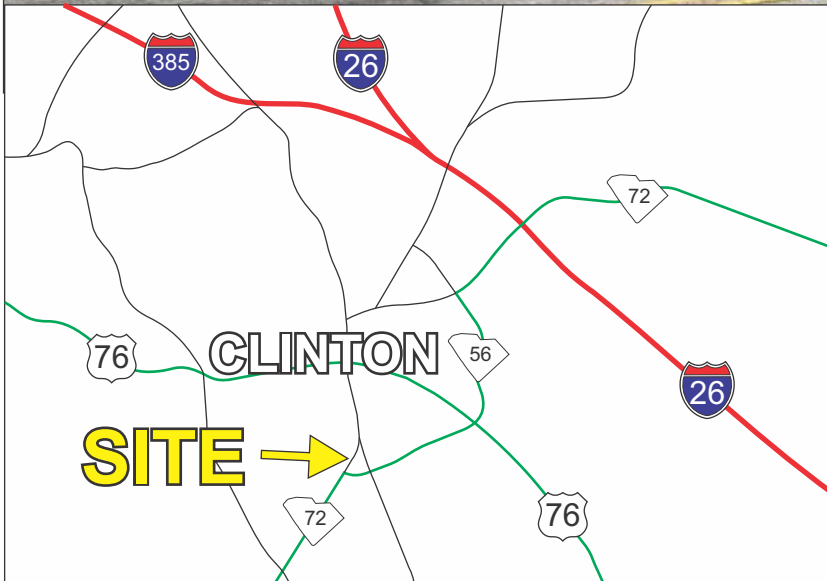


914 SOUTH BROAD STREET, CLINTON

3,200+- SF BUILDING ON 0.66+- ACRE PARCEL



ACROSS FROM FOOD LION, SONIC AND BURGER KING



- PUBLIC WATER, SEWER AND NATURAL GAS
- ZONED C-3
- LAURENS COUNTY TAX MAP 901-25-05-003
- 2023 TRAFFIC COUNT: 6,100 VPD

### \$400,000

FOR MORE INFORMATION CONTACT  
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Located at 914 S. Broad Street in Clinton, SC, this expansive 3,200 sf commercial building sits on a 1.1+- acre lot, offering ample space for a variety of business ventures. Formerly operated as a dry cleaning and laundry facility, the building is zoned C-3 and is well suited for similar use or can be adapted for retail, office, or service oriented businesses. Situated on Clinton's main retail corridor, the property benefits from high visibility and traffic, enhancing its appeal to potential customers. The surrounding area features a mix of national retailers, including a Food Lion anchored shopping center, providing a steady flow of foot traffic and a robust customer base. The property's prime location on S. Broad Street ensures easy access to major roads and highways, facilitating convenient connections to neighboring communities and the broader region. The strategic positioning makes it an ideal choice for businesses seeking to establish a presence in a thriving commercial area. With its generous size, adaptable layout and strategic location, this property presents a compelling opportunity for entrepreneurs and investors looking to capitalize on Clinton's dynamic commercial landscape.