



Lowes & Walmart Outparcel | Manning, SC



Deal Summary

Address	1920 Paxville Hwy
Town/City	Manning, South Carolina
County	Clarendon
TMS	169-10-01-001-00
Zoning	General Commercial (GC)
Use	QSR, Retail
Size	+/- .75 acre with offsite stormwater
Deal Type	GL, BTS
Delivery	Inquire
Price	Inquire

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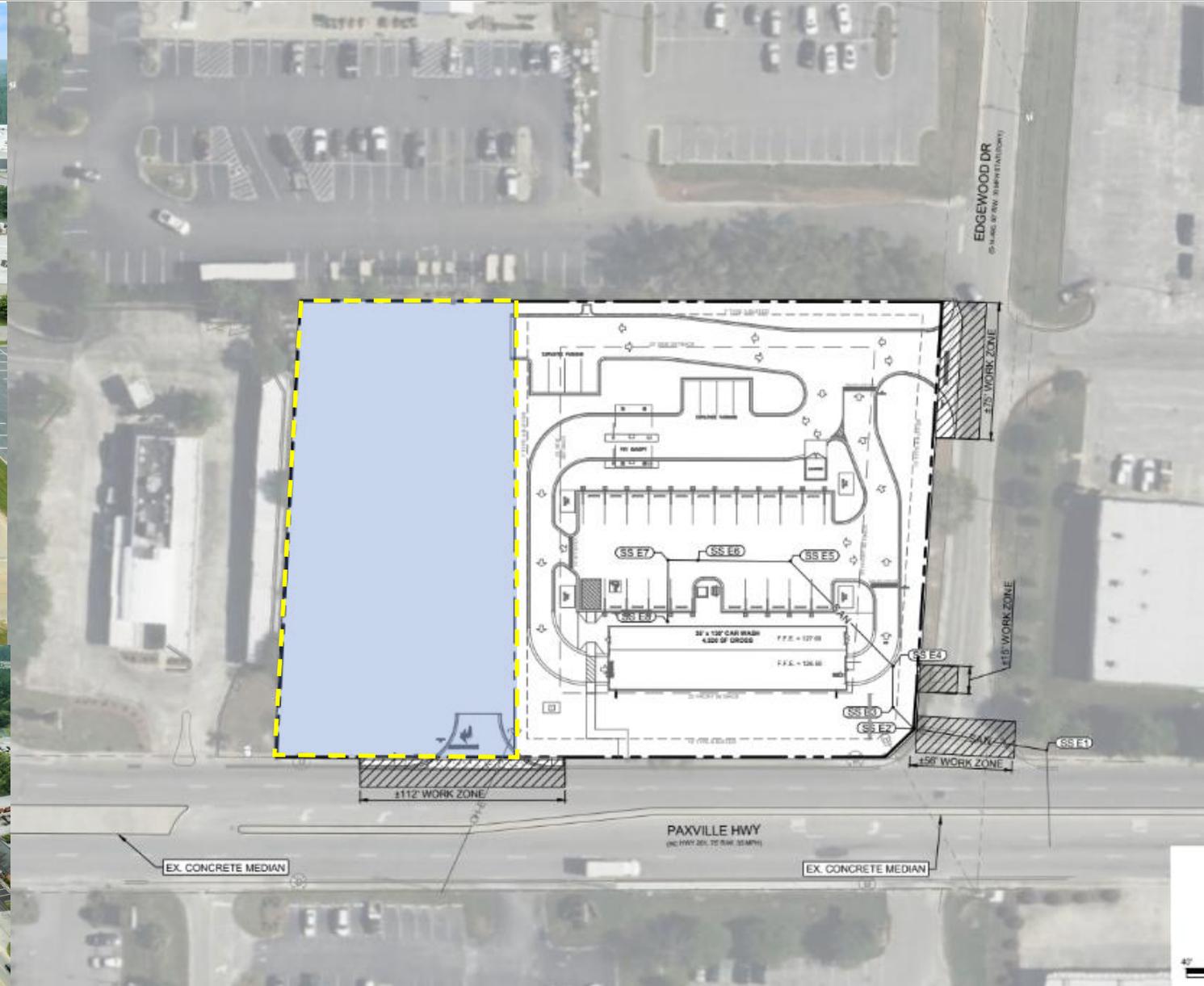


HIGHLIGHTS

- +/- .75 acre pad site
- Outparcel to a new Lowes Home Improvement and adjacent to future Scrubby's Carwash
- Dedicated RIRO on Paxville Hwy and shared access from Edgewood Dr.
- 130' of highway frontage
- 1 mile from downtown Manning, the Couty Seat of Clarendon County with a population of 32,000
- Population has seen steady growth since 2020
- County continues to attract manufacturing investment
 - Homanit | \$250M | 300 jobs (2025)
 - 84 Lumber | \$14M | 78 jobs (2024)
 - Latitude Corp | \$29M | 200 jobs (2024)
 - Westinghouse | \$25M | Expansion (2023)



Lowes & Walmart Outparcel | Manning, SC Site Plan





Lowes & Walmart Outparcel | Manning, SC Demographics

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	11,044	6,634	9,383
2024 Estimate	11,030	6,565	9,238
2020 Census	944	6,437	9,006
2010 Census	1,121	7,370	10,377
Daytime Population	1,547	7,820	10,165
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$48,379	\$53,851	\$54,551
Median	\$36,332	\$41,104	\$42,071
Per Capita	\$17,769	\$21,568	\$21,584
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	384	2,679	3,700
2024 Estimate	378	2,643	3,639
2020 Census	375	2,622	3,608
2010 Census	389	2,833	3,895
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$99,169	\$131,465	\$132,047
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2024 Unemployment	4.64%	4.48%	4.43%
Avg. Time Traveled	26	26	28
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	36.90%	35.08%	35.69%
Some College (13-15)	19.56%	19.30%	19.45%
Associate Degree Only	6.11%	7.41%	7.31%
Bachelor's Degree Only	9.39%	11.32%	11.04%
Graduate Degree	8.06%	6.52%	6.39%

POPULATION	7 Miles	10 Miles	15 Miles
2028 Projection	12,683	22,292	50,064
2024 Estimate	12,441	21,778	49,255
2020 Census	12,023	21,288	48,490
2010 Census	13,824	23,927	53,725
Daytime Population	12,216	17,492	41,135
HOUSEHOLD INCOME	7 Miles	10 Miles	15 Miles
Average	\$55,239	\$55,070	\$53,327
Median	\$43,045	\$42,388	\$40,725
Per Capita	\$21,687	\$21,811	\$21,553
HOUSEHOLDS	7 Miles	10 Miles	15 Miles
2028 Projection	4,971	8,821	20,267
2024 Estimate	4,863	8,586	19,844
2020 Census	4,809	8,480	19,657
2010 Census	5,143	8,910	20,197
HOUSING	7 Miles	10 Miles	15 Miles
Median Home Value	\$131,614	\$132,319	\$135,256
EMPLOYMENT	7 Miles	10 Miles	15 Miles
2024 Unemployment	4.42%	5.12%	5.13%
Avg. Time Traveled	29	30	30
POPULATION PROFILE	7 Miles	10 Miles	15 Miles
High School Graduate (12)	36.82%	37.99%	36.86%
Some College (13-15)	19.86%	19.78%	20.51%
Associate Degree Only	7.28%	7.22%	8.51%
Bachelor's Degree Only	10.85%	9.97%	9.92%
Graduate Degree	5.93%	5.66%	5.52%

Santee Cooper Regional Airport

Charleston Commercial is pleased to offer this Exclusive Listing for Bowman Pointe in Mount Pleasant, SC 29464. Charleston Commercial is pleased to offer this Exclusive Listing for Bowman Pointe in Mount Pleasant, SC 29464. This offering Memorandum has been prepared by Charleston Commercial ("Broker") for the purpose of your review of the subject property. By accepting this Offering Memorandum, you will agree that all information contained within this Offering Memorandum is confidential. In addition, information provided may be relied upon, however, the Broker makes no representation or warranty as to the accuracy of the information provided. Each of the Broker's agents and employees shall be held harmless by the Broker for any information contained herein, whether or not such information is true and accurate. You should consult with your attorney to hold Broker harmless regarding the subject offering described within the Offering Memorandum.

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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 1920 Paxville Hwy, Manning SC.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

