

# IMMEDIATELY AVAILABLE FOR LEASE

## ±12 Open Acres off Highway 76



25 A B JACKS ROAD | CLINTON, SC 29325

### PROPERTY AND LOCATION HIGHLIGHTS

- Laurens County TMS#: 901-28-01-012
- Open laydown yard
- ±8 minutes from I-385
- ±12 minutes from I-26
- ±1 mile from Downtown Clinton
- Highway 76 Frontage
- ±11,900 VPD on Hwy 76
- Brandi Lane Frontage
- Will subdivide
- ±12 Open Acres
- Multiple access points
- Paved Lot
- Topography: Flat

### OFFERING SUMMARY

<b>Total Lot Size:</b>	<b>±12 Acres</b>
<b>Lease Rate:</b>	<b>Contact Broker</b>
<b>Lease Term:</b>	<b>Contact Broker</b>



#### BENNETT MAHON

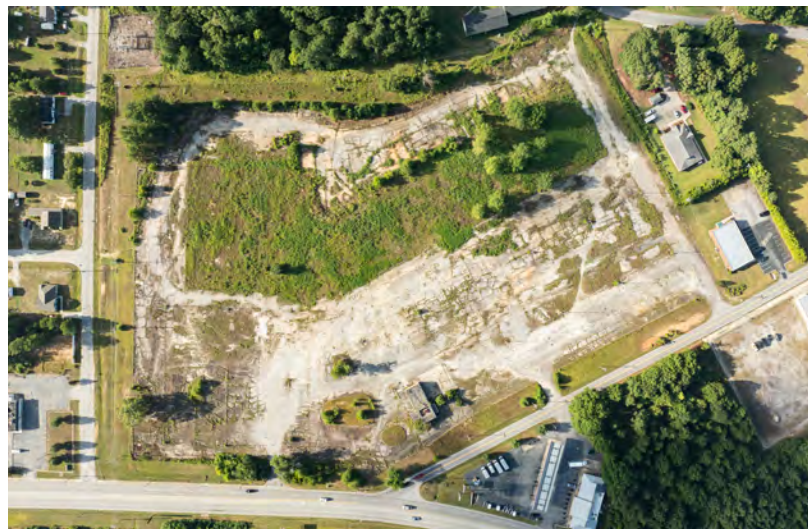
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REEDY PROPERTY GROUP  
301 N Main Street, Suite 501  
Greenville, SC 29601  
864.568.5102  
reedypropertygroup.com



# West C Dobbins Highway

Clinton, SC 29325



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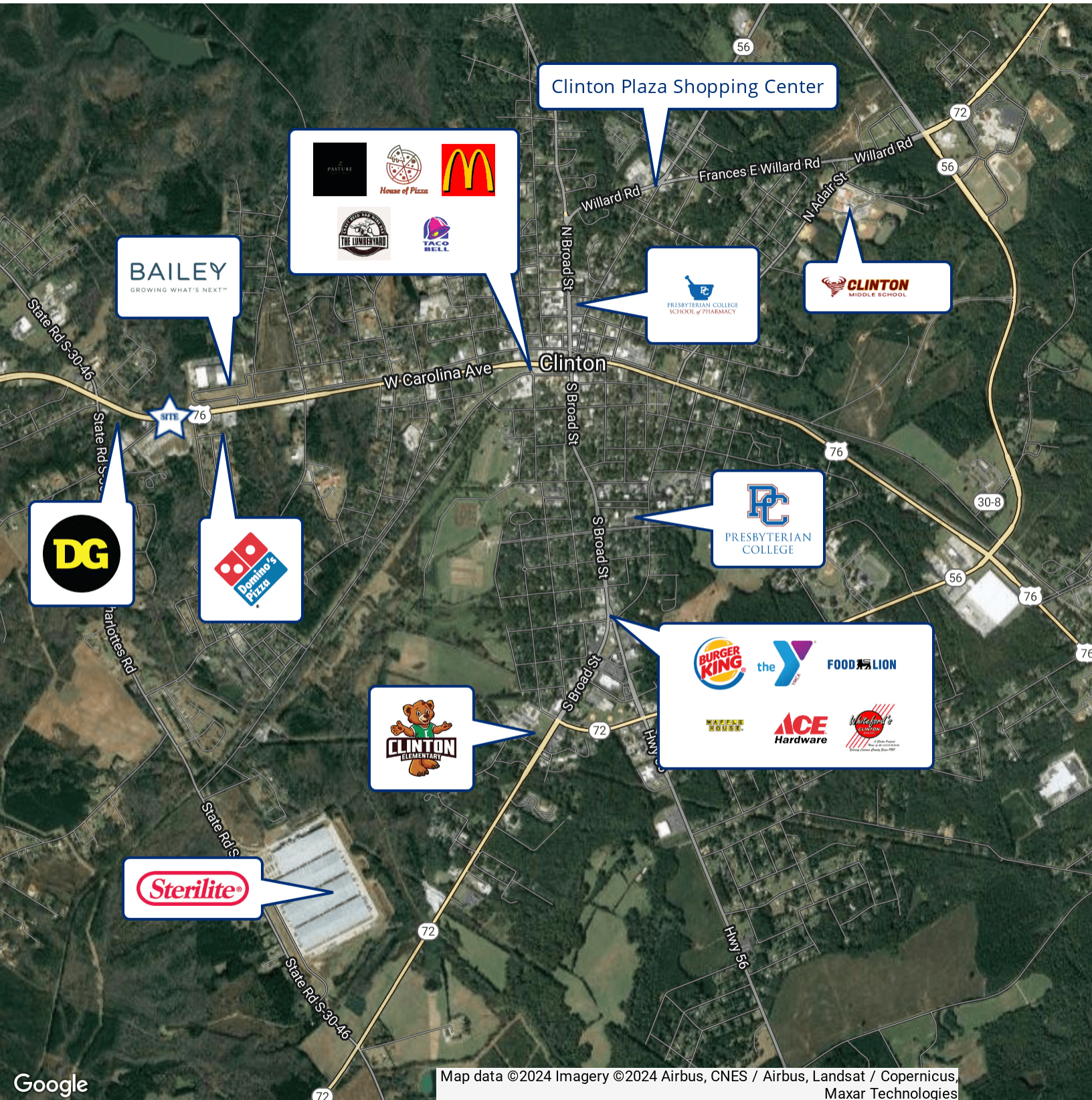
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Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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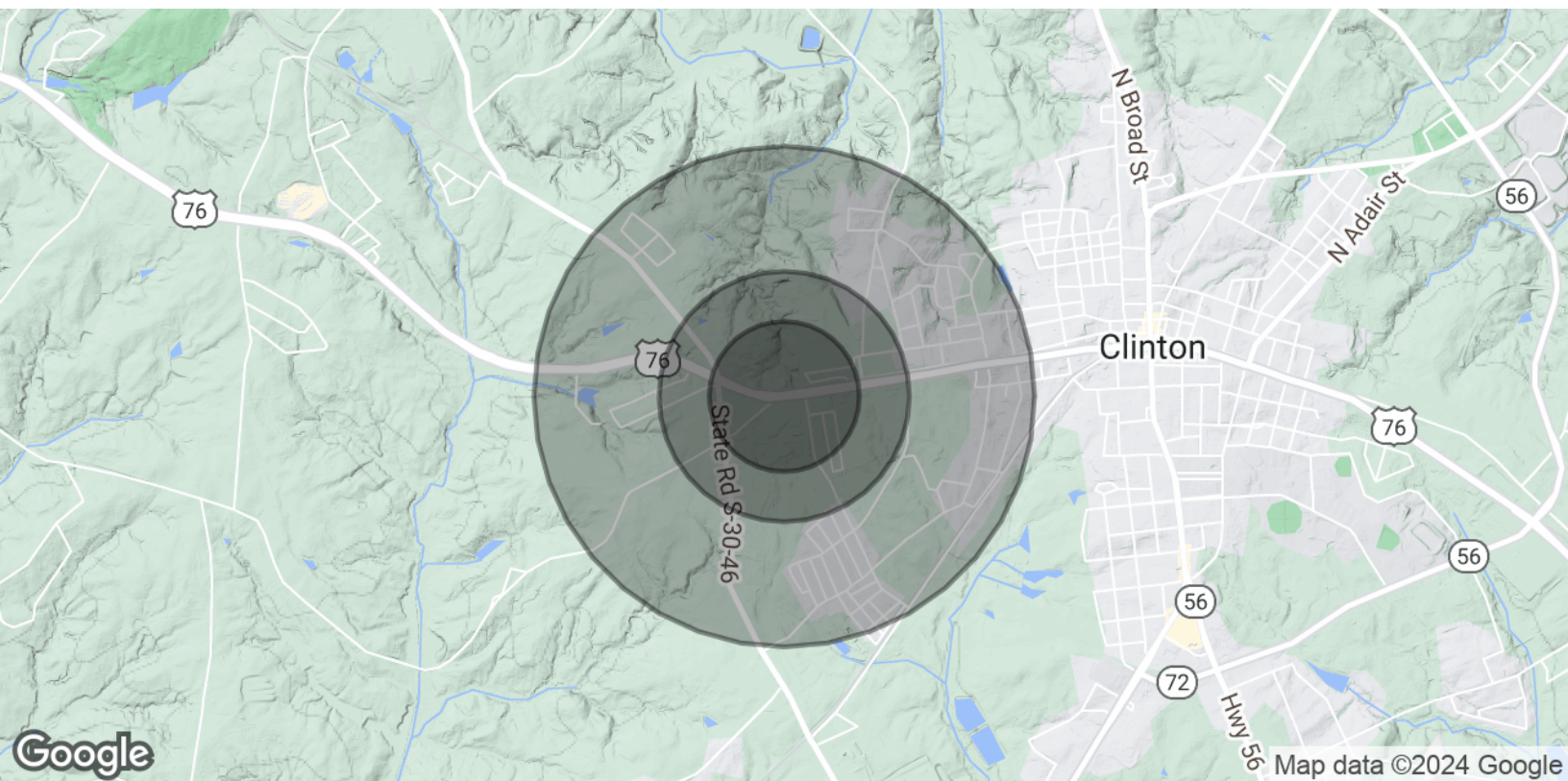
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	106	353	2,137
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	44	145	876
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$58,019	\$59,286	\$62,432
Average House Value	\$147,737	\$145,021	\$151,944

Demographics data derived from AlphaMap

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