



±3,436 SF AVAILABLE FOR SALE OR LEASE
EXISTING 2nd GENERATION CAR WASH

FULL ACCESS
Electronic Pylon

976 JOHN C CALHOUN DR
ORANGEBURG, SC 29115

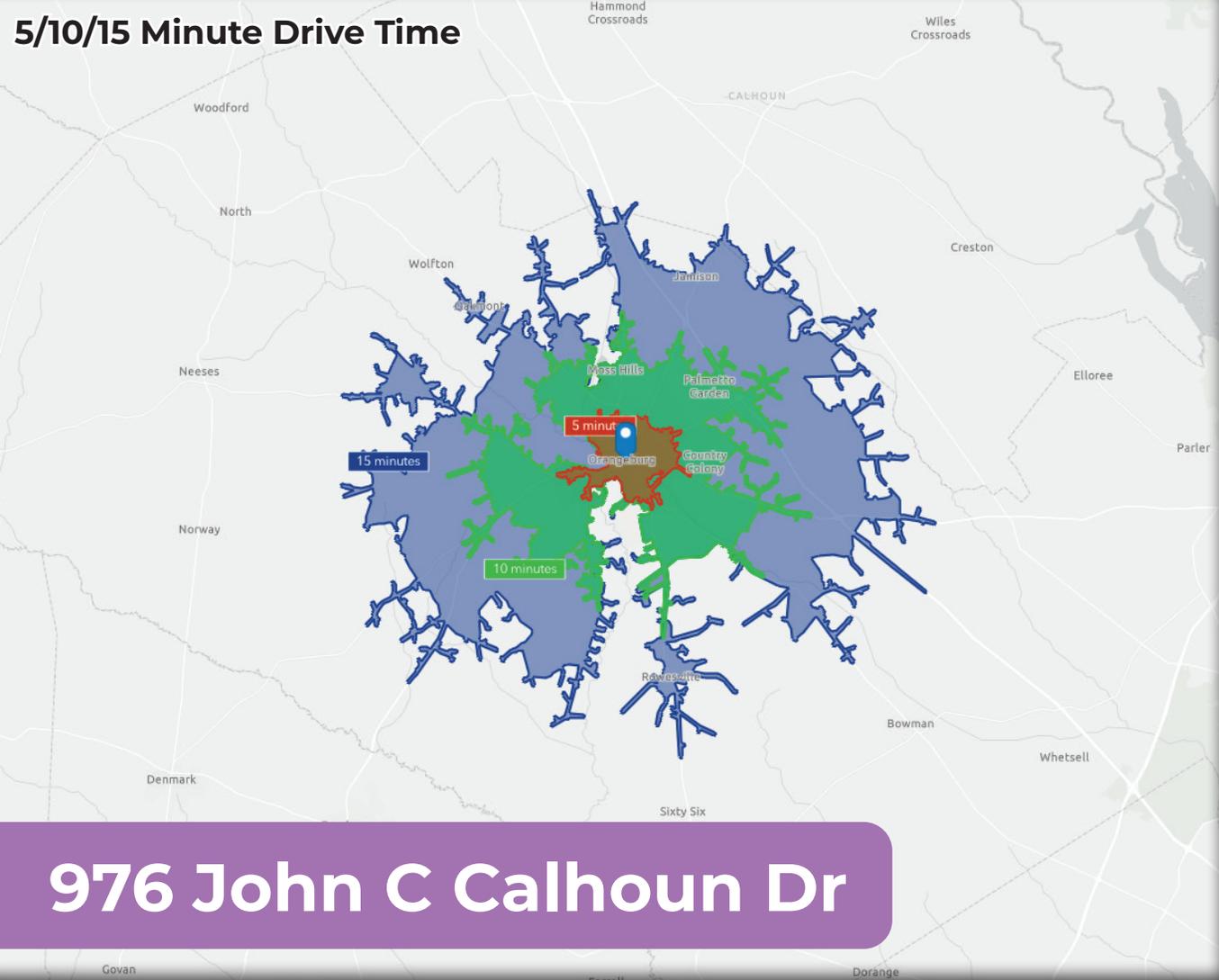
FOR SALE - \$425,000
FOR LEASE - \$4,000/Month
Turn Key Car Wash Opportunity
(Full Staff Available with 15 Year Experienced Manager)

IAN WHETSEL | (980)-348-9070 | ian@chambers-group.com

ELLIOT SHERIDAN | (336)-404-8768 | elliott@olmcap.com



5/10/15 Minute Drive Time



976 John C Calhoun Dr

PROPERTY DETAILS

ADDRESS

976 John C Calhoun Dr
Orangeburg, SC 29115

SIZE

±3,436 SF
±0.47 AC

PROPERTY TYPE

Freestanding
2nd Generation Car Wash

CURRENT ZONING

B-1: General Business District

NEARBY RETAIL

Advanced Auto Parts, Auto-Zone, O'Reilly Auto Parts, Firestone Auto Care, NAPA Auto Parts, Walgreens, Hardees

MARKET PROFILE

Orangeburg, SC, is experiencing a dynamic period of growth and opportunity, driven by its strategic location, affordable real estate, and vibrant educational institutions such as South Carolina State University and Claflin University. The local economy is supported by key sectors including education, healthcare, and manufacturing, positioning the city as an attractive destination for businesses and families alike. With ongoing efforts to diversify the economic base and promote small business development, Orangeburg is well-poised for future expansion. Additionally, its rich cultural heritage and community events enhance its appeal, creating a welcoming environment for new residents and investors looking to tap into the city's potential.

- Positioned in Strongest Automotive Corridor
- Adjacent to Largest Office Building in the City
- New \$60M Federal Courthouse Under Construction 1/4 Mile from Site

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Orangeburg, SC Market Aerial

Dalby Downs

- OLLIE'S FOOD STORES
- planet fitness
- FOOD LION
- Krystal
- Jordan Mitzel
- piggly wiggly
- BURGER KING
- w
- marcos Pizzeria
- bealls
- Advance Auto Parts
- DOLLAR GENERAL
- BUDDY'S HOME FURNISHINGS

CITITRENDS
Aaron's

Orangeburg Mall

- Roses
- The Cinema
- Black Water Axes & Ale
- SC Mary Jane's School of Dance
- Pauline's Dining Room
- Garden City Gymnastics

Pizza Hut
CVS

PAPA JOHN'S
QDOBA
MEXICAN EATS

\$60M Federal Courthouse Under Construction

Walmart Neighborhood Market
HARBOR FREIGHT

- BURGER KING
- ORBITZ
- THE SALAD AMBASSADOR
- Orangeburg Wine & Spirits
- Orangeburg Inn & Suites

SITE

SouthState

O'Reilly
AUTO PARTS
Auto Zone
Hands-On Car Wash
D&B BBQ

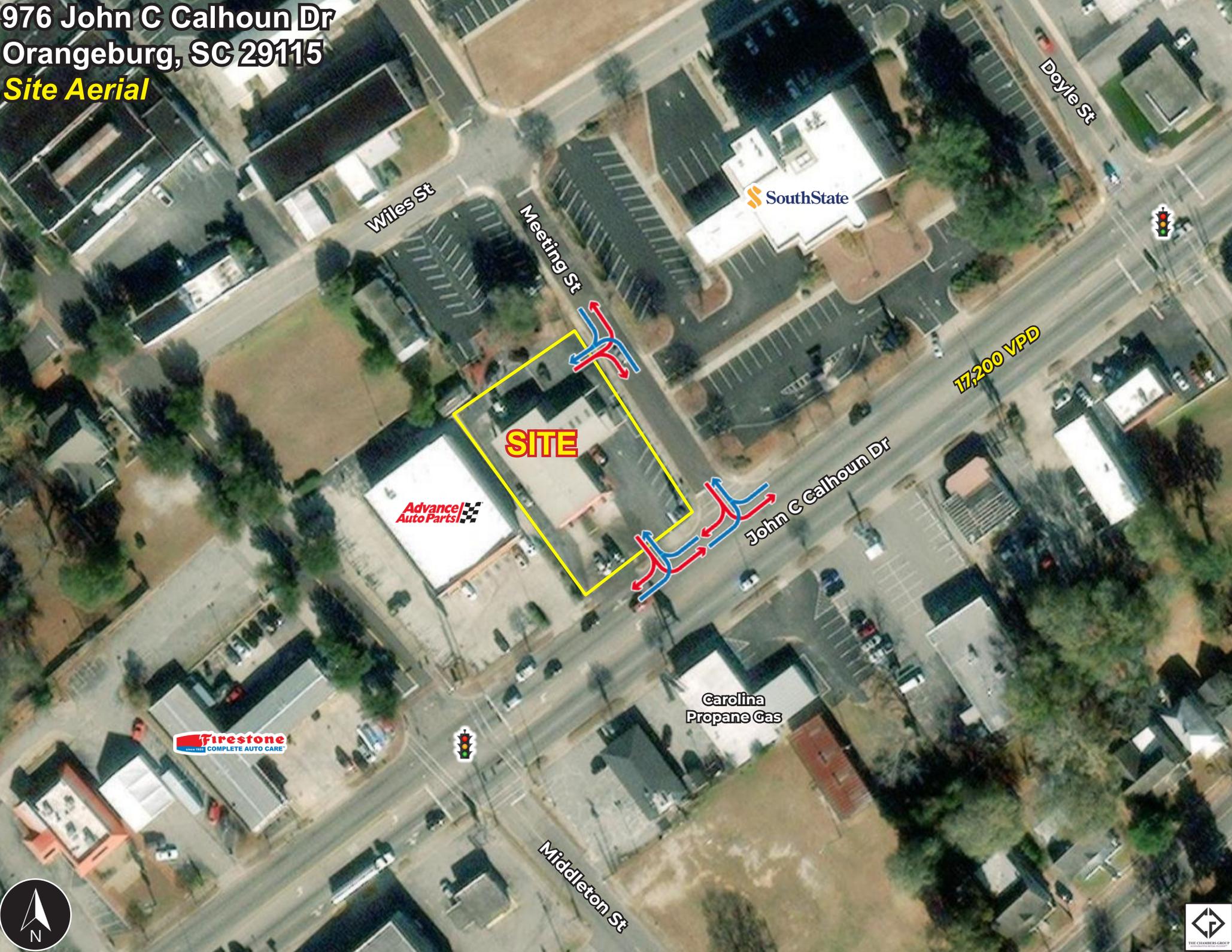
McDonald's
COOK OUT
Arby's
KFC
DOLLAR GENERAL

Firestone
COMPLETE AUTO CARE
NAPA
w
Advance Auto Parts
SUBWAY
Big D's Car Wash

MAVIS



976 John C Calhoun Dr
Orangeburg, SC 29115
Site Aerial



Wiles St

Meeting St

Doyle St

SouthState

SITE

Advance Auto Parts

17,200 VPD

John C Calhoun Dr

Carolina Propane Gas

Firestone
COMPLETE AUTO CARE

Middleton St

