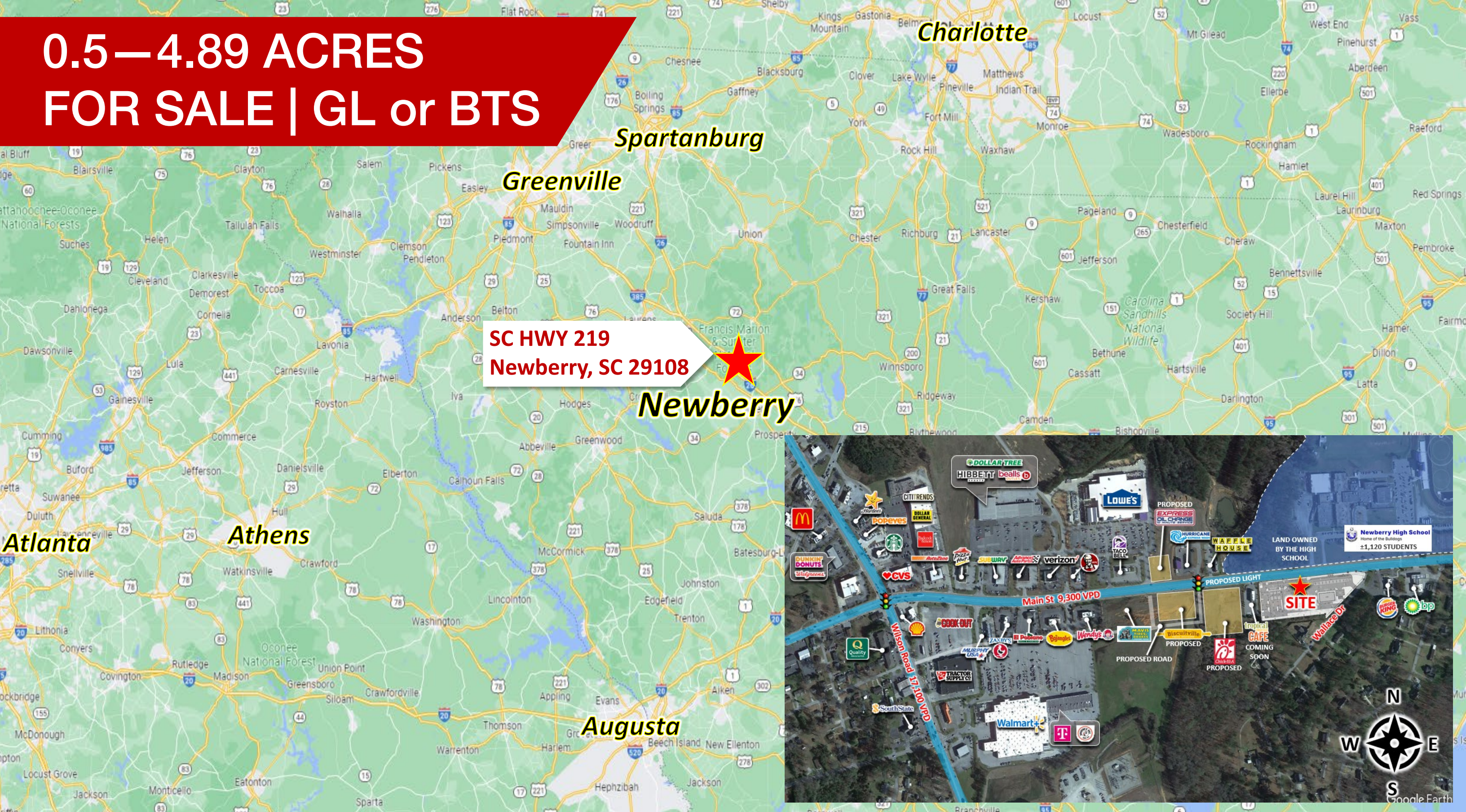


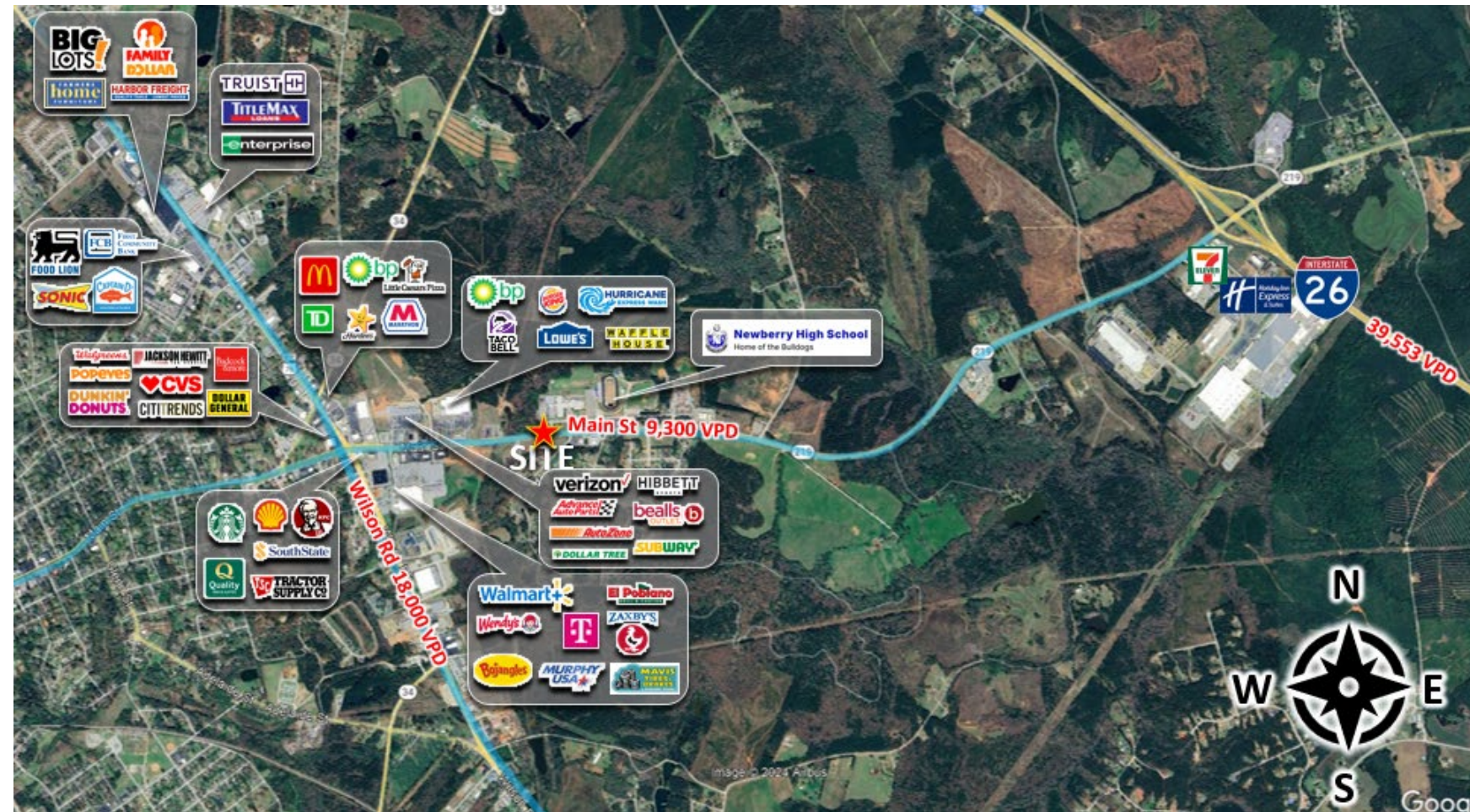
0.5 – 4.89 ACRES FOR SALE | GL or BTS



PROPERTY SUMMARY

Property Highlights

- 0.5—4.89 AC available for ground lease, build-to-suit, or sale.
- Prime retail development opportunity for a bank, QSR, automotive use, medical, grocery, and more.
- Strategically positioned on Main Street in Newberry’s rapidly growing retail corridor
- Located minutes from Newberry College with over 1,500 students and across the street from Newberry High School
- Excellent visibility and access off Main Street with over 830 feet of frontage.
- Surrounding retailers include: Walmart Supercenter, Lowe’s Home Improvement, Tractor Supply, AutoZone, Wendy’s, Taco Bell, Bojangles, Hurricane Express Car Wash, Mavis Tire & Brakes, Starbucks, and many more.
- **Pricing: Contact Brokers for Details**



Demographics

| Distance | Population | Median Income |
|---------------|------------|---------------|
| 1 Mile | 1,790 | \$60,367 |
| 3 Mile | 13,534 | \$47.835 |
| 5 Mile | 17,523 | \$48, 961 |

BIG BOX AERIAL

SC HWY 219 | Newberry, SC 29108

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BIG LOTS!

FARMERS home
FURNITURE

NEWBERRY COLLEGE

FOOD LION

LOWE'S

Newberry High School
Home of the Bulldogs

TSC TRACTOR SUPPLY CO

Main St 9,300 VPD

SITE

Walmart+

Wilson Rd 18,000 VPD

39,553 VPD



Google Earth

MARKET MAP

SC HWY 219 | Newberry, SC 29108



MARKET MAP

SC HWY 219 | Newberry, SC 29108

Newberry High School
Home of the Bulldogs
±1,120 STUDENTS

LAND OWNED
BY THE HIGH
SCHOOL

SITE

Main St 9,300 VPD

Wilson Road 17,100 VPD

PROPOSED LIGHT

PROPOSED ROAD

PROPOSED EXPRESS OIL CHANGE 10 MINUTE SERVICE

HURRICANE EXPRESS WASH

WAFFLE HOUSE

tropical CAFE COMING SOON

Biscuitville FRESH SOUTHERN PROPOSED

Chick-fil-A PROPOSED

DOLLAR TREE
HIBBETT SPORTS
bealls OUTLET

LOWE'S

CITITRENDS

DOLLAR GENERAL

Hardee's

POPEYES

Starbucks

Badcock & more

AutoZone

Pizza Hut

SUBWAY

Advance Auto Parts

verizon

KFC

TACO BELL

McDonald's

DUNKIN' DONUTS
Walgreens

CVS

Quality INN & SUITES

Shell

COOK-OUT

MURPHY USA

ZAXBY'S

El Poblano GRILL & CANTINA

Bojangles

Wendy's

MAVIS TIRES & BRAKES

Biscuitville FRESH SOUTHERN

tropical CAFE

BURGER KING

bp

Wallace Dr

TSC TRACTOR SUPPLY CO

SouthState

Walmart+

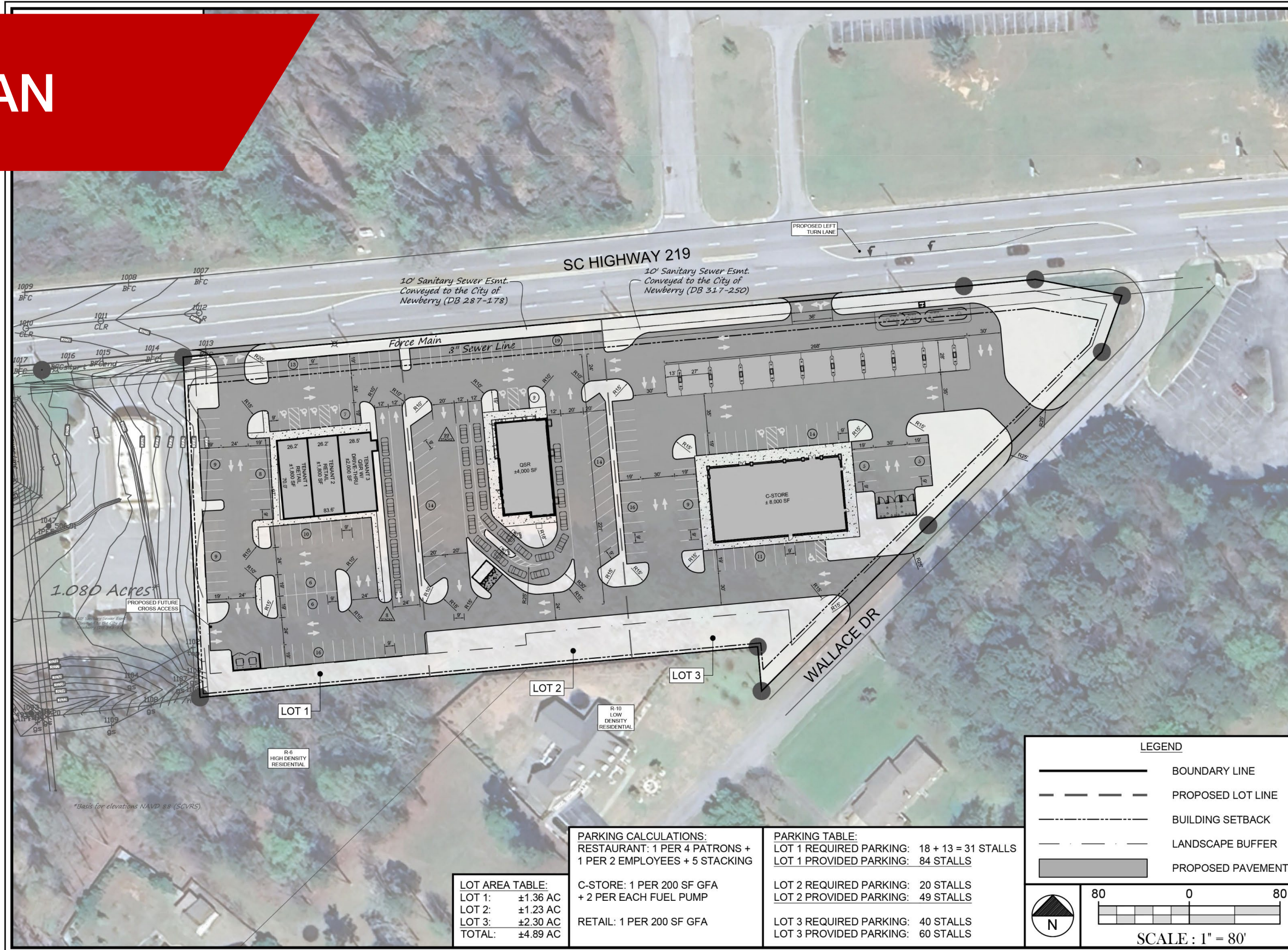
TT

BRANDY'S



Google Earth

SITE PLAN



LOT AREA TABLE:

| | |
|--------|----------|
| LOT 1: | ±1.36 AC |
| LOT 2: | ±1.23 AC |
| LOT 3: | ±2.30 AC |
| TOTAL: | ±4.89 AC |

PARKING CALCULATIONS:
 RESTAURANT: 1 PER 4 PATRONS + 1 PER 2 EMPLOYEES + 5 STACKING
 C-STORE: 1 PER 200 SF GFA + 2 PER EACH FUEL PUMP
 RETAIL: 1 PER 200 SF GFA

PARKING TABLE:

| | |
|-------------------------|---------------------|
| LOT 1 REQUIRED PARKING: | 18 + 13 = 31 STALLS |
| LOT 1 PROVIDED PARKING: | 84 STALLS |
| LOT 2 REQUIRED PARKING: | 20 STALLS |
| LOT 2 PROVIDED PARKING: | 49 STALLS |
| LOT 3 REQUIRED PARKING: | 40 STALLS |
| LOT 3 PROVIDED PARKING: | 60 STALLS |

LEGEND

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

N

SCALE : 1" = 80'

REGIONAL OVERVIEW



- Newberry is a city in Newberry County, South Carolina, in the Piedmont region located 43 miles northwest of Columbia.
- Located on I-26 between the major metropolitan areas of Columbia and Greenville, Newberry enjoys a great location and an outstanding transportation network.
- The population is 10,527. Spanning over 9 miles, Newberry has a population density of 1,178 people per square mile.
- Newberry College is a private, four-year, liberal arts college located in the City of Newberry. The school has over 1,200 students and offers a values-based curriculum.
- Newberry High School currently has \pm 1,120 students enrolled.
- Newberry is a town rich in history and known for its rural beauty and small-town charm, carefully and beautifully preserved.
- In recent years, Newberry has earned recognition in both Crampton's The 100 Best Small Towns In America and in Sweitzer & Fields' The 50 Best Small Southern Towns.

