

22.62 +/- Acre Site on Cook Rd. Next to Regional Medical Center. Excellent Site for Single and Multi-Family Housing or Office Park

- ~ Strategically Located next to The Regional Medical Center, O-C Technical College & near Exit 145-A on I-26 in Orangeburg, SC with a Primary Trade Area Population of 55,000 +/- Only 35 Miles from Columbia & 70 Miles from Charleston.
- ~ 648' frontage on Cook Rd.
- ~ Tax Map #s: 0181-06-01-001.000
- ~ City Utilities Available

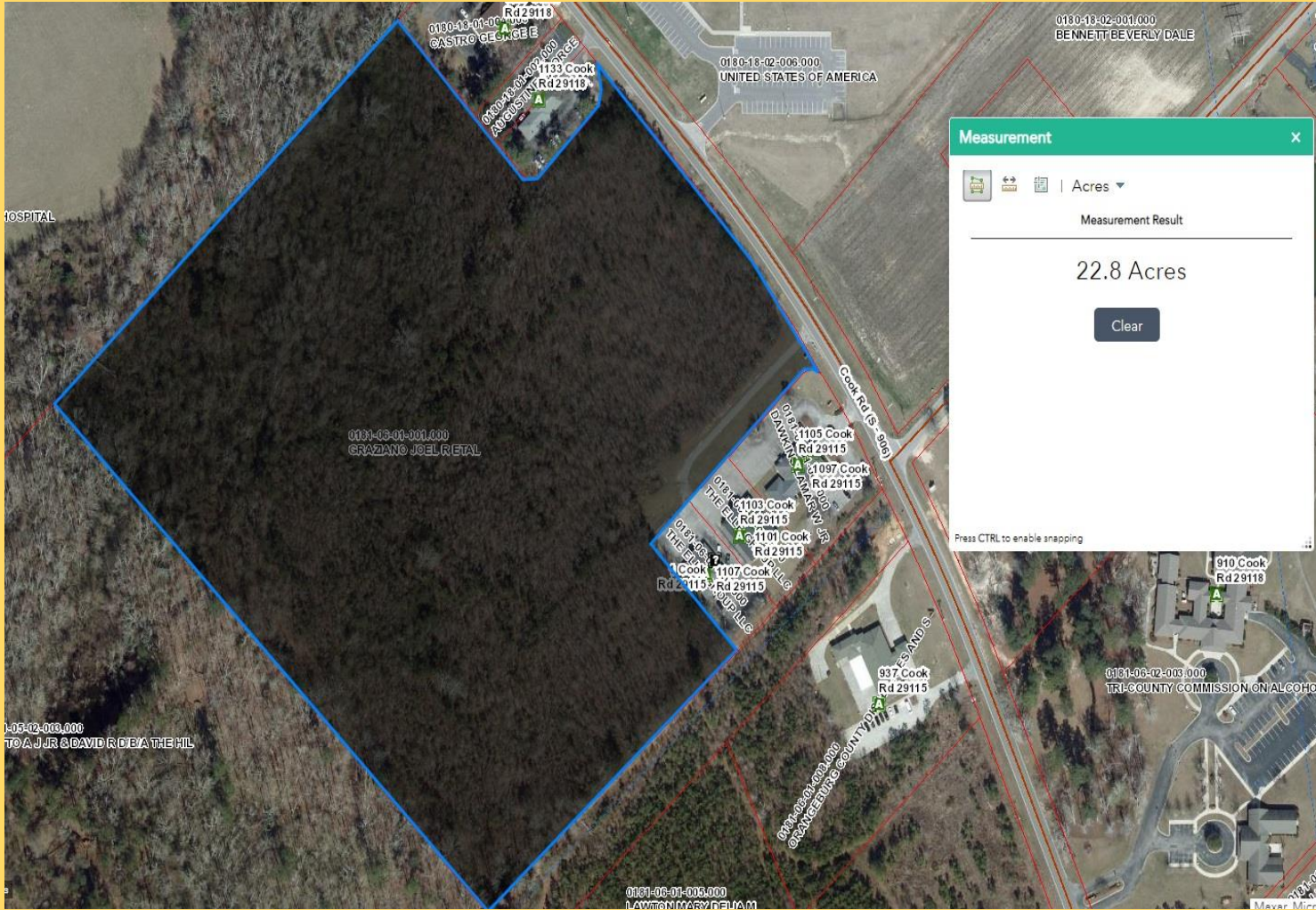
Available for \$45,000 an Acre



Cal Bruner
803-535-6208 or 803-614-7018
Calbruner.com
cbruner@c21themooregroup.com

Century21
COMMERCIAL
THE MOORE GROUP

Libby Bryant
803-535-6254 or 803-533-8031
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Measurement

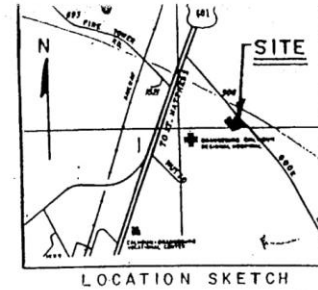
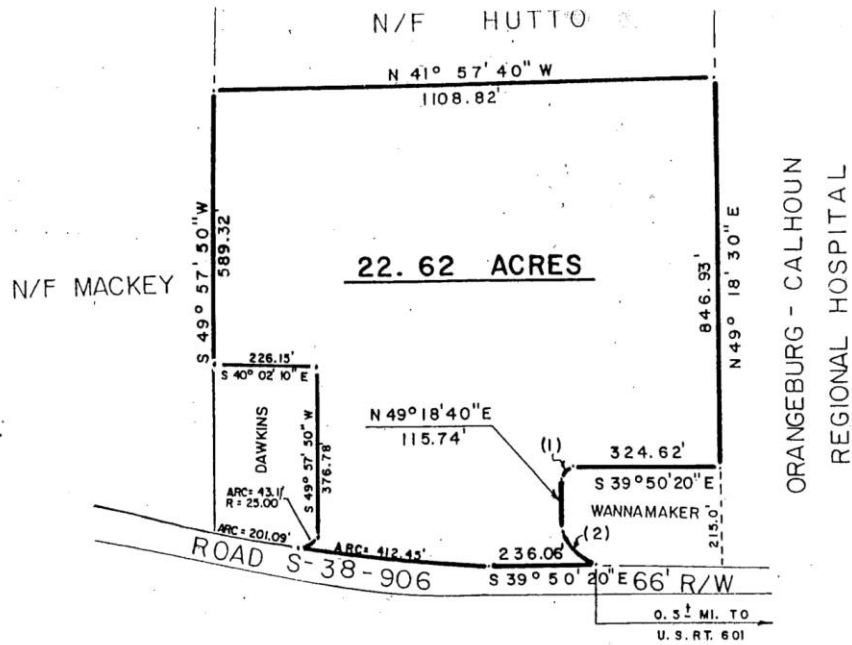
Acres

Measurement Result

22.8 Acres

Clear

Press CTRL to enable snapping



A COMPILED
PLAT OF
22.62 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF ORANGEBURG
ORANGE TOWNSHIP

COMPILED FOR:
MEDERI, L.T.D.

CURVE DATA					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	DISTANCE
1.	90° 51' 40"	25.00'	39.65'	S 85° 16' 10" E	35.62'
2.	89° 08' 35"	75.00'	116.69'	N 04° 44' 00" E	105.27'

NOTE:
THIS DOCUMENT DOES NOT REPRESENT
A LAND SURVEY AND IS UNSUITABLE
FOR DEEDING OF PROPERTY OR
RECORDATION.

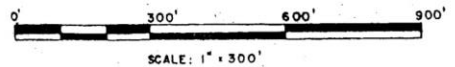
NOTE: Boundary compiled from reference plats

REFERENCE:
A plat for John Bennett by Edisto Surveyors, Inc. dtd. August 9, 1977.
A plat for Braxton Wannamaker by Edisto Surveyors, Inc. dtd. February 21, 1986, Revised March 11, 1986.



I HEREBY CERTIFY THAT THE RATIO OF PRECISION
OF THE FIELD SURVEY IS AT LEAST 1/7500 AS
SHOWN HEREON AND THE AREA WAS DETERMINED BY
O.M.D. METHOD OF AREA CALCULATION.

(Signature)
A. R. PARLER, JR. RICHARD STROMAN
S.C. REG. L.S. NO. 5301 S.C. REG. L.S. NO. 5496
EDISTO SURVEYORS, INC.
ORANGEBURG, SOUTH CAROLINA



REVISED: FEBRUARY 6, 1995
DATE: MAY 3, 1988

General Information for the Area @ Hwy 601 N & I-26 (Exit 145-A)

The primary trade area population in 2014 is estimated to be 54,990, a figure which includes more than half the residential population of Orangeburg County. It should be noted that the daytime population of the primary trade area is likely higher than this number. (Numbers are per a market study completed in June 2014 – Full Report is Available if needed)

The Regional Medical Center: 313 Bed Facility with 1,200 Employees. 11,547 Admissions

Orangeburg Calhoun Technical College: 220 employees & 3,060 Students

Orangeburg Family YMCA & Aquatic Park

Orangeburg County School District 5 Technology Center: 48 Staff & 800 Students

Thirteen (13) Hotels/ Motels at Exit 145-A with a Total of 963 Rooms:

Fairfield Inn & Suites:	63 Rooms
Comfort Inn & Suites:	91 Rooms
Baymont Inn & Suites:	69 Rooms
Hampton Inn & Suites:	90 Rooms
Howard Johnson Express & Suites:	55 Rooms
Southern Lodge:	43 Rooms
Country Inn & Suites:	81 Rooms
Quality Inn & Suites:	91 Rooms
Sleep Inn:	69 Rooms
Holiday Inn Express & Suites:	78 Rooms
Carolina Lodge:	44 Rooms
Tru by Hilton	93 Rooms
Springhill Inn & Suites	96 Rooms

Four (4) Convenience Stores @ Exit 145-A:

Shell

Sunoco

Exxon

BP

Fifteen (15) Restaurants at Exit 145-A:

Chick-fil-A

Fatz

Zaxby's

Burger King

Waffle House

Subway

Ruby Tuesday

Cracker Barrel

Wendy's

Bojangles

Hardee's

McDonalds

Taco Bell

Seven (7) Car Dealerships within 1 mile of Exit 145-A:

Toyota/Polaris	Nissan
Jeep	Ford
Chrysler	Cadillac
Dodge	

New Tidal Wave Car Wash Facility

Jehovah’s Witnesses \$10 million Assembly Hall:

The 66,000 Square Foot Facility features a 3,000-seat Assembly Hall sits on 58 acres near the intersection of S.C. Highway 33 and Interstate 26 within 3 miles of Exit 149. Church officials have touted the economic impact of the project, which is expected to host 40 two-day events each year. **The estimated total attendance is expected to be 190,000 visitors a year, with each person spending an estimated \$66 per day.**

General Information for the Area within 1-5 Miles of Hwy 601 N & I-26 (Exit 145-A)

Two (2) Universities:

South Carolina State University: 760 employees & 3,054 Students

Claflin University: 225 employees & 2,000 Students

Nearby Industry:

Husqvarna:	Lawn Equipment	2,000 + Employees
Koyo Corporation of USA:	Taper Roller & Ball Bearings	440 Employees
Department of Social Services:	Social Services for Children	200 + Employees
Kimlor Mills:	Bed Linens	100 Employees
Zeus Industrial Products:	Polymer Tubing	450 Employees
Bimbo Bakeries:	Sunbeam/Colonial Breads	500 Employees

Recent Expansions:

The Regional Medical Center: New \$6.8 Million, 16,000 square foot Dialysis Access Institute

OC Technical College: New \$12 Million Health Science Facility

Husqvarna: New \$29 Million, 513,000 square foot Distribution Center

Okonite: New \$19.5 Million Expansion to its Rewind bldg by 12,600 SF & its Manufacturing building by 49,000 SF

Cox Industries: \$11.2 Million Expansion & Upgrade to Facilities

GKN Aerospace: \$20 Million Additional Manufacturing Facility Adjacent to Current 150,000 sq. ft. Facility

Bimbo Bakeries: \$9.3 Million Renovation/Expansion with Equipment Upgrade

Koyo Bearing: \$10 Million New Equipment & Machinery Upgrade

In 2015, Orangeburg County alone saw \$97.7 million in investment and 164 net new jobs not including temporary or seasonal jobs.

Other Major Developments are in Various Stages and will be announced in the Upcoming Months including the Addition of:

New Department of Social Services Facility: 29,000 Sq Ft facility w/250 + Employees

New Charter School for Health Professions: 16,500 Sq Ft facility w/450 + Students and Staff

New Felton Lab Charter School: 50,000 Sq Ft facility w/450 + Students and Staff

New Department of Social Services Facility: 29,000 Sq Ft facility w/250 + Employees

The Opening of Magnolia Village, a 60 Acre Mixed Use Commercial Development, located on Hwy 178 North next to WalMart.

The Construction of the \$17 Million City of Orangeburg's New Baseball/Softball Complex located off Hwy 178 behind WalMart & Magnolia Village. 30,000 square foot Nursing Building under construction at O-C Technical College

Construction of the New 23,000 SF VA Medical Clinic located at Magnolia Village on Hwy 178(North Road)