

FOR LEASE AND SALE

*±4,800 SF Former IHOP
Restaurant Adjacent to Walmart
Supercenter*



2567 NORTH RD
ORANGEBURG, SC

NAI Columbia

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PROPERTY Highlights

2567 North Road

Location:

- 2nd generation restaurant opportunity ($\pm 4,800$ SF former IHOP) strategically located at the **signalized intersection of North Road (27,600 VPD)** and State Rd S-38-1637 in Orangeburg's strongest retail corridor.
- Nearby retailers include Walmart, Aldi, Lidl, Lowe's, Belk, TJ Maxx, Zaxby's, McDonald's, and Prince of Orange Mall in addition to **new Starbucks, Mavis, Bojangles, Chipotle, Tropical Smoothie and Dunkin' Donuts.**
- **Nearby Walmart supercenter drew 2.1MM annual visits** in 2025 according to Placer.ai data.
- Adjacent to Orangeburg's new sports complex, the **\$62-Million Magnolia Village development** and new VA outpatient clinic.

Site Features:

- Site shares cross access with North Fork (Dollar General) Shopping center and benefits from **three points of Ingress and Egress.**
- 1.10 AC
- 102 parking spaces **(21.25/1,000 SF)**
- **Top panel** of monument sign.

Availability:

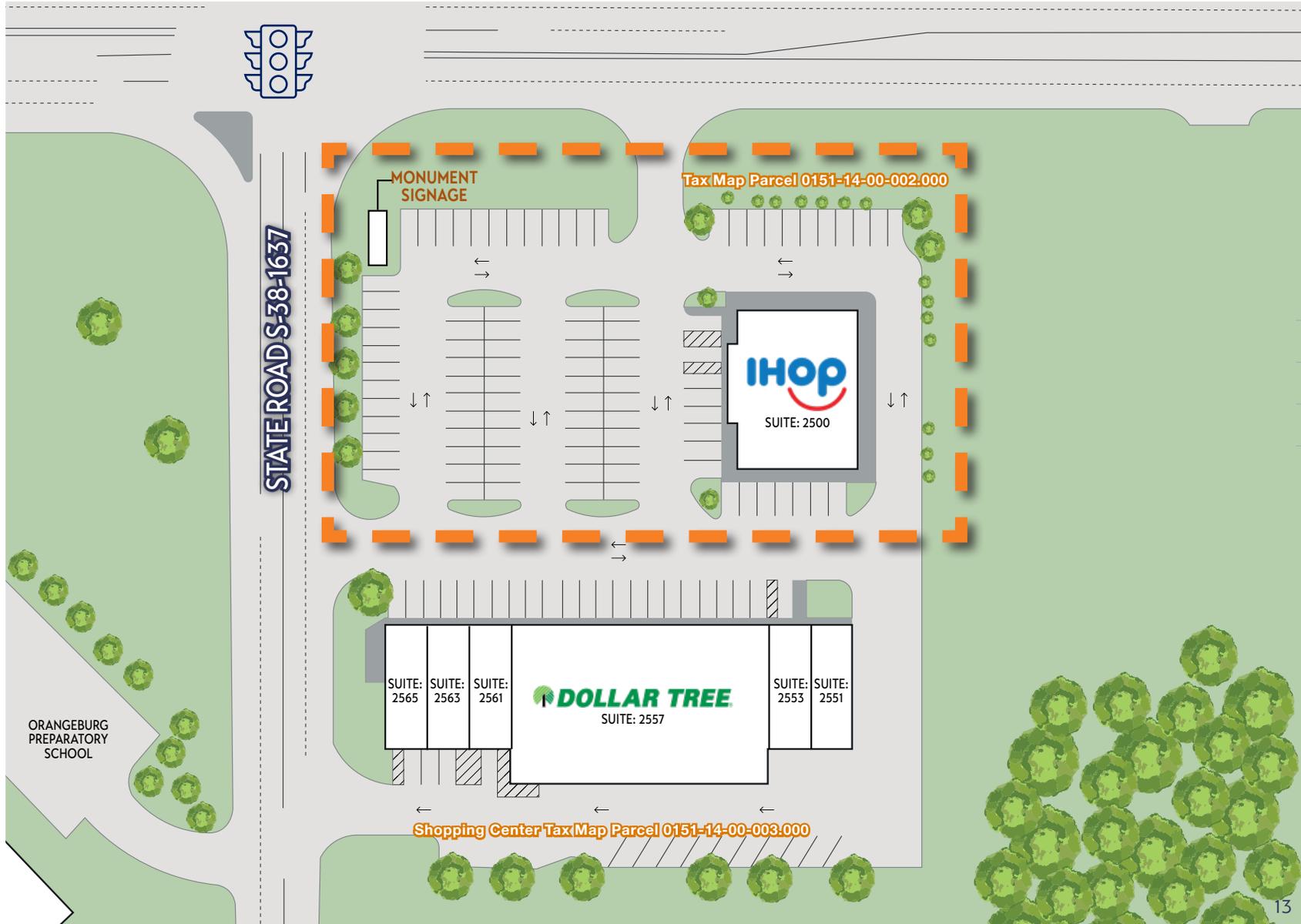
Available for Lease and Purchase.

- Lease Rate: **\$42.00 PSF, NNN**
- For Sale: **\$2,600,000**



2567 North Road

PROPERTY SITE PLAN • NORTH FORK CROSSING



SURROUNDING Retail - Rankings

2567 North Road

Selected Chain Foot Traffic Rankings by Placer.ai
 Ranked by YTD Visits Chainwide Feb 1, 2025 - Jan 31, 2026

Ranking Overview



Bojangles' Famous Chicken 'n Bi...
 North Rd, Orangeburg, SC



Ranking Overview



Chipotle Mexican Grill
 Magnolia Vlg Pkwy, Orangeburg, SC



Ranking Overview



Dollar Tree
 North Rd, Orangeburg, SC



Ranking Overview



Zaxby's Chicken Fingers & Buffal...
 North Rd, Orangeburg, SC



POINTS of Interest

2567 North Road



LOCATION Map

2567 North Road



DEMOGRAPHIC Profile

2567 North Road

5 MINUTE RADIUS

Summary	2025	2030
Population	7,941	7,674
Households	3,627	3,584
Families	2,157	2,109
Average Household Size	2.15	2.10
Owner Occupied Housing Units	2,424	2,481
Renter Occupied Housing Units	1,203	1,102
Median Age	44.5	45.6
Average Household Income	\$80,649	\$86,706

10 MINUTE RADIUS

Summary	2025	2030
Population	26,789	25,979
Households	10,257	10,109
Families	5,987	5,841
Average Household Size	2.24	2.19
Owner Occupied Housing Units	5,979	6,144
Renter Occupied Housing Units	4,278	3,965
Median Age	36.7	37.9
Average Household Income	\$64,951	69,906

15 MINUTE RADIUS

Summary	2025	2030
Population	41,644	40,345
Households	16,544	16,320
Families	9,961	9,733
Average Household Size	2.28	2.23
Owner Occupied Housing Units	10,626	10,866
Renter Occupied Housing Units	5,918	5,454
Median Age	38.9	40.0
Average Household Income	\$67,622	\$73,202

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