

PROPERTY SUMMARY

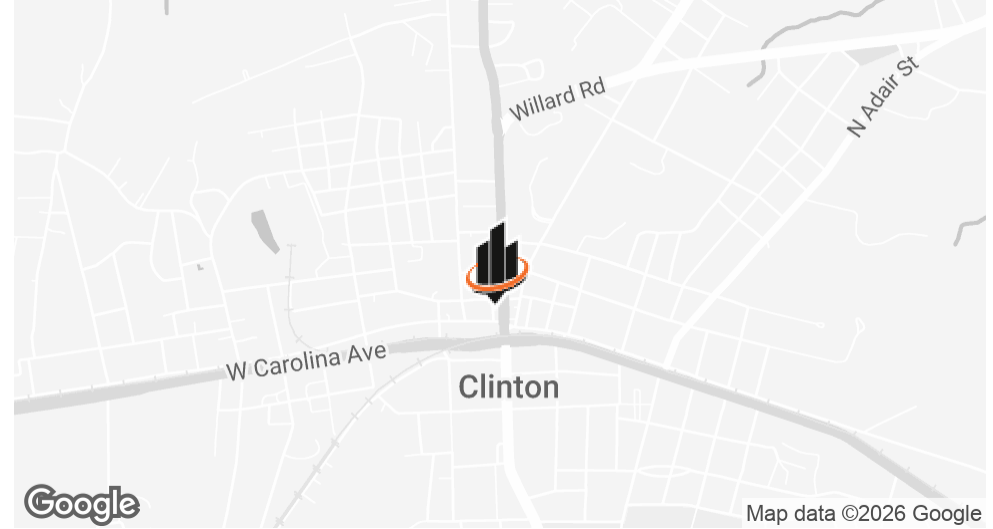


OFFERING SUMMARY

SALE PRICE:	\$269,900
LEASE RATE:	\$2,000.00/mo. (NNN)
AVAILABLE SF:	±2,160 SF
BUILDING SIZE:	±4,320 SF
LAURENS COUNTY TMS:	901-12-04-008
ZONING	C-2 General Commercial

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PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Palmetto is pleased to present for sale or lease a piece of history with this charming mixed-use property, originally constructed in the late 1800s, located in the heart of downtown Clinton, SC. One of the best locations in all of down town, this second-generation restaurant space offers a unique opportunity to operate in a vibrant, high-traffic area with incredible visibility from Highway 76— the main artery connecting Laurens and Clinton.

LEASE HIGHLIGHTS

- ±2,160 SF (1st floor) | NNN
- 2nd-gen restaurant space
- Kitchen infrastructure in place
- Equipment conveys
- Near Presbyterian College + Downtown traffic
- Built in the late 19th century, this property retains its original architectural character, providing a distinct and welcoming atmosphere.

ADDITIONAL PHOTOS



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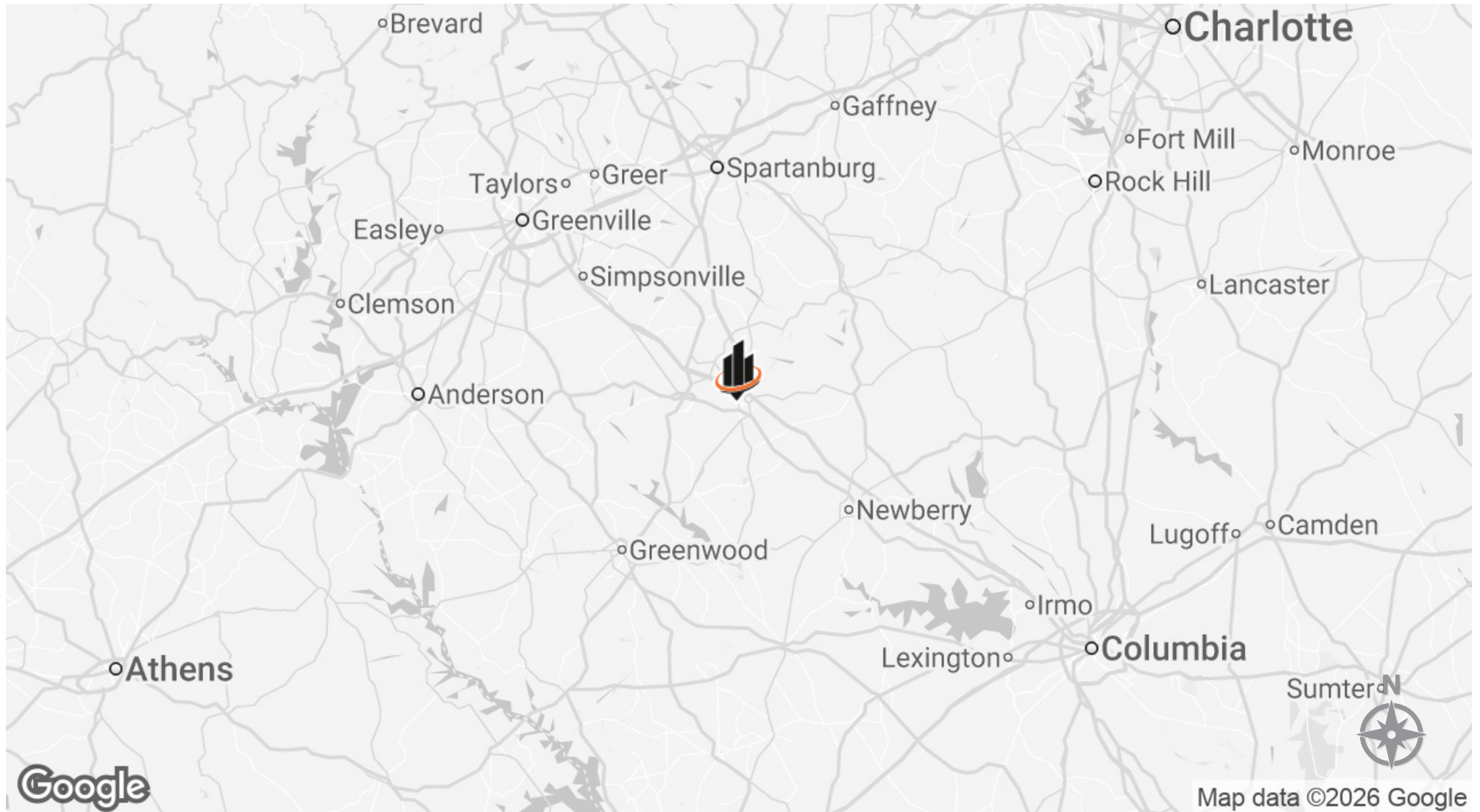
LOCATION MAP



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REGIONAL MAP

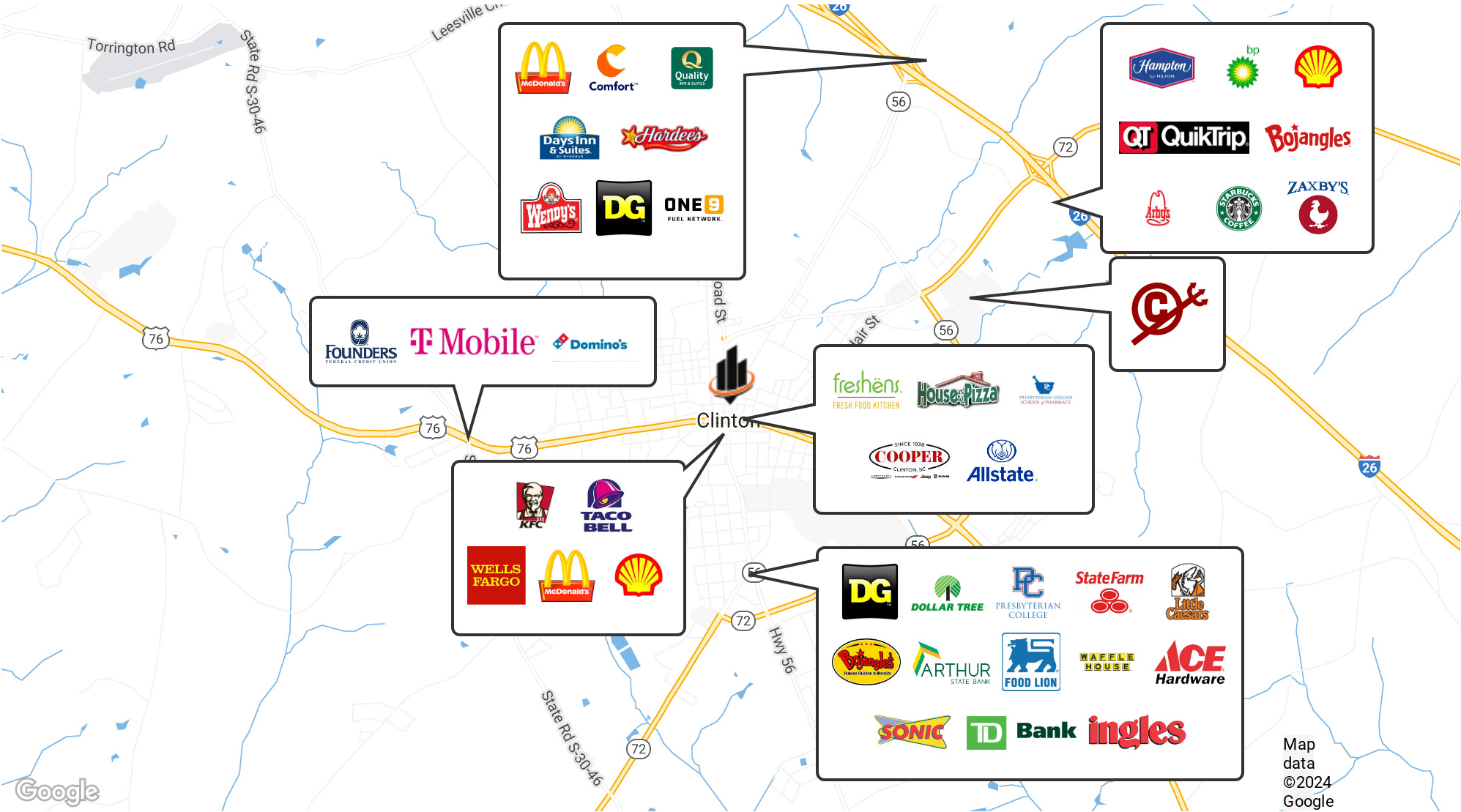
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE5 MILES10 MILES

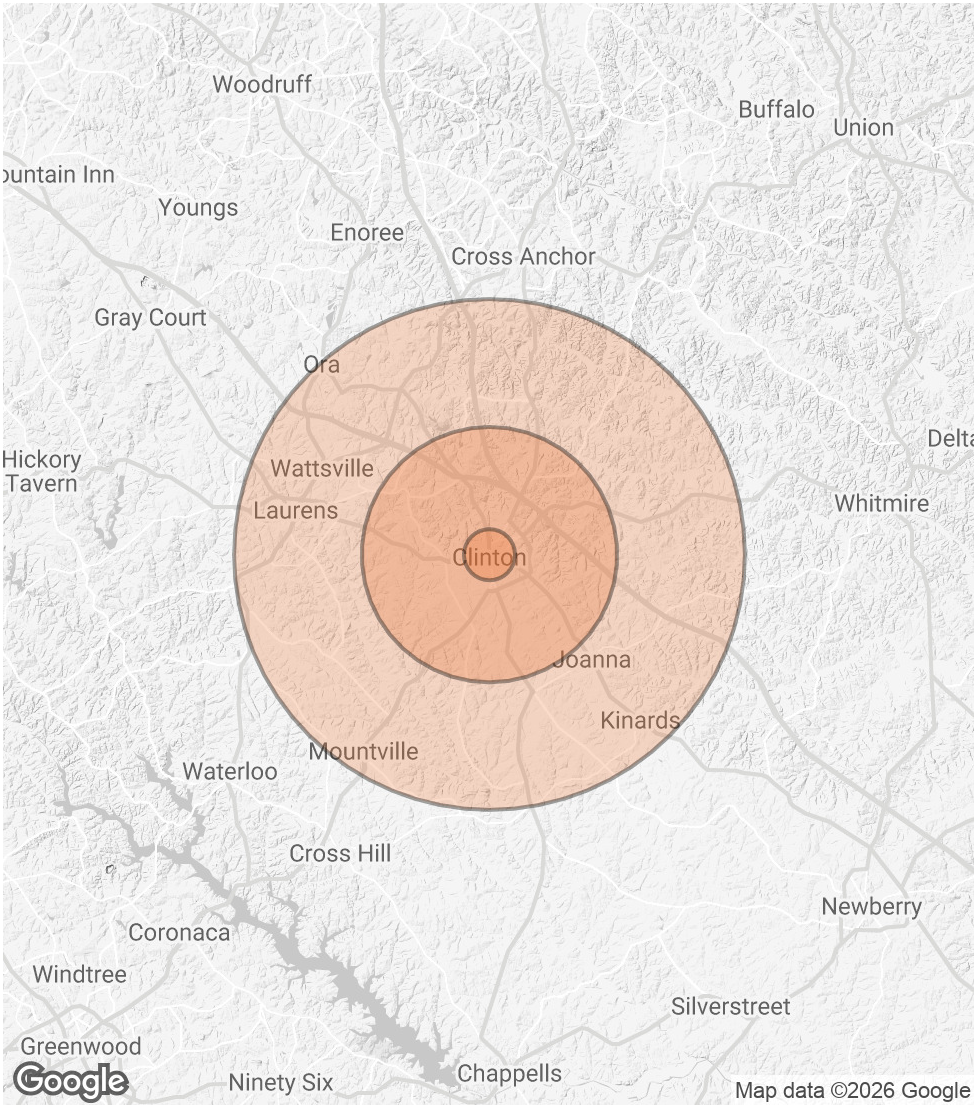
TOTAL POPULATION	4,799	14,005	33,820
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	1,798	5,305	13,283
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$67,554	\$71,853	\$74,947
AVERAGE HOUSE VALUE	\$184,243	\$189,547	\$198,084

2020 American Community Survey (ACS)



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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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