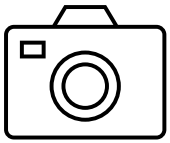


Warrenville Shopping Center **(1,200sf & 1080sf Vacancy)**

2583 & 2591 Jefferson Davis Highway
Warrenville, SC 29851



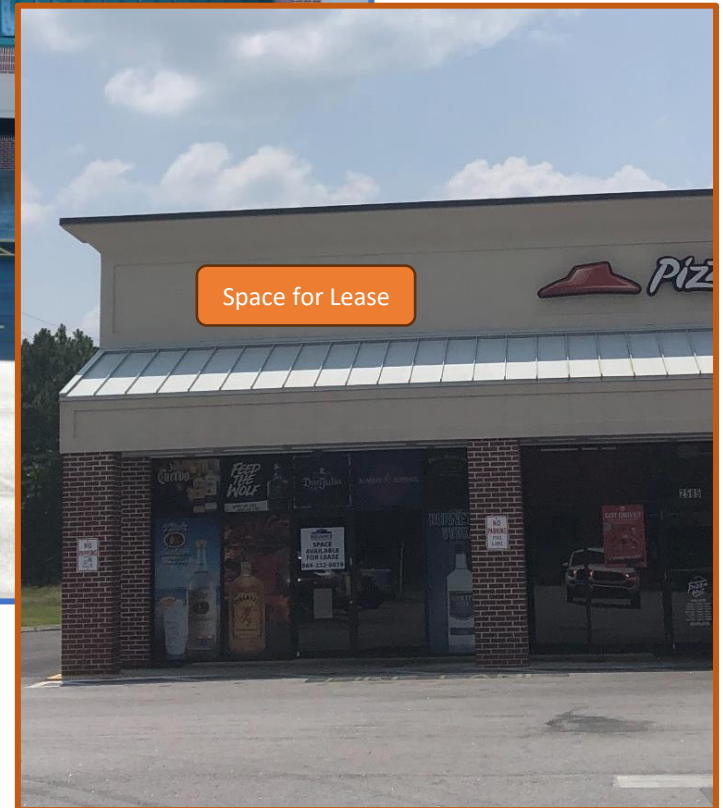


Shopping Center



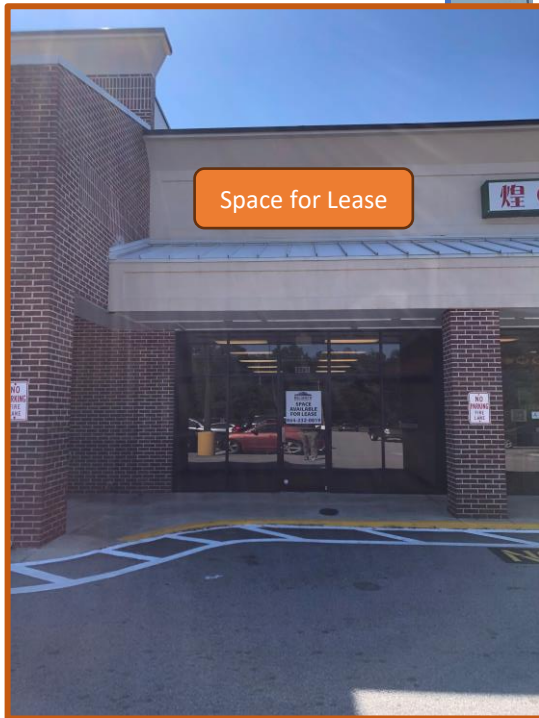


Store Front (2583) 1,200 square feet



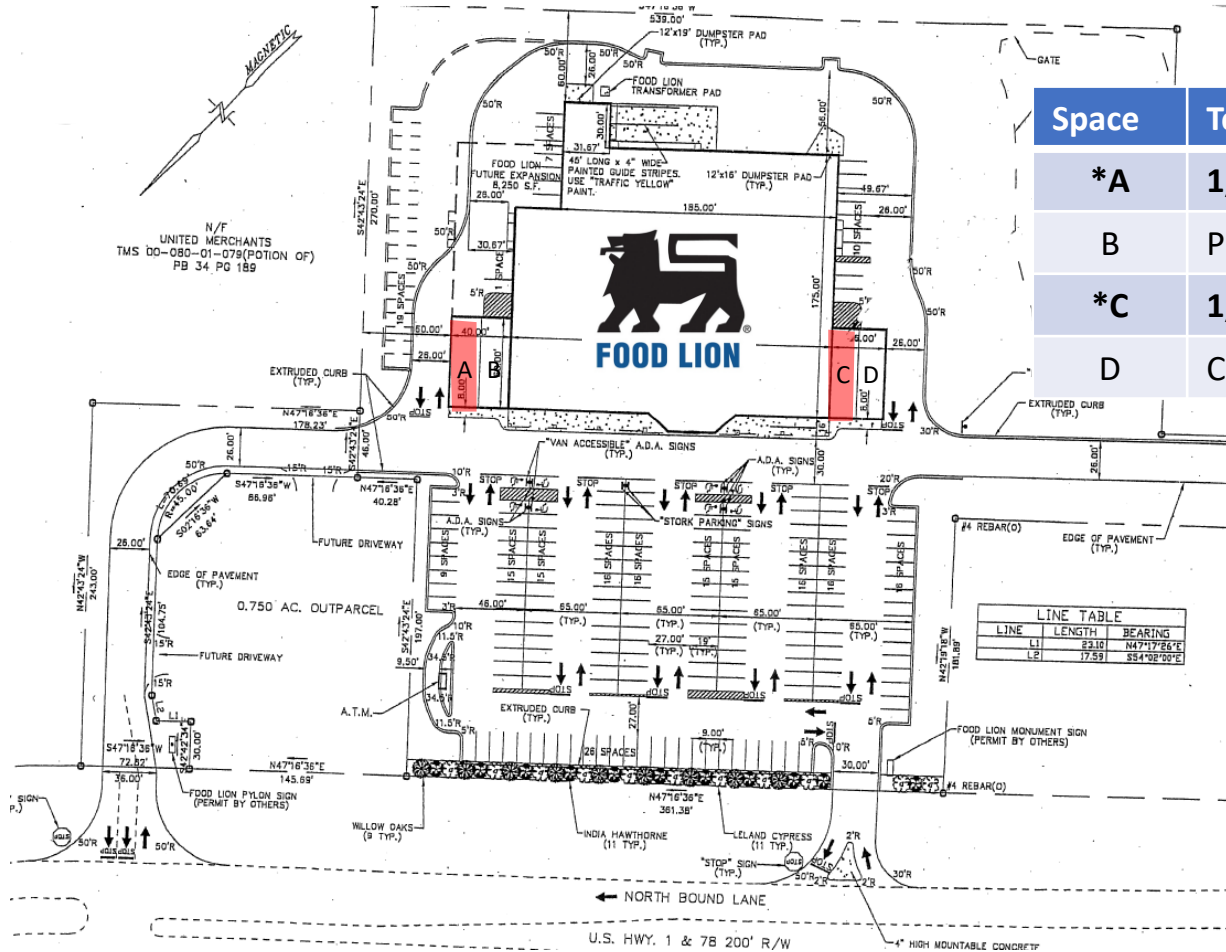


Store Front (2591) 1,080 square feet





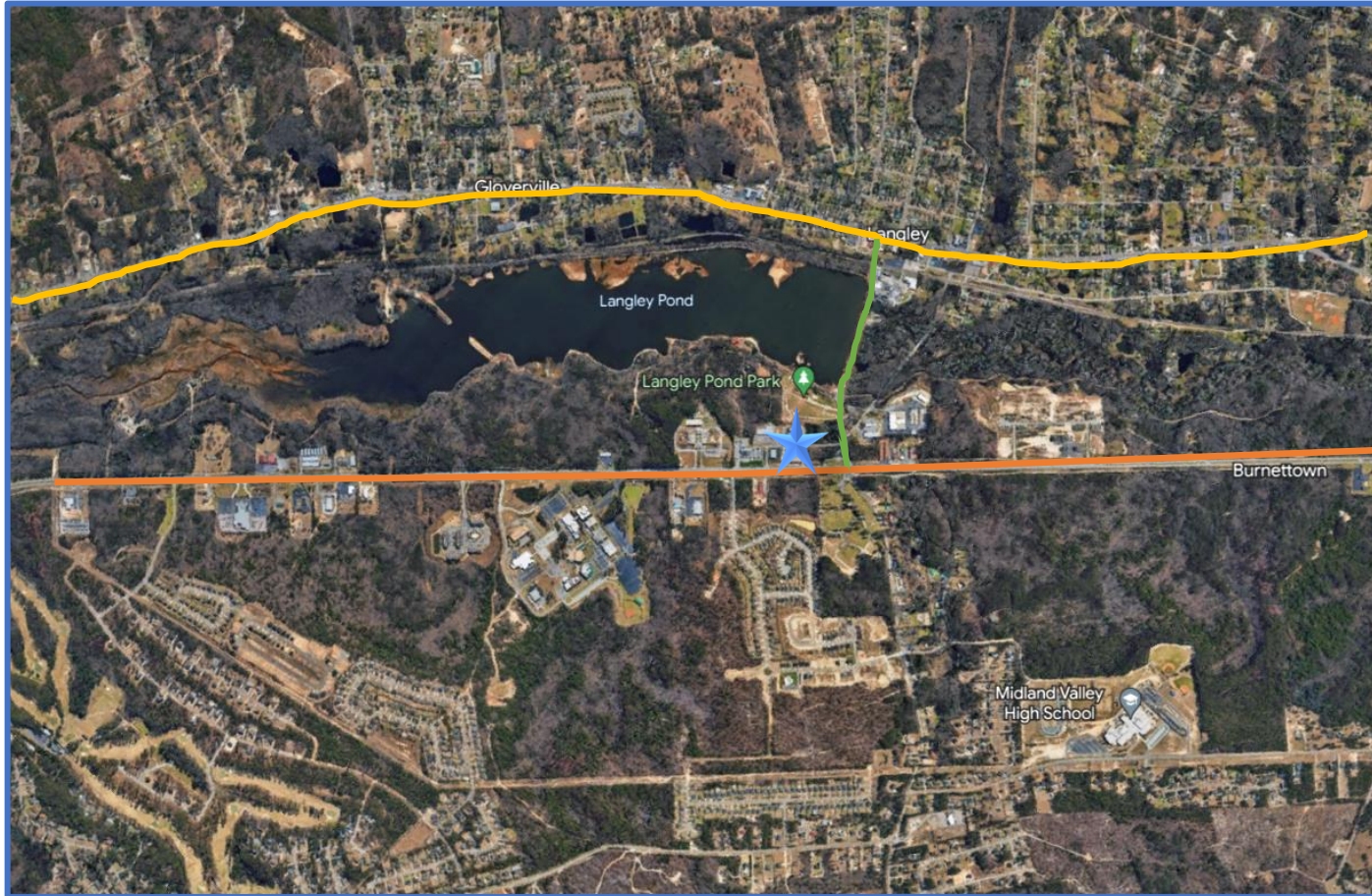
Co-Tenants



Space	Tenant
*A	1,200 Square Feet
B	Pizza Hut
*C	1,080 Square Feet
D	China Kitchen



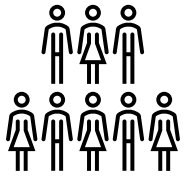
Traffic Count



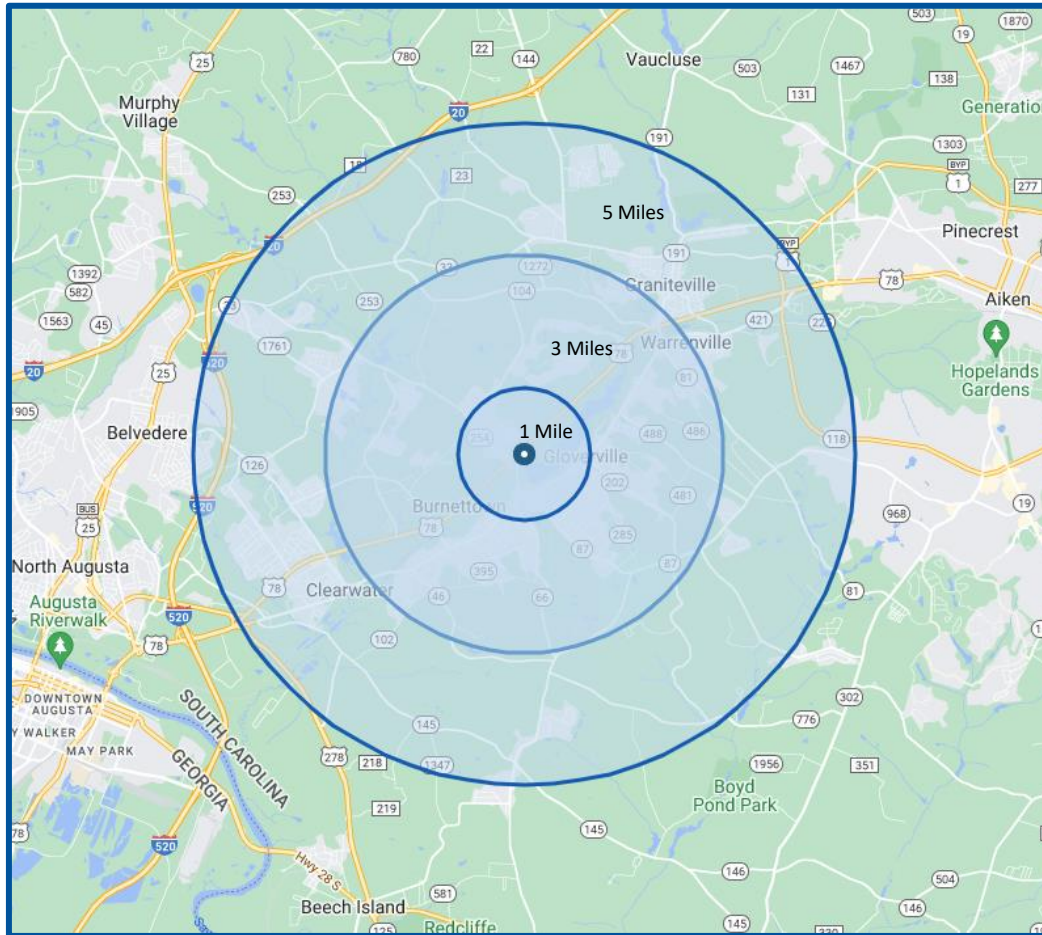
Warrenville Shopping Center=



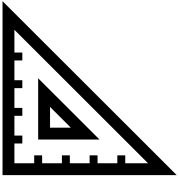
Color	Street	Vehicles Per Day
Yellow	Augusta Road	9,149/day
Orange	Jefferson Davis Highway	18,073/day
Green	Langley Dam Rd	5,938/day



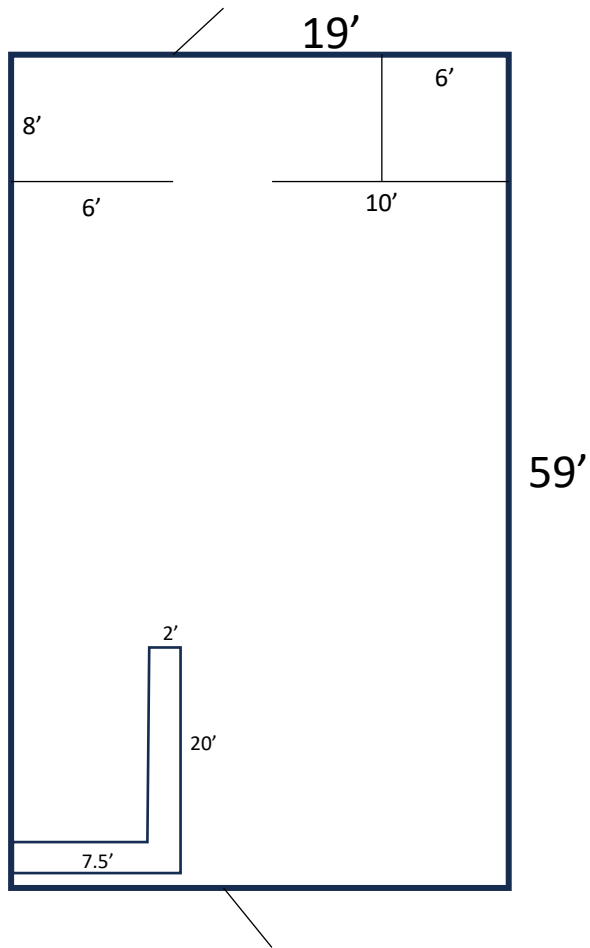
Demographics

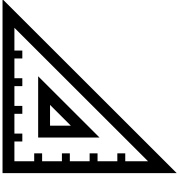


Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	2,424	13,926	35,074
2023 Estimate	2,348	13,814	34,780
2010 Census	1,869	12,855	32,304
Growth 2023 - 2028	3.24%	0.81%	0.85%
Growth 2010 - 2023	25.63%	7.46%	7.66%
2023 Population by Hispanic Origin			
2023 Population	99	796	3,020
White	1,900 80.92%	10,946 79.24%	26,500 76.19%
Black	374 15.93%	2,302 16.66%	6,817 19.60%
Am. Indian & Alaskan	11 0.47%	77 0.56%	281 0.81%
Asian	14 0.60%	108 0.78%	266 0.76%
Hawaiian & Pacific Island	2 0.09%	16 0.12%	28 0.08%
Other	47 2.00%	366 2.65%	889 2.56%
U.S. Armed Forces	20	74	183
Households			
2028 Projection	938	5,390	13,508
2023 Estimate	911	5,351	13,409
2010 Census	736	4,992	12,504
Growth 2023 - 2028	2.96%	0.73%	0.74%
Growth 2010 - 2023	23.78%	7.19%	7.24%
Owner Occupied	758 83.21%	4,247 79.37%	10,163 75.79%
Renter Occupied	153 16.79%	1,104 20.63%	3,246 24.21%
2023 Households by HH Income			
Income: <\$25,000	238 26.13%	1,315 24.57%	3,205 23.90%
Income: \$25,000 - \$50,000	161 17.67%	1,037 19.38%	2,930 21.85%
Income: \$50,000 - \$75,000	127 13.94%	794 14.84%	2,149 16.03%
Income: \$75,000 - \$100,000	128 14.05%	882 16.48%	2,058 15.35%
Income: \$100,000 - \$125,000	41 4.50%	281 5.25%	1,009 7.52%
Income: \$125,000 - \$150,000	60 6.59%	388 7.25%	848 6.32%
Income: \$150,000 - \$200,000	119 13.06%	536 10.02%	961 7.17%
Income: \$200,000+	37 4.06%	118 2.21%	250 1.86%
2023 Avg Household Income	\$81,325	\$74,823	\$70,484
2023 Med Household Income	\$58,967	\$60,913	\$56,809

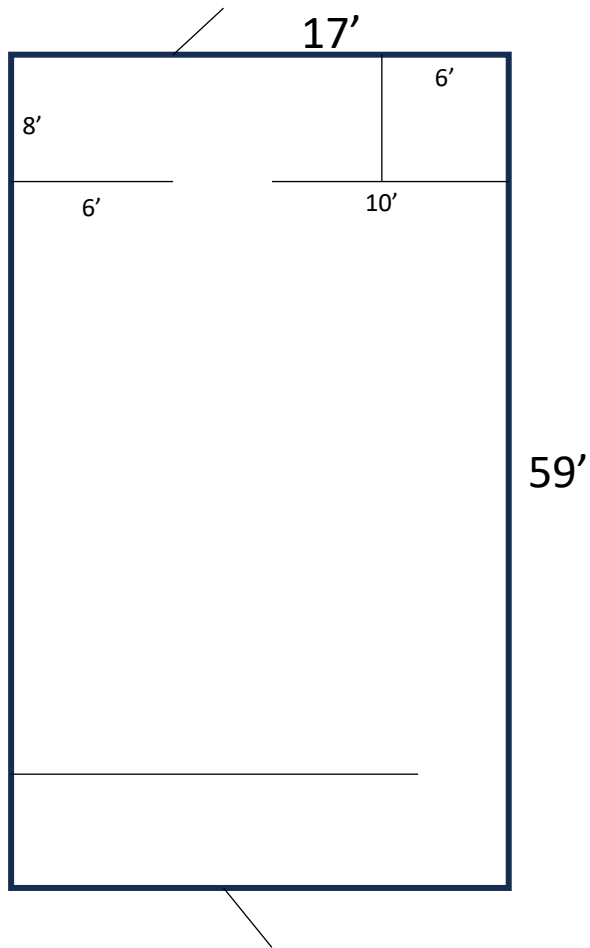


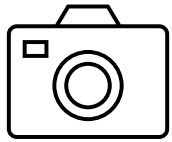
Interior Dimensions 2283 (approximate) and current layout





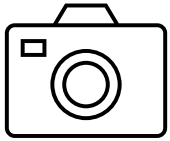
Interior Dimensions 2291 (approximate) and current layout





Interior Photos 2283





Interior Photos 2291

