



FOR Sale

5.0 +/- Acres

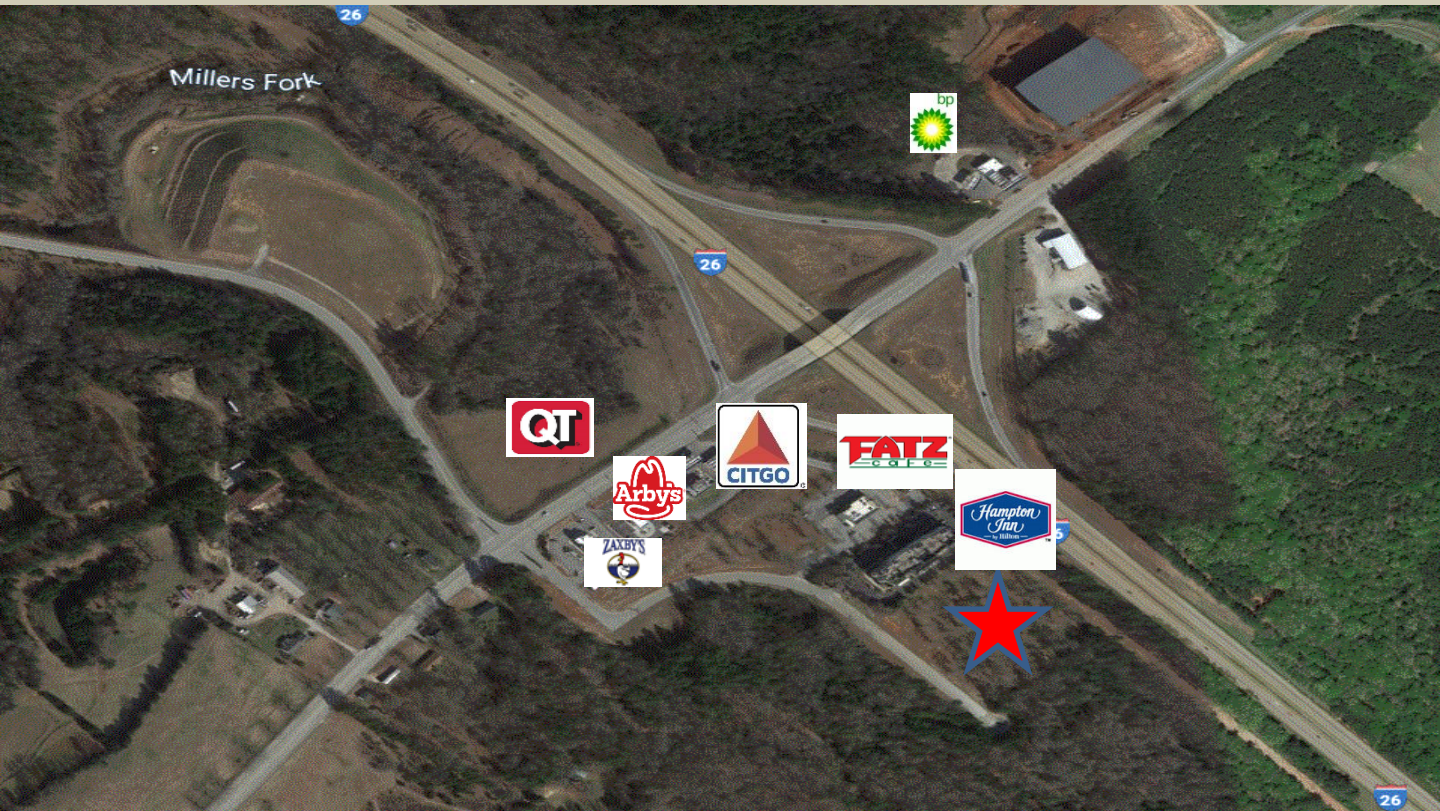
**Sub-
dividable**

**Interstate 26
Location**



CLINTON
South Carolina

East Corporate Drive Site #3





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South Carolina

East Corporate Drive Site #3

Address: East Corporate Drive

Lot Size: 5.0 Acres – Sub-dividable

Price: Negotiable

Parcel ID: 901-35-01-030

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

Interstate Frontage: 900+/- Ft.

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%

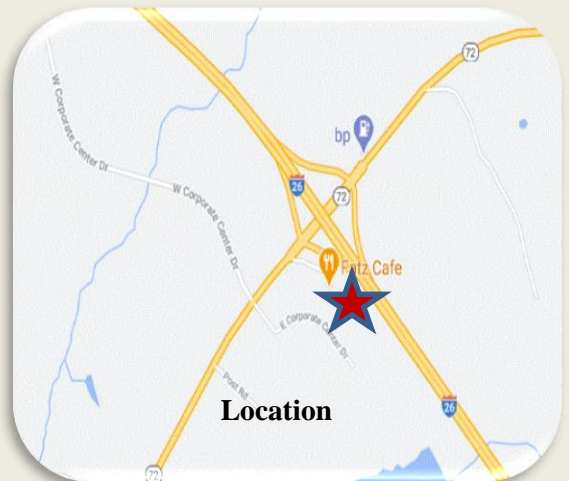
Total Housing Units: 3,301

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