



FOR Sale

6.0 +/- Acres

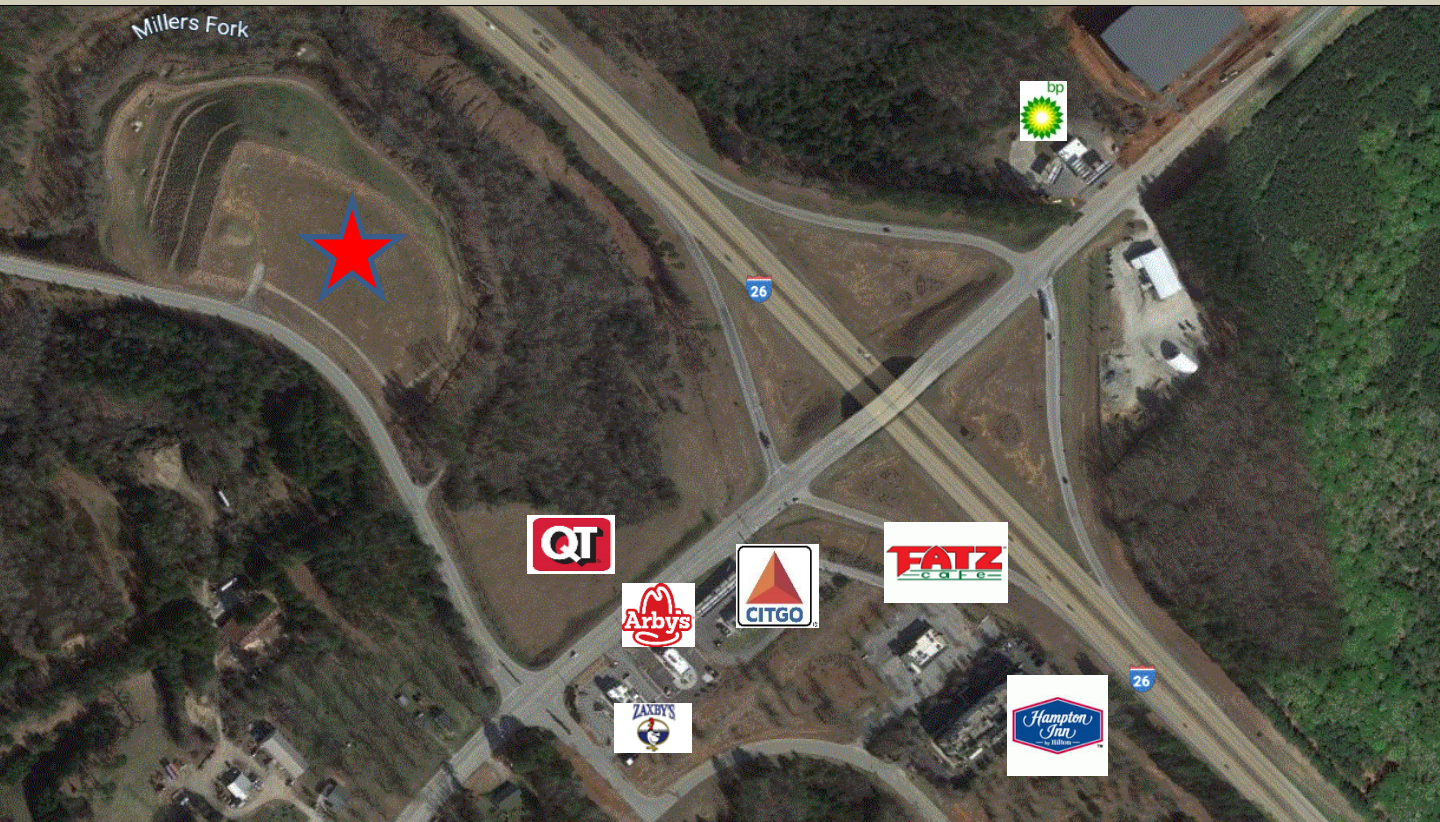
**Sub-
dividable**

**Interstate 26
Location**



CLINTON
South Carolina

West Corporate Drive Site #1





West Corporate Drive Site #1

Address: West Corporate Drive

Lot Size: 6.00Acres – Sub-dividable

Price: \$500,000 for six acres

Parcel ID: 901-35-01-049

Zoning: General Commercial C-3

Types of Businesses Nearby: Restaurants, Service Stations, Hotel

Accessibility: Entrance from West 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 (beside site), Clinton Recreation Complex, Clinton High School

City of Clinton Demographics

Population (2019): 8,108

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

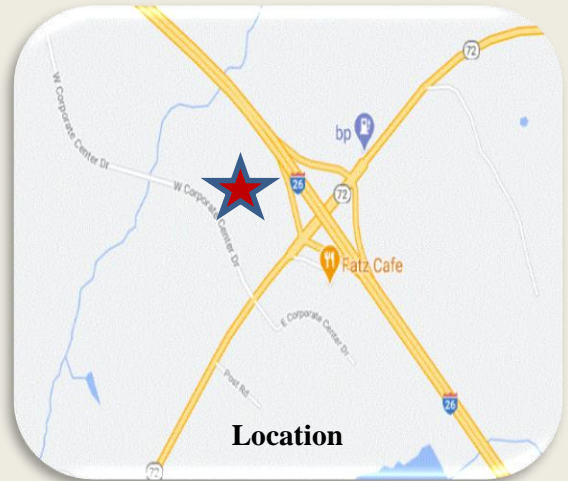
Total Housing Units: 3,301

Median Home Value: \$91,854

Median Household Income: \$31,705

Cost of Living (City of Clinton): 75.9

- National Average: 100.0



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JA Orr Park