

633 W. COLUMBIA AVENUE

BATESBURG-LEESVILLE, SC 29006

FOR LEASE

CONTACT BROKERS FOR LEASE RATE

TRINITY
PARTNERS

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

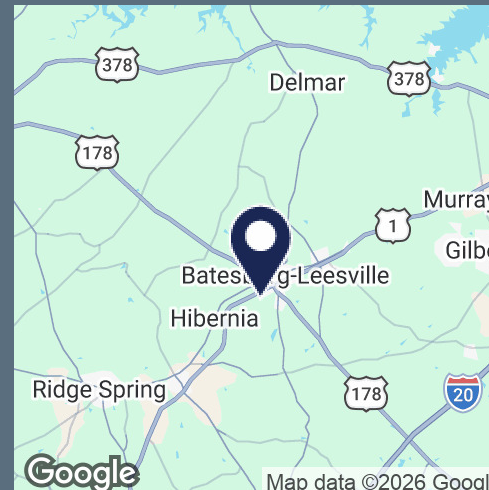


RETAIL

PHOTO SHOWN IS OF A COMPARABLE DEVELOPMENT AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

New Multi-Tenant Retail Development Currently Under Construction

- ±1,500 - 5,000 SF Available for Lease
- Highly visible, modern design with prominent storefront signage and drive-thru on one side
- Ideal for service-oriented, food and beverage, medical and neighborhood retail users
- Population Growth: 199 new single-family homes planned in nearby Creekside Ridge - expected to increase population by 10-15% and further drive retail demand



CONTACT

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WILLIAM MILLS 803.567.1794
WMILLS@TRINITY-PARTNERS.COM

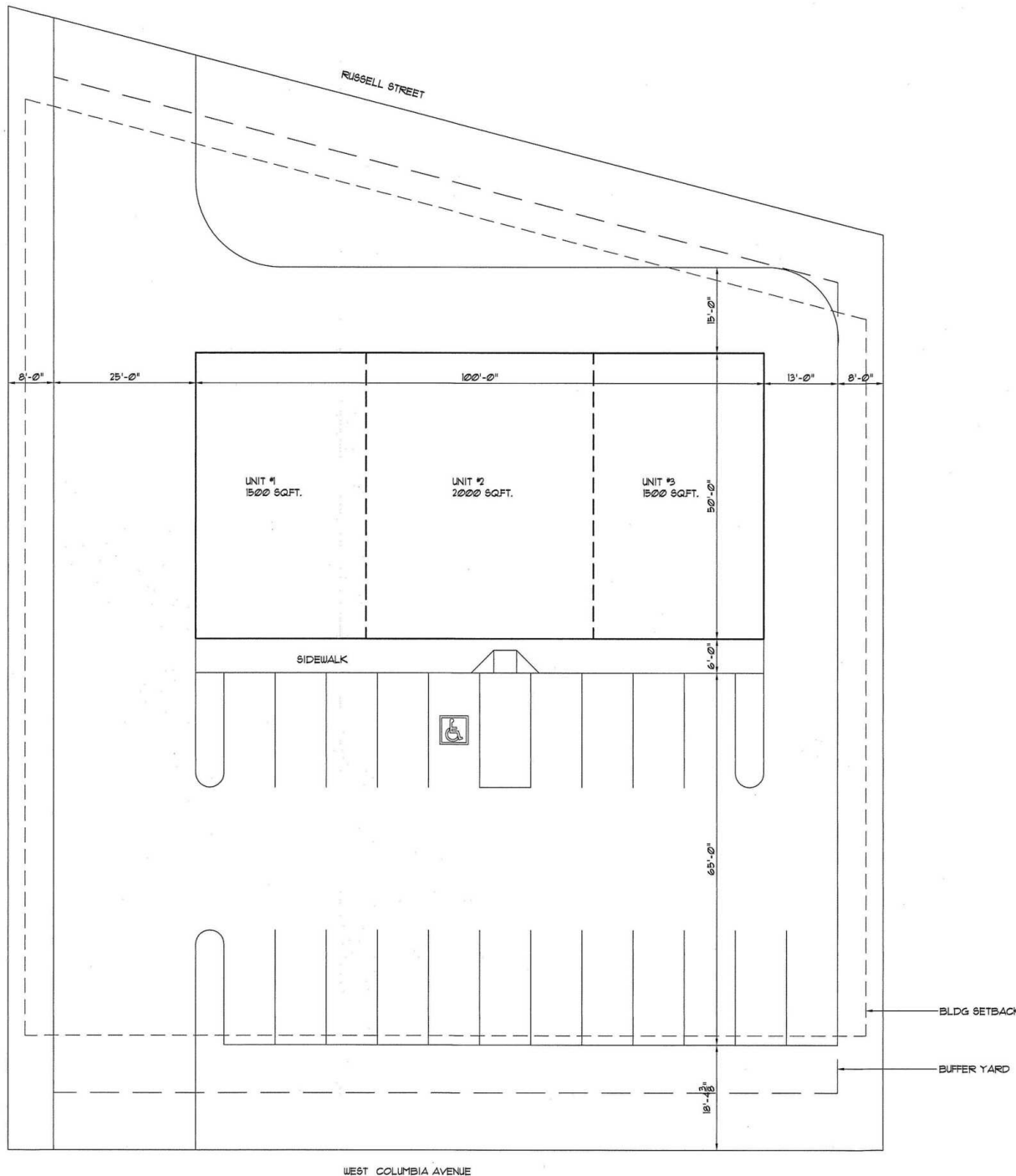
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SITE PLAN

633 W. COLUMBIA AVENUE,
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PRELIMINARY SITE PLAN
SCALE 1" = 10'

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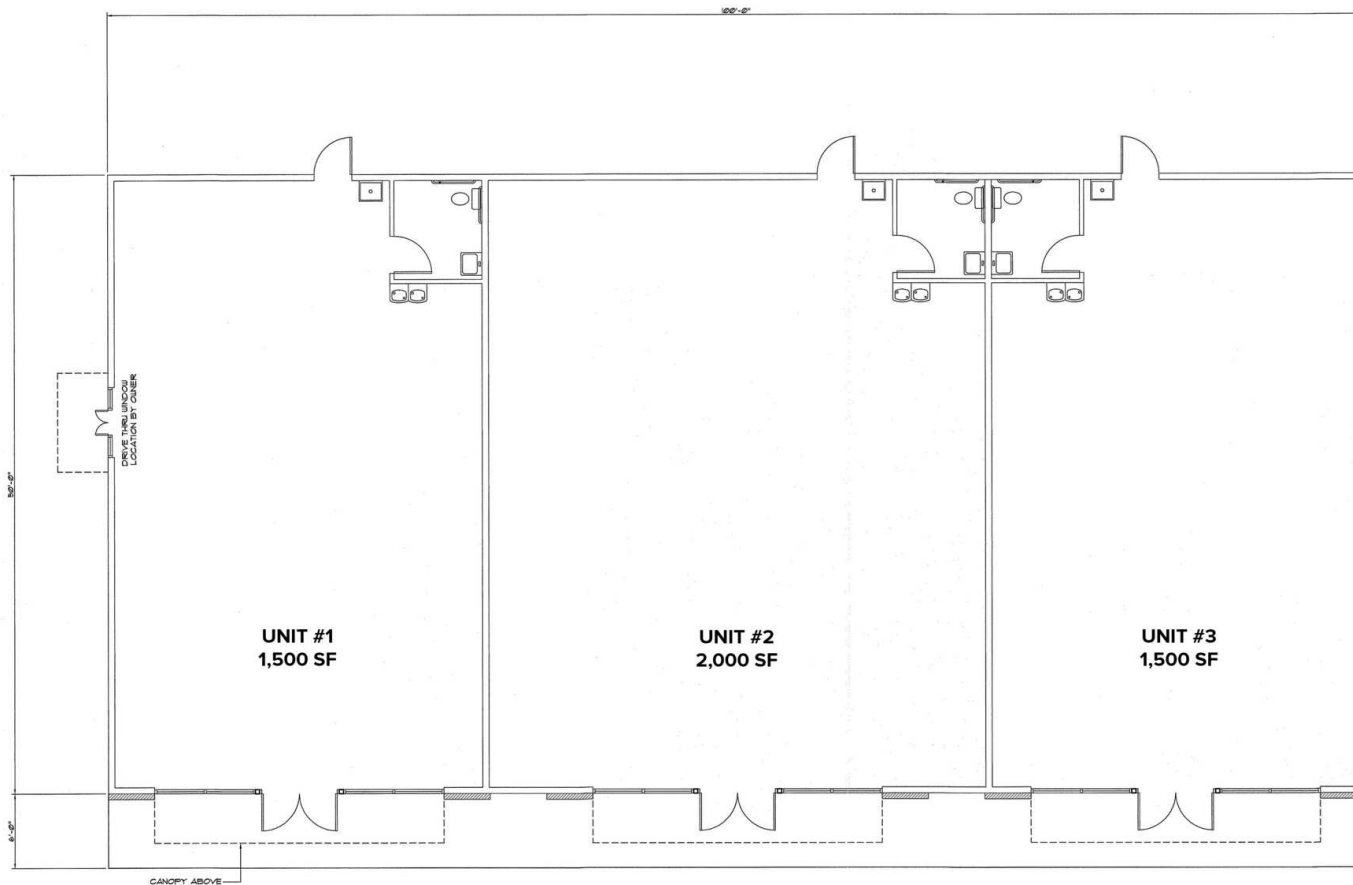
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FLOOR PLAN

633 W. COLUMBIA
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PRELIMINARY FLOOR PLAN

SCALE 1/4" = 1'-0"

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Square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.

RETAILER MAP

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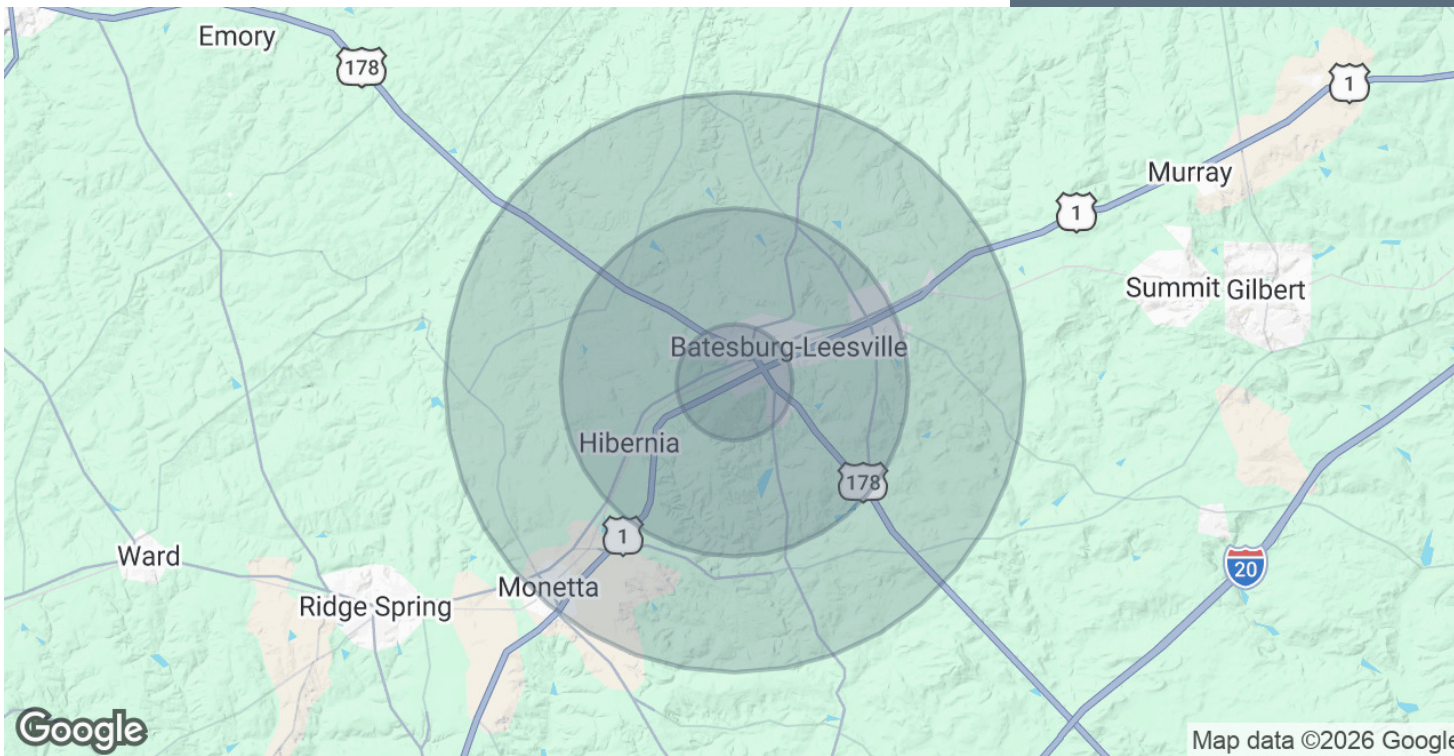
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,162	6,537	9,426
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	897	2,706	3,874
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$62,386	\$63,723	\$65,378
Average House Value	\$230,526	\$231,032	\$239,114

Demographics data derived from AlphaMap

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