

Income Property
\$450,000



806 S. Broad Street

Clinton, SC 29325

Property Features

- ±3,000 SF freestanding restaurant
- ±0.89 Acres / ±38,768 SF
- Located a few blocks from Presbyterian College and very convenient to Downtown Clinton
- Located ±4.0 miles to I-26 (exit 54)
- \$0.40/SF rental increases in 2018, 2020 and 2022
- 6+ years remaining on lease term
- **Sale Price: \$450,000**
- NOI: \$39,500
- 8.78% Cap Rate

DEMO'S	1 MILE	3 MILES	5 MILES
POPULATION	3,987	11,734	15,304
HH INCOME	\$52,781	\$43,020	\$43,232

J. Peter Couchell, CCIM

Broker / Shareholder

Senior Vice President

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Area Information

Located less than an hour from Greenville, Columbia, and Spartanburg, Clinton is a special place where you will find friendly citizens, beautiful neighborhoods, and a high quality of life. The proud home of Presbyterian College, Clinton is nestled in the heart of upstate South Carolina at exit 54 off of I-26. Clinton's vibrant downtown, significant historic sites, and frequent arts and sporting events make this small southern town an exciting place to be.



CLICK HERE FOR THE PROPERTY WEBSITE

Robert Schmidt

Broker

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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