

TWIN CITY CROSSING

249 W. Columbia Avenue
Batesburg-Leesville, SC 29006

WHLR

WHEELER REAL ESTATE COMPANY
a subsidiary of Wheeler Real Estate Investment Trust

Size:
47,680 s.f.

Co-Tenants:



Phase II Development:
+/- 9,742 sf of additional
inline shop space

Prime outparcel
available
for ground lease/
build to suit

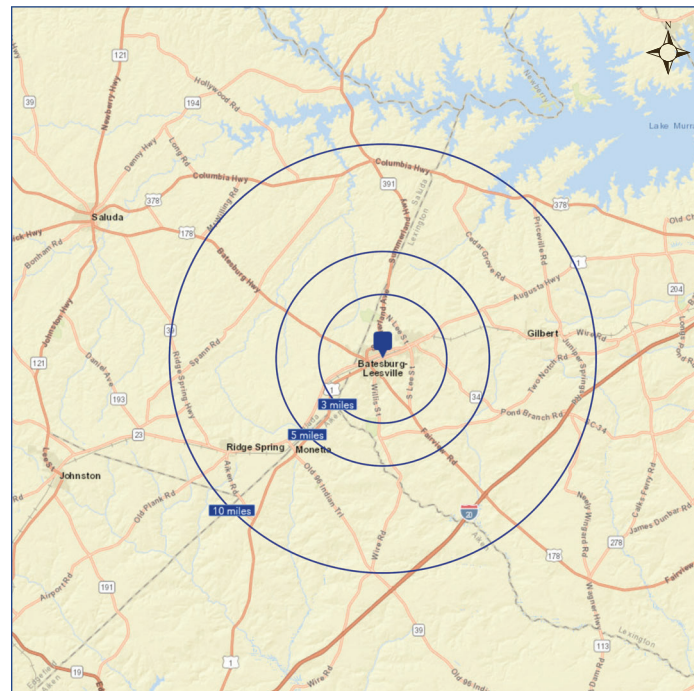
Traffic Counts:
8,800 AADT on
W. Columbia Avenue

Additional Info:
Twin City Crossing
has been 100%
leased since 2004

Demographics*:

	3 Miles	5 Miles	10 Miles
Population	6,811	10,030	26,875
Households	2,800	4,078	10,696
Average Household Income	\$69,139	\$70,987	\$77,710

* Based on 2010 Census & 2022 Estimates



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Wheeler Real Estate Company, a subsidiary of WHLR REIT, is a full service commercial real estate firm which specializes in leasing and managing grocery anchored shopping centers in the Northeast, Mid-Atlantic, Southeast and Midwest regions. Our current portfolio includes almost 6 million square feet of gross leasable area and is comprised of nearly 800 tenants located in 11 states. This broad exposure regularly brings Wheeler Real Estate Company into contact with national, regional, and local tenants such as Walmart, Kroger, Publix, Harris Teeter, Food Lion, BI-LO, SHOP 'n SAVE, Big Lots, T.J. Maxx, Hobby Lobby, Starbucks, and Verizon.

The information contained herein was furnished to us by sources we deem to be reliable, but no warranty or representation is made to the accuracy thereof. This offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

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Suite	Tenants	S.F.
10	KJ's Market	41,980
20	Ci-Ci's Nails	1,200
30	China 1	1,500
40	Sam's Tobacco	1,200
50	Subway	1,800
TOTAL CENTER SIZE		47,680



Town Center Crossing



Walmart
HIBBETT SPORTS
CATO
DOLLAR TREE

Twin City Crossing



Kjs MARKET
SUBWAY

