



**FOR Sale**

**3.75 +/- Acres**

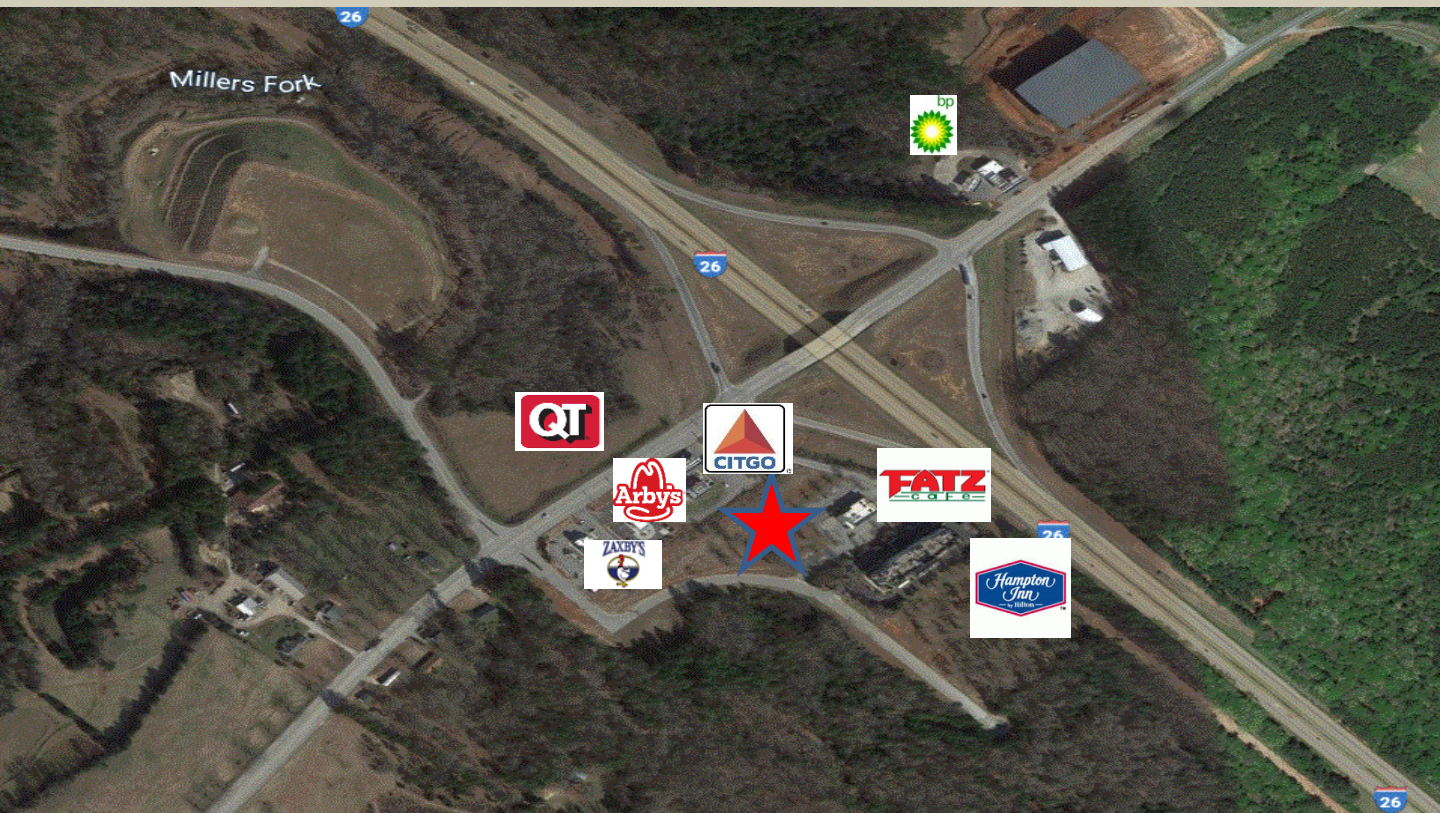
**Sub-  
dividable**

**Interstate 26  
Location**



**CLINTON**  
*South Carolina*

**East Corporate Drive Site #1**







CLINTON  
*South Carolina*

# East Corporate Drive Site #1

**Address:** East Corporate Drive

**Lot Size:** 3.75 Acres – Sub-dividable

**Price:** Negotiable

**Parcel ID:** 901-35-01-027 & 656-00-00-024

**Zoning:** General Commercial C-3

**Types of Businesses Nearby:** Restaurants, Service Stations, Hotels

**Accessibility:** Entrance from East Corporate Drive

**Utilities:** All utilities at Site

**Traffic Count:** I-26 Exit 54 – 44,400 VPD

**Highlights:** Clinton 26 Commerce Park (Industrial) across I-26, Millers Fork Walking Trail, Clinton Recreation Complex, Clinton High School

## *City of Clinton Demographics*

**Population (2019):** 8,108

- **White:** 60.8%
- **Black:** 34.1%
- **Hispanic Origin:** 2.8%

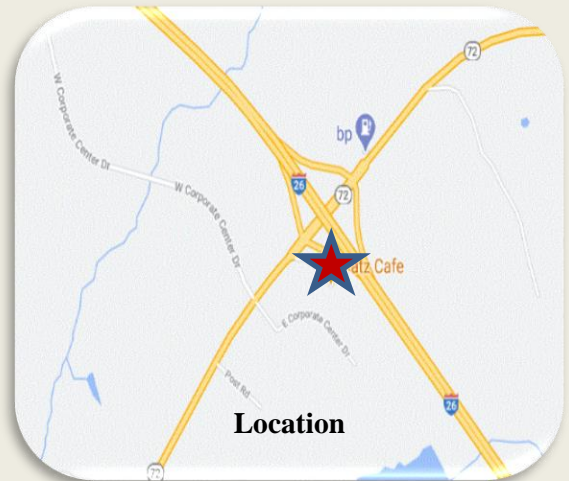
**Total Housing Units:** 3,301

**Median Home Value:** \$91,854

**Median Household Income:** \$31,705

**Cost of Living (City of Clinton):** 75.9

- **National Average:** 100.0



CLINTON  
*South Carolina*

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JA Orr Park