

**PRICE REDUCED**



**1013 - 1015 W. Dekalb Street**  
Camden, South Carolina

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# Property Overview

±1.5 acre retail/auto-repair/flex complex opportunity in Camden, South Carolina with three stand-alone buildings totaling ±19,705 SF.

## OVERVIEW

- Three stand-alone buildings totaling ±19,705 SF
  - Sherwin Williams
  - Retail/showroom building with attached automotive repair facility
  - Freestanding garage/metal building
- Parcel size: ±1.5 acres
- Sale Price: \$998,000

## LOCATION

1013 & 1015 W. Dekalb Street is located approximately a half-mile west of downtown Camden and 30± miles from Columbia, SC.

## FEATURES

Great visibility on W. Dekalb Street

Traffic Count: 18,000 VPD (W. Dekalb Street)

Sherwin Williams - 5,113± SF

Retail/ Showroom Building - 5,060± SF

Auto Repair Garage - 6,900± SF

Garage/Metal Building -2,632± SF

Zoning: General Business District (GBD)

# Overview of Camden, SC

Camden is the oldest inland city in South Carolina, known for its rich history, southern charm, and strategic location. Located in Kershaw County, just 30 minutes northeast of Columbia (the state capital). Camden offers a balance of small-town feel with access to urban amenities and major transportation corridors. The area has a strong manufacturing, healthcare, and distribution sectors. I-20 provides easy access to Columbia, Florence, and regional markets. The area provides a high quality of life with affordable housing, low crime rates, and strong community engagement.

Camden has an increasing interest in adaptive reuse projects and revitalization of the downtown areas - with low operating costs, competitive tax environment, and business-friendly regulations. The area is great for businesses targeting tourism, hospitality, healthcare, and local services.

Camden is home to Steeplechase horse racing, historic sites, and a vibrant arts scene. The Carolina Cup is a distinguished annual steeplechase horse race held at the historic Springdale Race Course in Camden, South Carolina. Established in 1930, it has become a celebrated tradition, attracting thousands of spectators each spring.



# Points of Interest



# Demographic Profile

## 1 MILE RADIUS

### Summary

	2024	2029
Population	3,381	3,684
Households	1,445	1,580
Families	821	891
Average Household Size	2.26	2.26
Owner Occupied Housing Units	766	877
Renter Occupied Housing Units	679	703
Median Age	40.3	40.4
Average Household Income	\$65,741	\$75,084

## 3 MILE RADIUS

### Summary

	2024	2029
Population	12,066	12,589
Households	5,221	5,480
Families	3,150	3,285
Average Household Size	2.26	2.25
Owner Occupied Housing Units	3,519	3,872
Renter Occupied Housing Units	1,702	1,607
Median Age	43.9	44.4
Average Household Income	\$82,754	\$97,195

## 5 MILE RADIUS

### Summary

	2024	2029
Population	22,173	22,893
Households	9,240	9,621
Families	5,901	6,110
Average Household Size	2.37	2.35
Owner Occupied Housing Units	6,702	7,284
Renter Occupied Housing Units	2,538	2,336
Median Age	42.8	43.7
Average Household Income	\$81,754	\$96,597

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