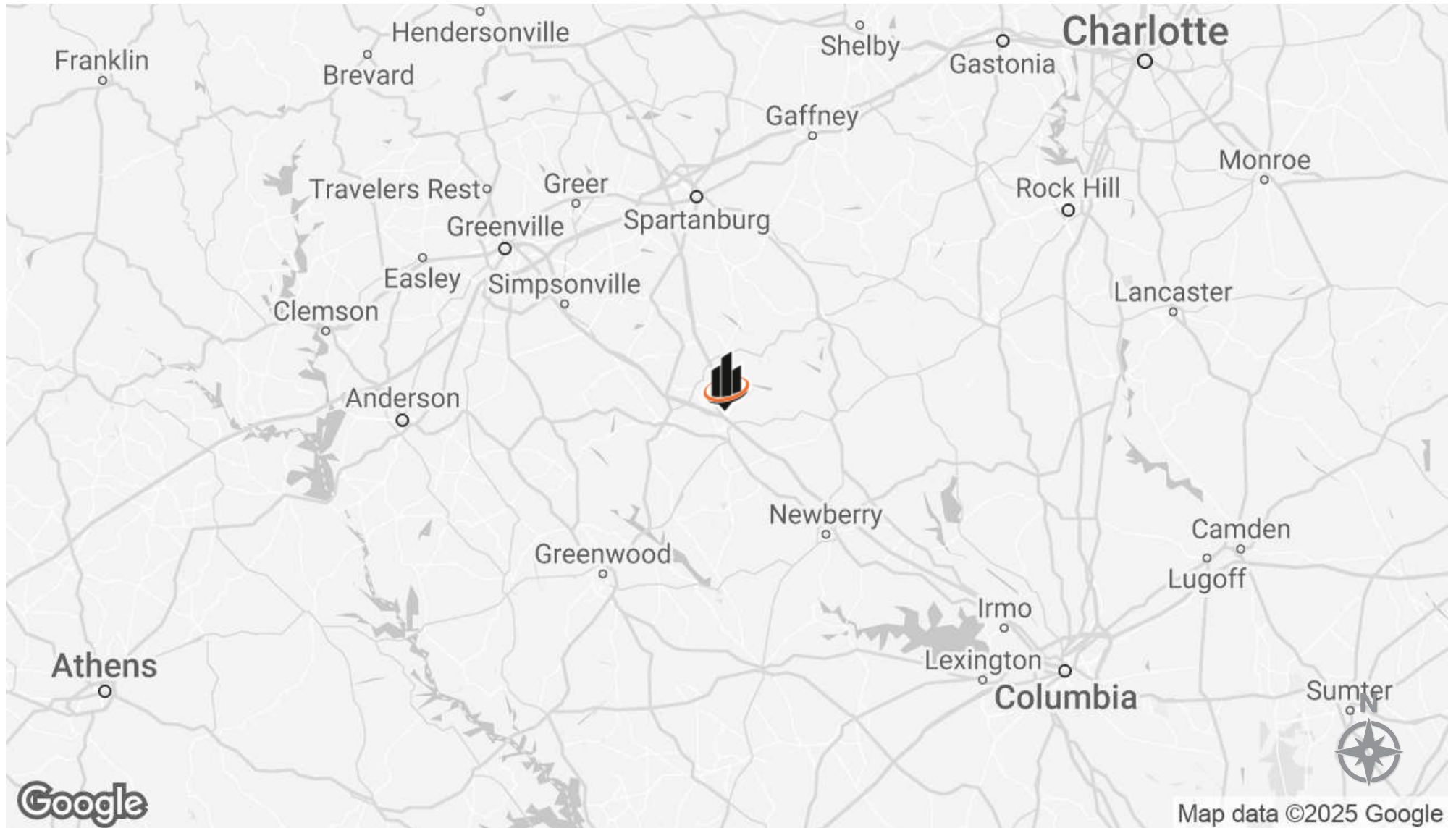
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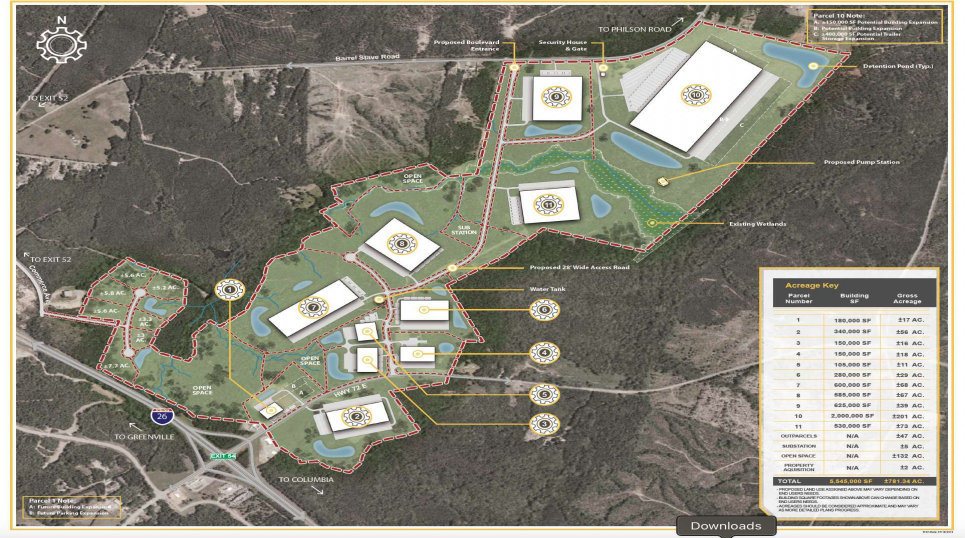
REGIONAL MAP



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CITY INFORMATION



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CLINTON'S \$46.7MM REREATIONAL PARK

Clinton, South Carolina, is making significant strides in enhancing community living with the development of its first city-owned outdoor recreation complex. Located within 1 mile of the site and spanning 170 acres off Highway 56, this ambitious project is set to become a central hub for sports, leisure, and wellness activities. The master plan includes three fully lighted multi-purpose fields adaptable for baseball and softball, a splash pad, modern playgrounds, picnic shelters, and an extensive walking trail equipped with fitness stations. A 3,000-seat amphitheater is planned for a later phase of development.

This state-of-the-art facility not only promises to elevate the quality of life for residents but also positions Clinton as an attractive destination for regional tournaments and outdoor events. For prospective tenants and investors, the recreation complex underscores the city's commitment to growth, community engagement, and active lifestyles—making it a valuable asset to any real estate listing in the area.

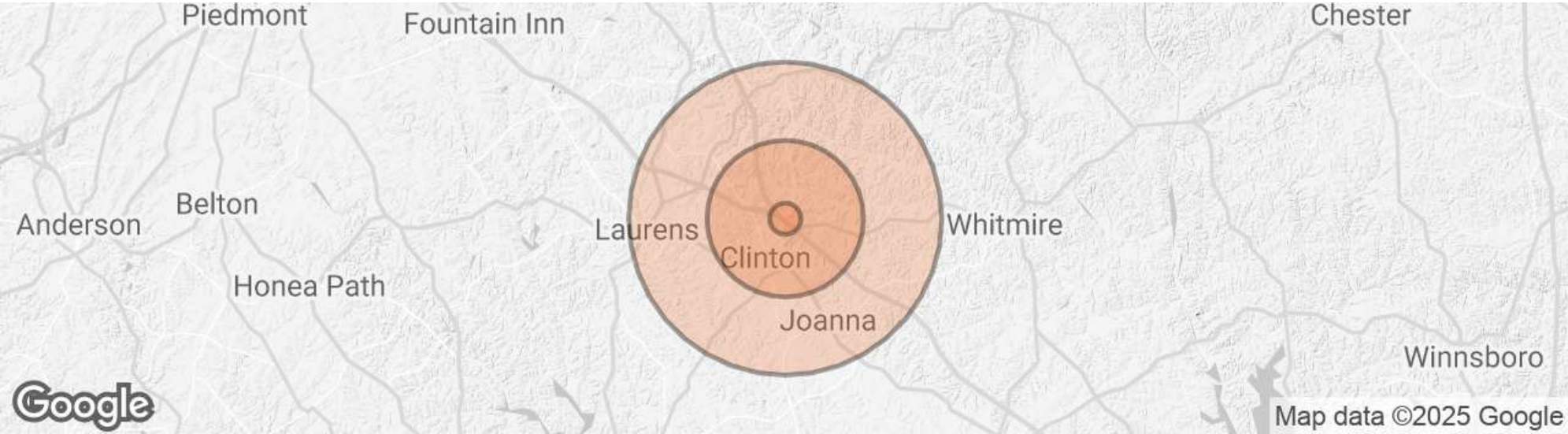
CLINTON'S INDUSTRIAL PARK

Clinton, South Carolina, is rapidly emerging as a premier destination for industrial growth with the development of the Clinton 26 Commerce Park. Strategically located at the intersection of I-26 and Highway 72, this expansive 744.91-acre master-planned industrial park is poised to offer over 5 million square feet of Class A industrial space .

The park's prime location provides immediate access to major transportation corridors, enhancing logistics and distribution capabilities. Its proximity to the Samsung manufacturing facility in Newberry, just 23 miles away, further underscores its strategic significance .

The Clinton 26 Commerce Park is a certified industrial site by the South Carolina Department of Commerce, ensuring readiness for development and streamlined project timelines . This certification, combined with the city's commitment to infrastructure and economic development, makes the park an attractive option for businesses seeking to establish or expand their operations.

DEMOGRAPHICS MAP & REPORT



Demographics data derived from AlphaMap

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
POPULATION	±323	±12,904	±31,705
AVERAGE HH INCOME	±\$55,912	±\$63,498	±\$68,428
AVERAGE HOME VALUE	±\$182,289	±\$221,924	±\$221,523
DAYTIME EMPLOYEE POPULATION	±258	±10,524	±25,628
AVERAGE AGE	±41.4	±40.8	±41.1

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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.

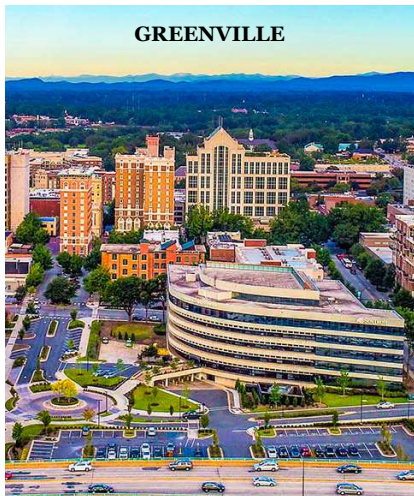
Specializing in investment sales, landlord/tenant representation, and development, their focus on retail brokerage instills confidence in their clients. With the support of the SVN network of over 220 offices, Reedy River Retail has gained national recognition.

330 Pelham Rd. Ste 100A
Greenville, SC 29615

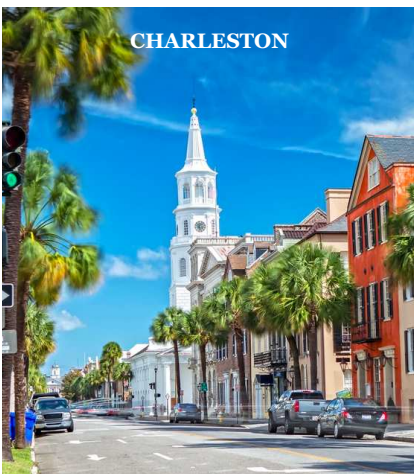


INVESTMENTS - LANDLORD REPRESENTATION - TENANT REPRESENTATION - DEVELOPMENT

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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