



BATESBURG, SC RETAIL LAND 1.86 ACRES AVAILABLE

247 W CHURCH STREET, BATESBURG, SC



1.86 ACRES

7200 VPD

W CHURCH STREET



PARCEL LEGEND

Size	Status	Ideal Use	Sale Price
1.86 Acres	Available	QSR / Oil Change / Retail / Coffee	\$550,000

OFFERING MEMORANDUM

7.2K VPD | 3X FULL MOTION ACCESS | R3 ZONING
 415' OF FRONTAGE | ADJACENT TO SPRING FOOD
 0.5 MILES TO WALMART | FLAT TOPOGRAPHY



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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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EXECUTIVE SUMMARY



1.86 ACRES

W CHURCH STREET



7,200 VPD



RETAIL OPPORTUNITY

WHY THIS SITE?



LAND SIZE

1.86 Acres



3X FULL-MOTION ACCESS

3 Curb Cuts on W Church St



SPRINT FOODS

Adjacent | Constructed in 2020



ANCHORED BY SPRINT FOODS

368K Annual Visits



HIGH VISIBILITY

415' of Visibility



ZONING PRECEDENT

Adjacent Parcels Rezoned

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 247 W Church Street in Batesburg, South Carolina for sale. This ±1.86-acre parcel is positioned along W Church Street, a primary east-west corridor through Batesburg-Leesville, offering approximately 415 feet of frontage and multiple access points along the roadway.

The site features a rectangular configuration with flat topography and full-motion access via three existing curb cuts, supporting a wide range of redevelopment possibilities. The eastern portion of the property is cleared and level, while the western portion includes three existing residential structures.

Located within the municipal limits of Batesburg-Leesville, the property benefits from visibility along a corridor with established neighborhood retail and service uses, including nearby operators such as Sprint and National Gold Buyers. With nearby parcels already zoned commercial and retail development concentrated along the corridor toward Walmart Supercenter approximately half a mile away, the site presents a strategic opportunity for investors, developers, and commercial users seeking frontage and flexible redevelopment potential in Lexington County.

247 W Church Street is located in Batesburg-Leesville within Lexington County, South Carolina, along W Church Street — a key connector serving local residential neighborhoods and commercial services. The corridor experiences approximately 7,200 vehicles per day, providing steady local traffic and convenient access throughout the community.

The surrounding area includes a mix of residential housing and neighborhood-serving commercial businesses, creating a balanced environment for retail, service, or small-scale commercial development. Significant retail activity is concentrated along the corridor leading east toward the Walmart Supercenter, located roughly 0.5 miles from the property, which serves as a major regional draw for Batesburg-Leesville and surrounding communities.

The property's frontage, visibility, and positioning along a primary local thoroughfare make it a well-located opportunity for commercial redevelopment, service businesses, or neighborhood retail concepts seeking access to the Lexington County market.

247 W CHURCH ST

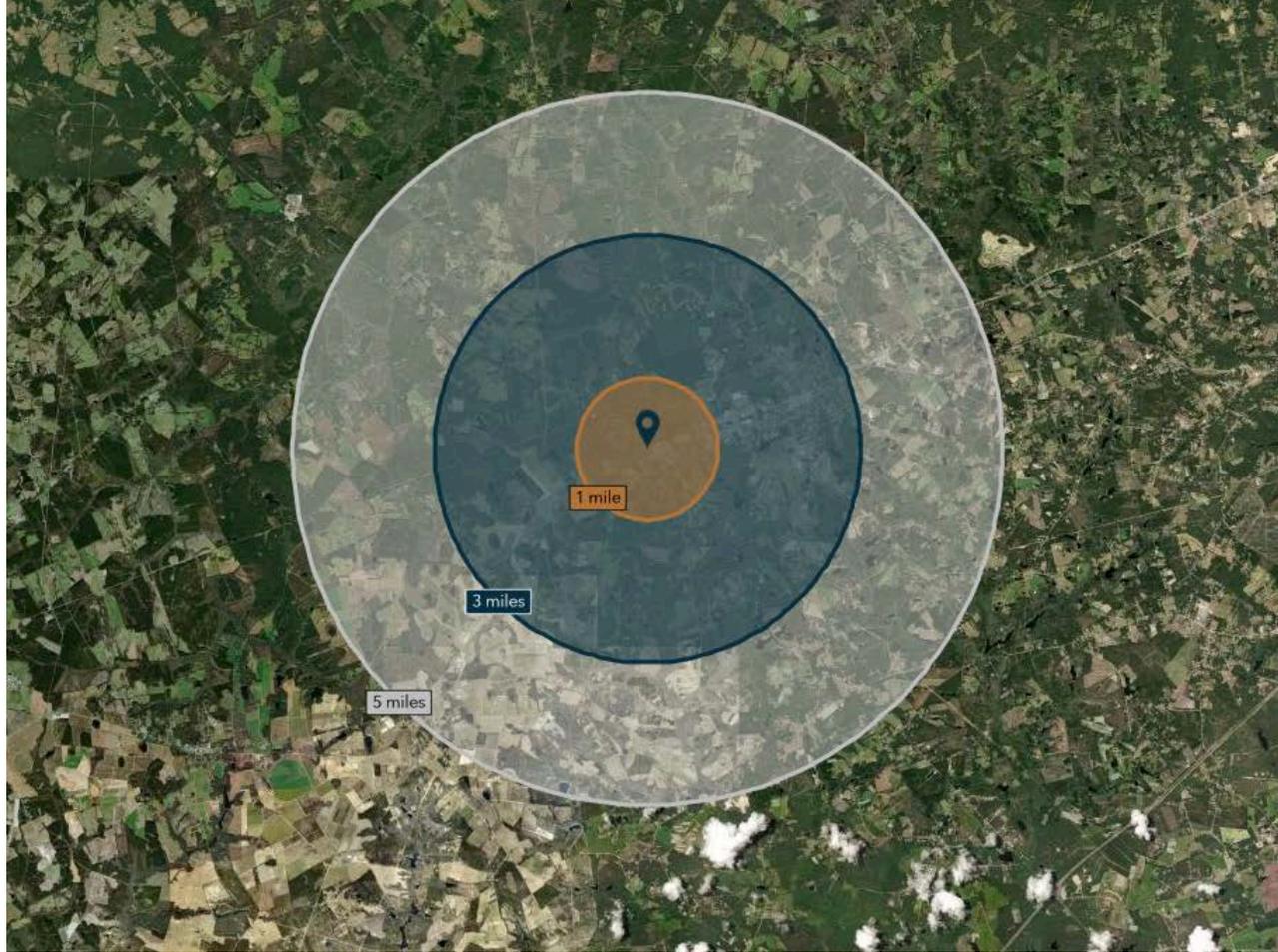
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

- Batesburg-Leesville Leisure Center 0.6 Miles
- Batesburg-Leesville Retail Corridor 0.6 Miles
- Walmart Supercenter 0.8 Miles
- Median Household Income \$59,760
- Total Homes 2,869
- Population 6,824
- Batesburg Leesville HS 0.9 Miles
- Batesburg Leesville Primary School 1.4 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	2,573	6,824	9,449
Median HH Income	\$57,102	\$59,760	\$61,314
2020-2025 Growth	1.60%	2.80%	2.50%
HouseHolds	1,091	2,869	3,969





TSC TRACTOR SUPPLY CO

sprint

NORTH CAROLINA AVE

NORTH CAROLINA AVE

7,200 VPD

W CHURCH STREET

W CHURCH STREET

1.86 ACRES

247 W CHURCH ST



Walgreens

CVS



SUBWAY

Kj's MARKET

O'Reilly AUTO PARTS



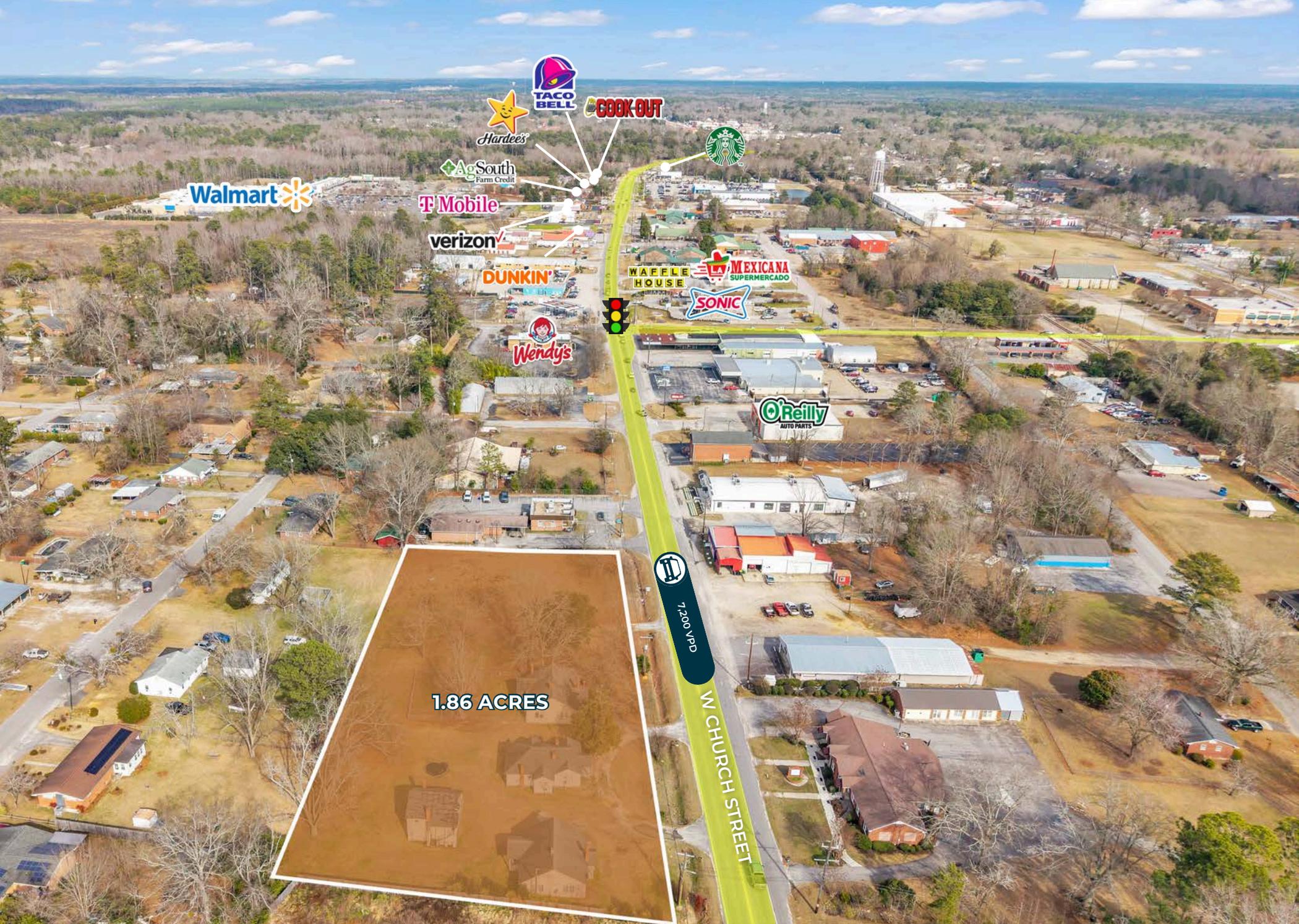
7,200 VPD

W CHURCH STREET



1.86 ACRES





1.86 ACRES

7,200 VPD

W CHURCH STREET

Walmart

Hardee's

TACO BELL

COOK-OUT

Starbucks

Ag South Farm Credit

T-Mobile

verizon

DUNKIN'

Wendy's

Waffle House

MEXICANA SUPERMERCADO

SONIC

O'Reilly AUTO PARTS





SITE MAPS



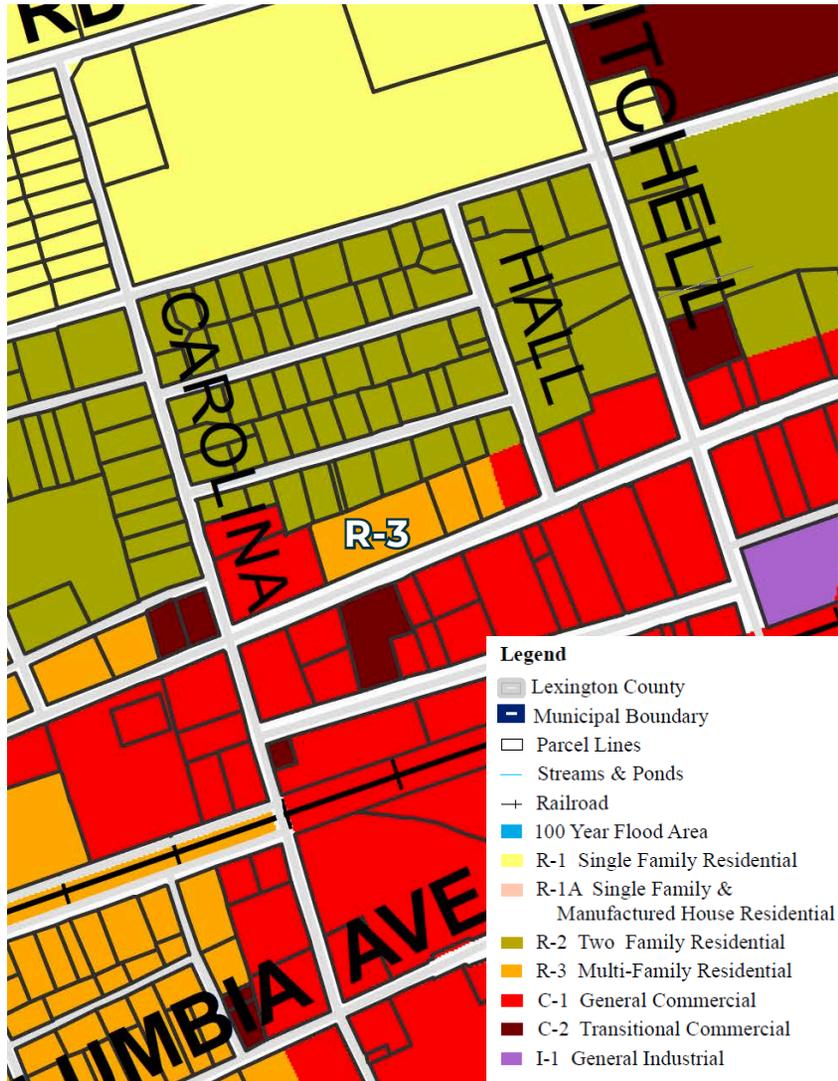
1.86 ACRES AVAILABLE

ACCESS MAP



1.86 ACRES AVAILABLE

ZONING EXHIBIT



The property is currently zoned R-3 Residential, a district intended to support a mix of residential housing types while maintaining a healthy and compatible neighborhood environment. The zoning allows single-family, two-family, and multi-family dwellings, as well as certain residential-oriented uses such as churches, bed and breakfast operations, rooming houses, and cluster housing developments.

Additional uses may be permitted through special approval, including schools, recreational facilities, nursing homes, hospitals, day care centers, and certain public or institutional buildings. These provisions allow flexibility for community-serving uses within residential areas.

Development standards for the district include a minimum lot size of 6,000 square feet for the first unit, with additional area required for multi-unit developments. Buildings are generally limited to 35 feet in height, 40% maximum lot coverage, and setbacks of 20 feet front and rear with 5-foot side yards.

The zoning is designed to accommodate a range of residential and community-oriented uses while preserving neighborhood character and ensuring adequate light, air, and open space.

 [Zoning Ordinance Link](#)

1.86 ACRES AVAILABLE

TOPOGRAPHY MAP





AREA OVERVIEW



WHY? COLUMBIA MSA

OVERVIEW

The Columbia Metropolitan Statistical Area (MSA), which includes Columbia, Lexington, Richland, and surrounding communities such as Batesburg-Leesville, serves as the economic center of South Carolina. Anchored by government, education, healthcare, and manufacturing, the region continues to attract businesses seeking a reliable workforce and strong infrastructure. Columbia's central location places it within convenient reach of major markets including Charlotte, Atlanta, and Charleston. Key institutions such as the University of South Carolina and Fort Jackson support a stable labor pool and diverse regional economy.



UNIVERSITY OF SC



COLUMBIA, SC

CAPITAL CITY OF SOUTH CAROLINA

As the capital of South Carolina, Columbia serves as the center of government, education, and commerce for the state. The city is home to the University of South Carolina, the state's flagship university, which enrolls more than 35,000 students and anchors a vibrant downtown district.

Columbia also hosts major events throughout the year, including collegiate athletics, conventions, festivals, and cultural attractions that draw visitors from across the Southeast. Combined with nearby outdoor destinations such as Lake Murray, the region offers a strong quality of life that continues to attract residents and businesses alike.



A WELL CONNECTED CITY

The region sits at the intersection of Interstates 20, 26, and 77, providing direct access to major markets such as Atlanta, Charlotte, and Charleston. Key logistics advantages include:

- Central location within South Carolina
- Direct access via I-20, I-26, and I-77
- Approximately two hours to the Port of Charleston

This connectivity supports distribution, manufacturing, and regional service operations.



EDUCATION & WORKFORCE

The Columbia region benefits from a strong talent pipeline supported by major universities and technical schools. The University of South Carolina, the state's flagship university, enrolls more than 35,000 students and offers programs in engineering, business, healthcare, and technology.

Additional workforce training from Midlands Technical College and other regional institutions supports industries including manufacturing, logistics, and healthcare.



MILITARY & GOVERNMENT

Columbia is home to Fort Jackson, the U.S. Army's largest basic training installation.

Fort Jackson trains roughly half of all Army Basic Combat Training soldiers each year and supports thousands of military personnel and civilian employees.

As the capital of South Carolina, Columbia also benefits from the presence of numerous state government agencies, providing a stable employment base for the region.



LOW HOUSING COSTS

Columbia offers an affordable cost of living with access to metropolitan amenities. Residents benefit from:

- Diverse housing options
- Urban and suburban communities
- Outdoor recreation including Lake Murray
- Cultural and entertainment venues in downtown Columbia

These advantages continue to attract both residents and employers to the region.

2nd

Largest MSA
in South
Carolina

860K

CSRA
Population

430K

Regional Labor
Force

3

Major
Interstates

2 HR

Drive Time to
Port of
Charleston

35K

Students at
University of South
Carolina

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

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