



Colliers



DOWNTOWN
CLINTON

SUBJECT
PROPERTY

W Carolina Ave (±11,400 VPD)

FOR SALE OR LEASE

±3,368-SF Freestanding Restaurant in the Heart of Downtown Clinton

105 W Carolina Ave, Clinton, SC 29325

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Lease Rate

Call for Pricing

Asking Price

\$1,250,000

Property Details

For Sale or Lease | 105 W Carolina

105 W Carolina Avenue in Clinton, SC is a ±3,368-square-foot restaurant building located in the heart of downtown Clinton near Presbyterian College. The property features a single drive-thru window that serves the dual-concept layout. Positioned on Carolina Avenue with ±110 feet of frontage and traffic counts of approximately ±11,400 VPD, the site offers strong visibility, convenient ingress and egress and access from both W Carolina Avenue and Gary Street.

The surrounding area is supported by a mix of residential neighborhoods, local businesses and student activity from Presbyterian College providing consistent traffic throughout the day. The building has been well maintained and remains in good condition making it well suited for continued restaurant use, an owner-user opportunity or future repositioning. Its downtown location and established tenancy provide a strong presence along one of Clinton's primary commercial corridors.

Highlights

- ±3,368 SF
- ±0.94 acres
- 2nd Generation restaurant
- Existing restaurant infrastructure
- Single drive-thru
- Zoning: C-3
- ±28 Parking spaces
- ±11,400 VPD on Carolina Ave
- Multiple points of ingress and egress
- Well maintained building

Asking Price

\$1,250,000

Lease Rate

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Surrounding Retail



11,300
Total Population
within 3 miles



4,300
Total Households
within 3 miles



38.4
Median Age
within 3 miles



\$64,161
Avg HH Income
within 3 miles

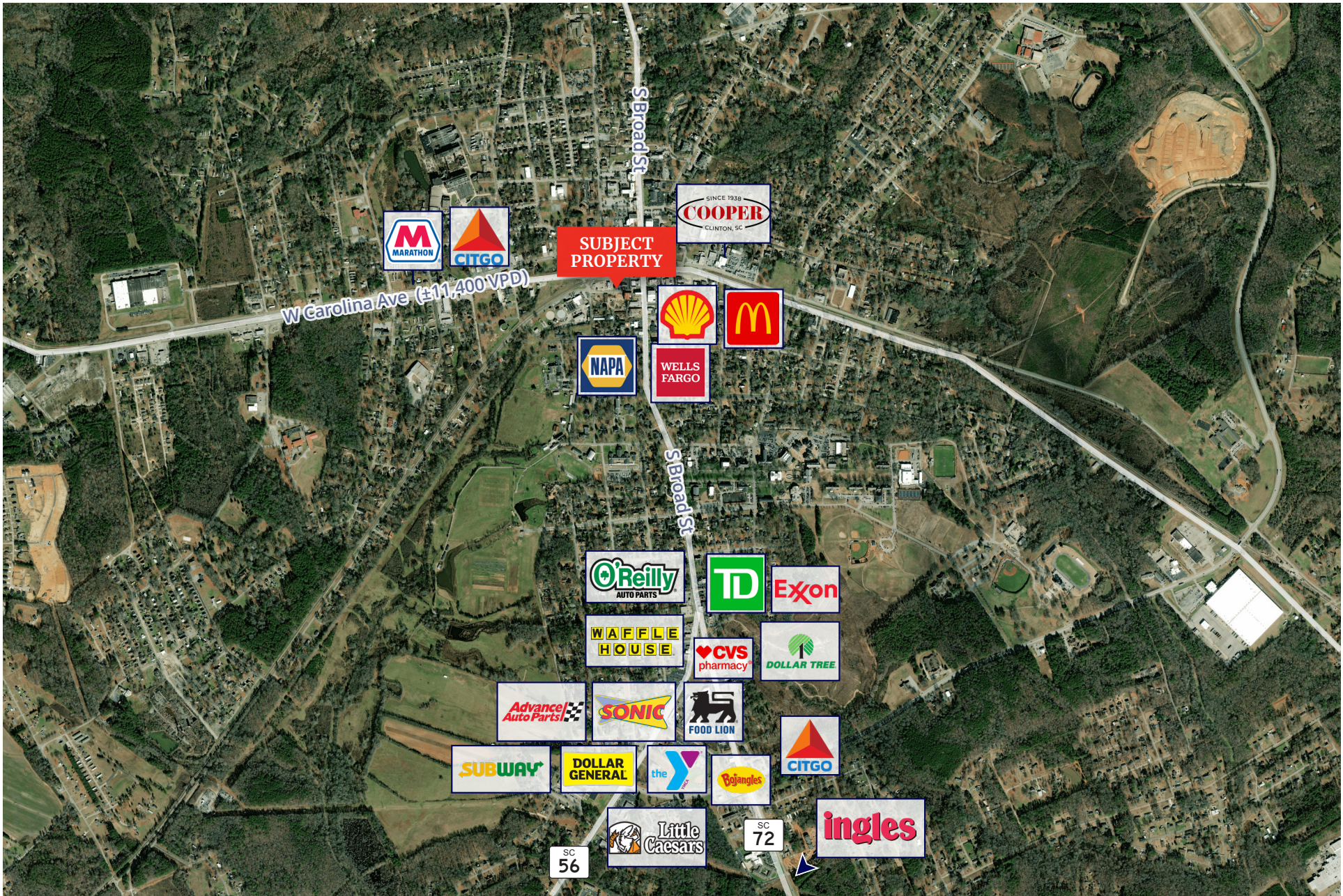


16 Min
Median Commute
within 3 miles



92.5%
Employed Labor Force
within 3 miles

Property Location



Drone Photography



Retail Team



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Lead Brokers for Property

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