

A photograph of a historic street scene featuring a large, multi-story brick building with arched windows. The building has a corrugated metal awning over the entrance and a colorful mural on the side. A large orange banner with the text "FOR LEASE" is overlaid on the top left. The street is paved with cobblestones, and there are parked cars and a trash can visible.

A blue banner with white text and logos. On the left, the text reads "STREET RETAIL", "100 MUSGROVE ST", and "CLINTON, SC 29325". On the right, there is a logo for "SVN PALMETTO" featuring a stylized bar chart icon, and another logo for "REEDY RIVER RETAIL" featuring a stylized city skyline icon.



THE PROPERTY

100 Musgrove Street - Clinton, SC 29325

Reedy River Retail at SVN Palmetto is pleased to present a proposal for this property which is a rare opportunity located at the highly visible corner of Main Street and Musgrove Street, this $\pm 2,200$ SF retail space offers one of the best positions in downtown Clinton. Formerly home to a men's clothing shop for many years and cigar lounge, the space is now vacant and ready for your new concept. With daily traffic counts of $\pm 12,000$ VPD on Carolina Avenue and $\pm 10,000$ VPD on Broad Street, this location delivers excellent exposure and steady customer flow. The property sits directly across from a public parking lot and the community stage, home to popular events like Rhythm on the Rails, which draws large crowds to the heart of downtown. Surrounded by a mix of national, regional, and local retailers including McDonald's, True Value Hardware, Taco Bell/KFC, and numerous boutique shops, the property also benefits from nearby residential density, with apartments located directly behind the building. Major area traffic drivers include Presbyterian College, local dining establishments, and a vibrant cluster of downtown businesses. This versatile, blank space is ideal for an ice cream shop, coffee shop, boutique clothing store, or nearly any retailer seeking a flagship downtown Clinton presence. Situated along Clinton's main retail artery, this is where locals come to shop, dine, and gather making it a prime opportunity for your next venture.



THE PROPERTY

100 Musgrove Street - Clinton, SC 29325

More Details:

- **±2,200 SF of prime corner retail space at Main St & Musgrove St in downtown Clinton**
- **High visibility with 12,000+ VPD on Carolina Ave and 10,000+ VPD on Broad St**
- **Directly across from public parking and a community event stage hosting large festivals such as Rhythm on the Rails**
- **Surrounded by national, regional, and local retailers including McDonald's, True Value Hardware, Taco Bell/KFC, and more**
- **Strong pedestrian traffic driven by downtown shops, dining, and nearby Presbyterian College**
- **Ideal for ice cream shop, coffee shop, boutique, or any retail concept seeking a flagship downtown presence**
- **Zoning is C-2 (Central Commercial) within Musgrove St Planned Development District**



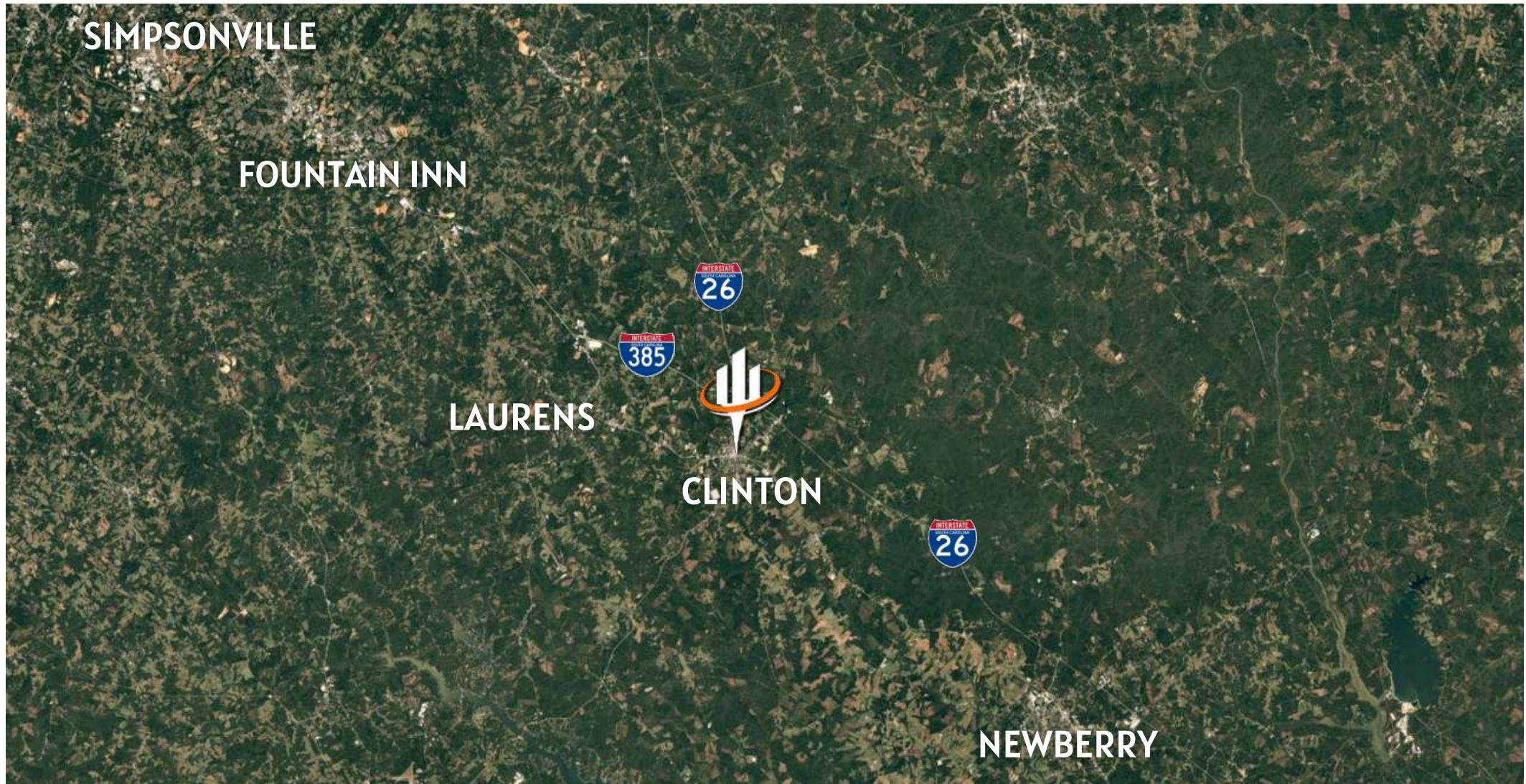
RETAILER MAP



CONCEPTUAL RENDERINGS



LOCATIONAL MAP

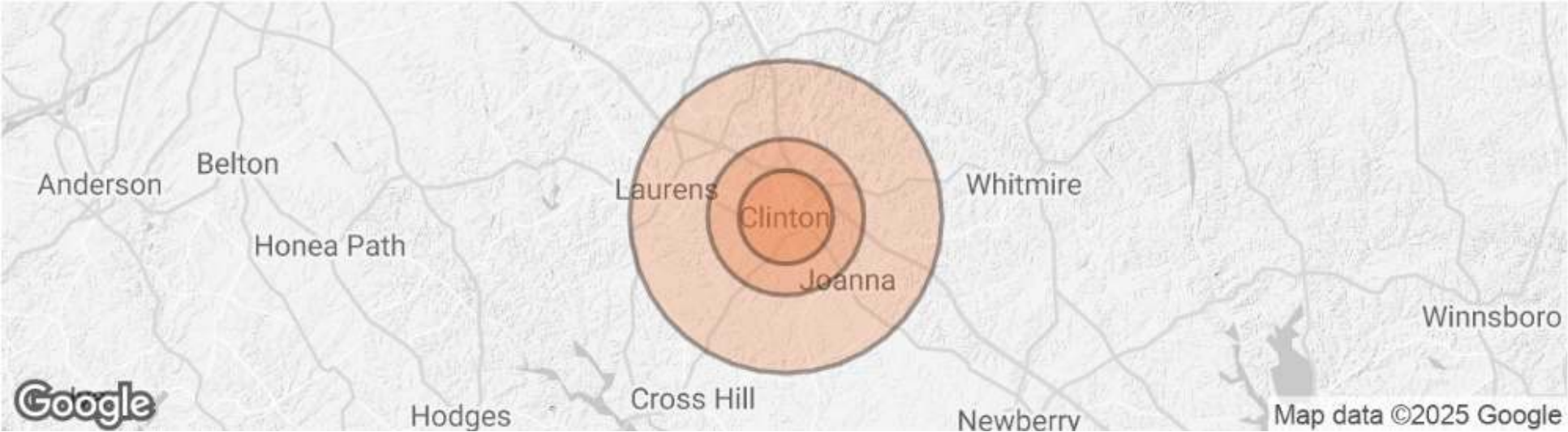


DEMOGRAPHIC DATA

Clinton, South Carolina

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±11,129	±14,026	±34,179
Projected Growth (2029)	1%	1.1%	1%
Average HH Income	±\$69,240	±\$70,699	±\$75,883
Daytime Employees	±9,026	±11,463	±27,731
Average Age	40.4	40.9	41.4
Median Home Value	\$227,889	\$231,114	\$235,876

Source: Site Seer Retail Data



MARKET OVERVIEW

Clinton, South Carolina

1. Strong Residential Momentum

- Multiple new housing developments actively underway:
 - Hampton Woods (off Charlottes Road) — 80 homes under construction
 - Legacy at Hays, Ellis Development (170 homes), Prosperity 8 (townhomes), Beeson Development (170 homes), The Grove, and 209 Musgrove apartments Creative Circle Media
 - Stone Creek and Springdale Towns communities offer attractive, move-in-ready single-family and townhouse options, fueling population growth

2. Industrial & Civic Investment

- The city is actively rebuilding and reinvesting in its downtown, especially after a major fire in 2024 on Musgrove Street. There's a strong push for revitalization and Reconstruction support to reinforce downtown's role as the city's social and retail backbone.

3. Academic & Sports Anchor — Presbyterian College

- Presbyterian College is a prominent local institution, offering a comprehensive liberal arts education, including a fully accredited pharmacy and PA school.
- Athletics:
 - 19 varsity programs (8 men's, 10 women's, and 1 co-ed), NCAA Division I (FCS) member in the Big South Conference
 - Home venues include Bailey Memorial Stadium (6,500-seat, football) and the Templeton Physical Education Center (2,300-seat, basketball, volleyball, wrestling)
- Investment underway: \$8.2 million in athletics facilities improvements at Bailey Memorial Stadium

4. Strategic Location & Community Appeal

- Downtown Clinton serves as a vital crossroads between Columbia, Greenville/Spartanburg, and Charleston, making it a frequent stopping point for travelers and regional shoppers.

5. Future Recreation & Sports Hub

- A proposed 13-field all-turf baseball complex, with adjacent housing and hotel plans, is advancing—highlighting Clinton's focus on sports tourism and mixed-use development

6. Resilient Downtown Vision

- In the wake of last year's devastating fire on Musgrove Street, community stakeholders and city leadership have rallied around a shared vision: a renaissance of downtown, with renewed energy and investment solidifying its role as the commercial heart of Clinton.

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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