



**FOR Sale**

**25 +/- Acres**

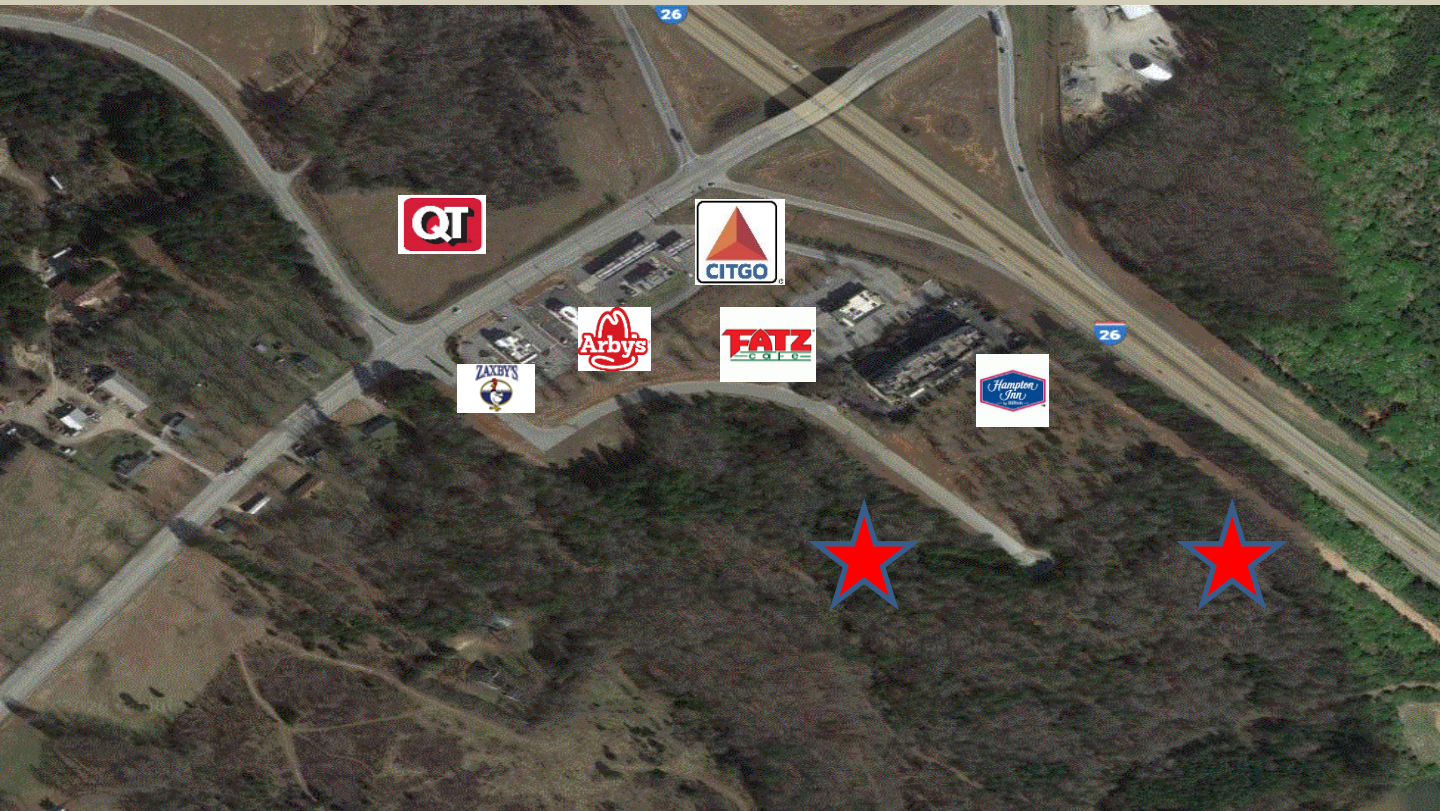
**Sub-  
dividable**

**Interstate 26  
Location**



**CLINTON**  
*South Carolina*

**East Corporate Drive Site #4**





CLINTON  
*South Carolina*

# East Corporate Drive Site #4

**Address:** East Corporate Drive

**Lot Size:** 25.0 Acres – Sub-dividable

**Price:** Negotiable

**Parcel ID:** 901-35-01-026

**Zoning:** General Commercial C-3

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

**Accessibility:** Entrance from East Corporate Drive

**Utilities:** All utilities

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

**Interstate Frontage:** 985+/- 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%

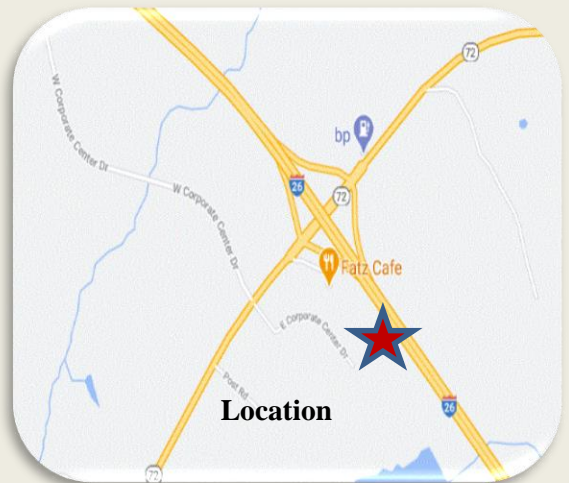
**Total Housing Units: 3,301**

**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