



COMMERCIAL LAND FOR SALE

1892 Greeleyville Hwy
Manning, SC 29102

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COLDWELL BANKER
COMMERCIAL
ATLANTIC



PRICE

\$275,000



COUNTY

Clarendon County



ACRES

2 ACRES



ZONING

GC - General Commercial



VEHICLES PER DAY

SCDOT 8,700 VPD 2023



TMS

187-05-03-010-00

PROPERTY OVERVIEW

This 2-acre parcel, zoned General Commercial in Clarendon County, offers a great opportunity for further development. Situated along Greeleyville Hwy (U.S. Route 521 from Georgetown to Charlotte) and Bloomville Rd, this property benefits from excellent visibility and accessibility on a hard corner. Strong daily traffic justifies this parcels improvement to a retail strip center, dollar store, liquor store, and more. Utilities are available at the rear of the property and can easily be extended to anywhere on the parcel.





RETAIL MARKET MAP



MAJOR EMPLOYERS



Sumter, SC

- Continental
- BD
- SOLAR AMERICA
- HODGES TRUCKING COMPANY
- Pilgrim's
- CATERPILLAR
- Thompson
- interlake
- MECALUX
- Thompson
- americold.
- KAYDON
- EATON
- Sumter Easy Home, LLC
- SKF
- EMS
- VAC
- VACUUMSCHMELZE

Alcolu, SC

- GP Georgia-Pacific

Kingstree, SC

- UPI United Phosphorus, Inc.
- SOLMAX
- VALLEY FORGE The Greatest Name On Range
- DSM BRIGHT SCIENCE. BRIGHTER LIVING.

Summerton, SC

- ECA

Manning, SC

- Quality Enclosures
- WESCO



SITE

- I-95: 3 Miles
- Route 261: 2.2 Miles
- Route 301: 1 Mile
- Route 378: 18 Miles
- Route 15: 10 Miles
- Hwy 52: 17 Miles



- **1 Hour and 26 Minutes to (64 Miles) to Columbia, SC**
- **49 Minutes (50 Miles) to Florence, SC**
- **1 Hour and 59 Minutes (94.1 Miles) to Myrtle Beach, SC**
- **1 Hour and 29 Minutes (89.2 Miles) to Charleston, SC**

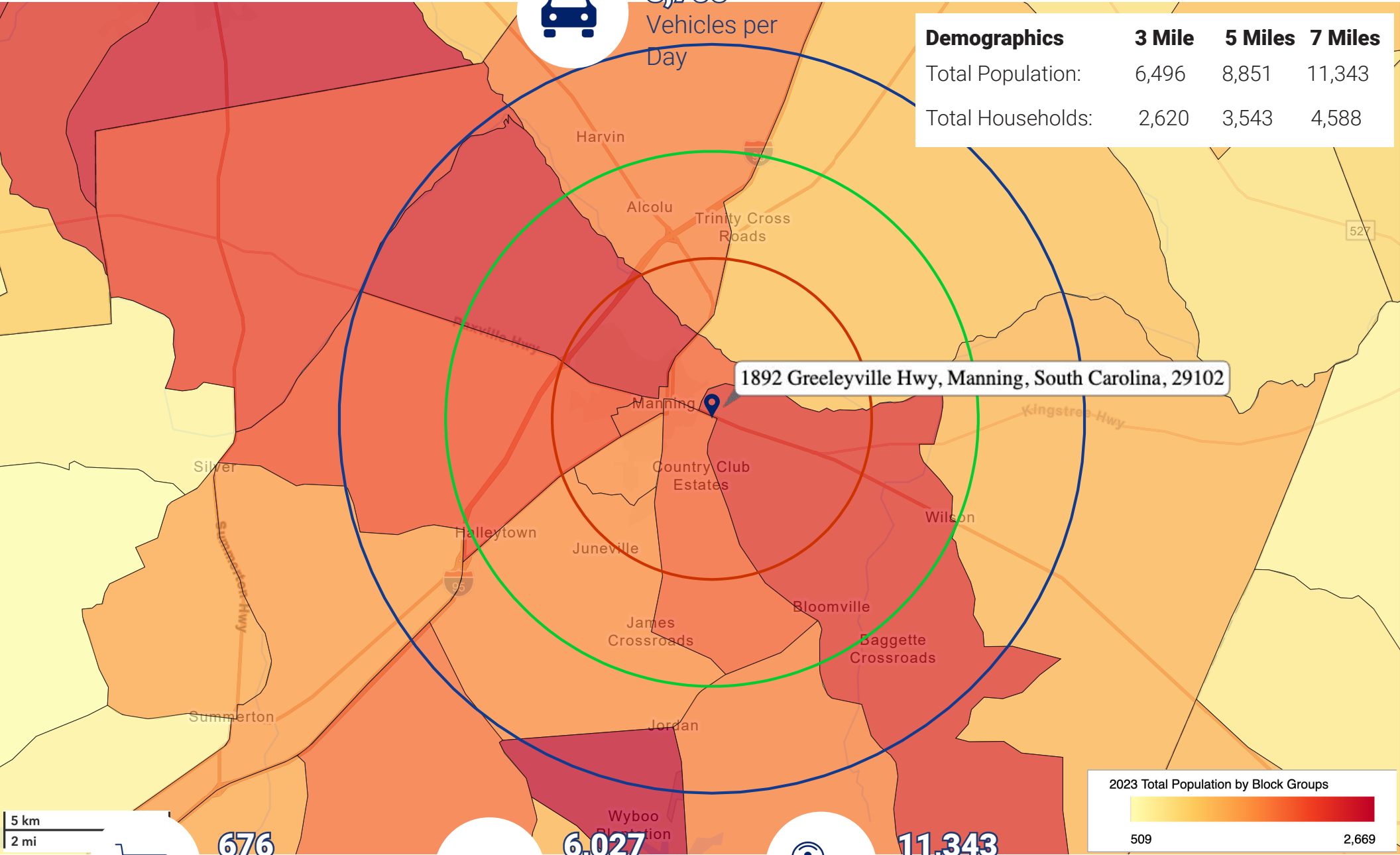
CHARLESTON

DEMOGRAPHICS

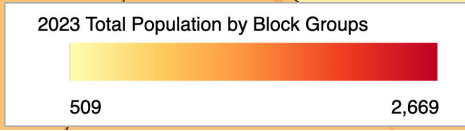


8,700
Vehicles per Day

Demographics	3 Mile	5 Miles	7 Miles
Total Population:	6,496	8,851	11,343
Total Households:	2,620	3,543	4,588



1892 Greeleyville Hwy, Manning, South Carolina, 29102



5 km
2 mi

676
Businesses
within 7 Miles



6,027
Employees
within 7 Miles



11,343
Population
within 7 Miles

All demographics based on Esri forecasts for 2023

SCDOT AADT 2023

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