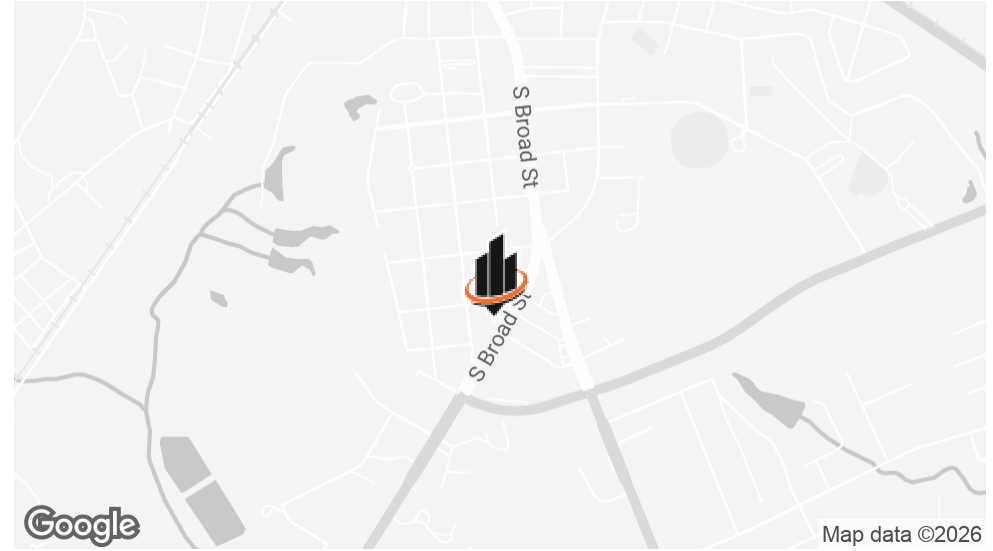


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,370/mo. (includes NNN)
AVAILABLE SF:	±1,300 SF
CONDITION:	Warm Vanilla Shell
TRAFFIC COUNT:	±6,200 VPD
BUILDING SIZE:	±4,560 SF

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PROPERTY DESCRIPTION

Reedy River Retail @ SVN | Palmetto is pleased to offer for lease ±1,300 SF within the ±4,560 SF Town & Country Shopping Center located at 996 S Broad St, Clinton, SC. This end-cap suite in a 4-tenant center offers plenty of parking and a blank-slate interior, making it an excellent fit for an operator looking to plant a new business in a clean, flexible footprint and build out to their exact concept.

PROPERTY HIGHLIGHTS

- High-visibility S Broad St location in Clinton's primary retail corridor near Food Lion, AutoZone, and The Clinton YMCA
- C-3 (General Commercial) zoning allowing a broad range of retail and service uses
- ±6,200 VPD providing strong daily traffic and exposure
- ±1,300 SF end-cap space in a 4-tenant building with ample on-site parking
- Warm vanilla shell condition, ideal for efficient build-out and quick occupancy
- NNNs: ±\$3.65 PSF (Est.)

ADDITIONAL PHOTOS



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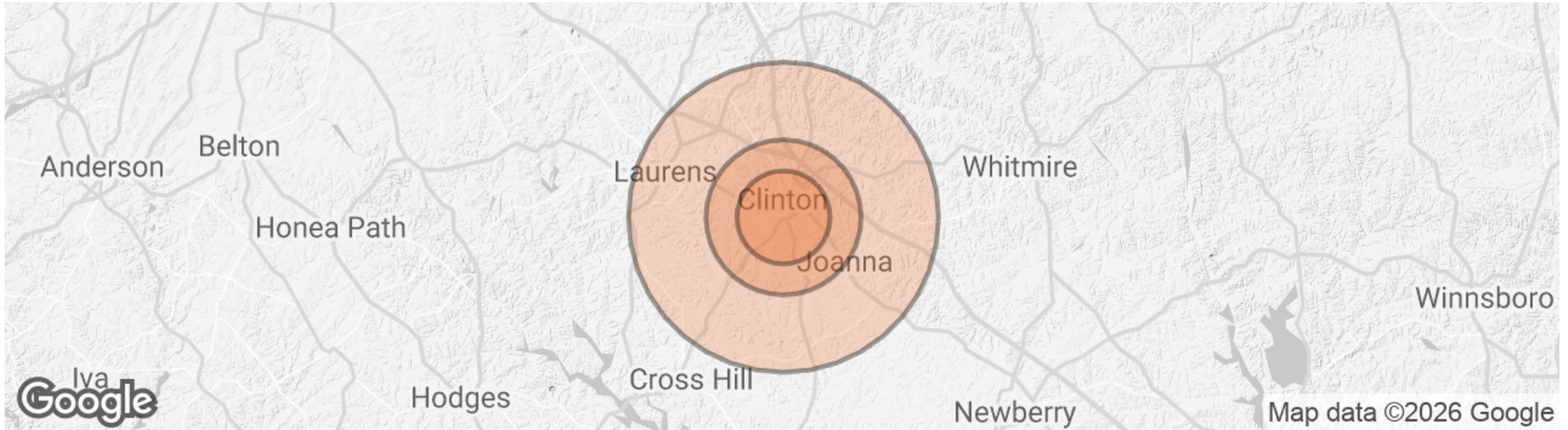
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



Demographics data derived from AlphaMap

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2025 POPULATION	±11,122	±14,963	±33,621
AVERAGE HOUSEHOLD INCOME	±\$70,023	±\$70,453	±\$75,994
MEDIAN HOME VALUE	±\$230,567	±\$227,517	±\$234,569
AVERAGE AGE	±40.4	±40.8	±41.4
DAYTIME EMPLOYEES	±9,064	±12,197	±27,298

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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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