

For Lease

Retail Space: ±12,000 SF



Shops at Hartsville

139 Westfield Street
Hartsville, SC 29550

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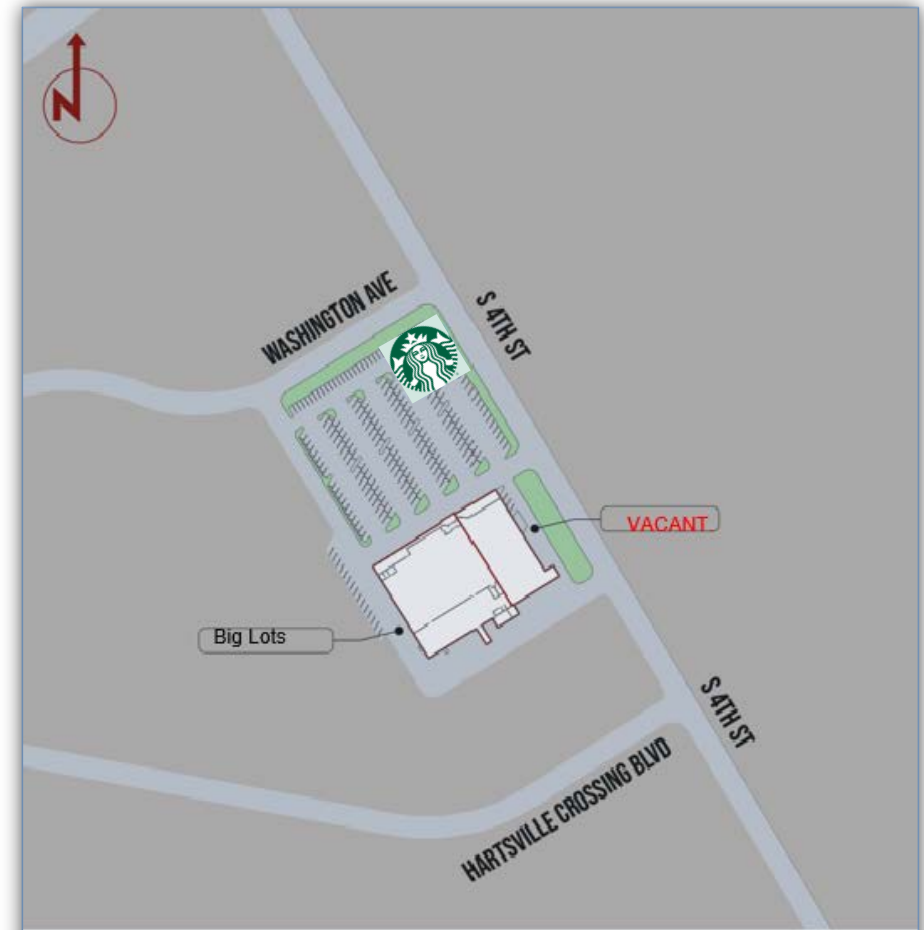
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Shops at Hartsville

Property Features

- The Shops at Hartsville is a Big-Lots anchored shopping center that shadows a busy Walmart Supercenter in Hartsville, SC
- Surrounding retailers in the trade corridor include Walmart, Starbucks, McDonald's, Belk, Lowe's Home Improvement, Wendy's, Burger King, Zaxby's and more
- The center benefits from three points of entry: two from S. Fourth St (12,000 VPD) and one from Westfield St
- Pylon Signage available
- ±12,000 SF End-Cap unit available with excellent visibility on SC 151 (S. Fourth St) that is ideal for a junior box retailer
- Starbucks recently opened a new location on outparcel to Subject Property
- Space benefits from loading-dock access
- Owner may consider sub-division for credit-worthy tenants
- Pricing: \$10.00 PSF, NNN

Site Plan



Aerial



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NAI Columbia

Demographic Profile

Demographic Profile

139 Westfield Street | Hartsville, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2010 Census	5,281	16,551	28,187	0 - 4	6.8%	5.7%	5.5%	2022 Estimate	\$35,406	\$53,999	\$56,076
2022 Estimate	4,533	15,040	25,560	5 - 9	7.0%	6.1%	6.0%	2027 Projection	\$41,838	\$64,993	\$68,307
2022 Projection	4,483	14,820	25,158	10 - 14	6.3%	6.2%	6.1%				
% Chg. 2022-2027	-1.1%	-1.5%	-1.6%	15 - 19	10.2%	7.4%	6.7%	Average Household Income			
				20 - 24	8.8%	6.5%	5.9%	2022 Estimate	\$54,751	\$81,949	\$80,919
Households				25 - 34	11.7%	11.6%	12.2%	2027 Projection	\$63,925	\$93,479	\$93,805
2010 Census	1,969	6,481	10,873	35 - 44	10.6%	11.2%	11.4%				
2022 Estimate	1,751	6,168	10,428	45 - 54	9.4%	11.9%	12.6%	Per Capita Household Income			
2027 Projection	1,744	6,135	10,370	55 - 64	11.6%	13.0%	13.4%	2022 Estimate	\$21,170	\$33,518	\$33,220
				65 - 74	10.9%	11.9%	12.3%	2027 Projection	\$24,965	\$38,577	\$38,908
Families				75 - 84	4.9%	6.4%	6.0%				
2010 Census	1,266	4,378	7,547	85+	1.8%	2.2%	1.9%	2022 Household Income Dist.			
2022 Estimate	1,076	4,007	6,979					Less than \$15,000	21.4%	14.6%	14.0%
2027 Projection	1,066	3,965	6,908	Median Age				\$15,000 - \$24,999	18.2%	13.1%	11.8%
				2010 Census	34.1	39.0	39.3	\$25,000 - \$34,999	9.9%	8.6%	8.7%
2022 Housing Data				2022 Estimate	34.3	40.8	41.6	\$35,000 - \$49,999	14.3%	11.0%	11.2%
Owner Occ. Housing Units	924	3,995	7,212	2027 Projection	34.7	42.0	42.7	\$50,000 - \$74,999	14.5%	12.9%	13.8%
Renter Occ. Housing Units	827	2,173	3,215					\$75,000 - \$99,999	9.5%	11.8%	12.2%
				Average Household Size				\$100,000 - \$149,999	7.1%	16.6%	17.7%
2022 Business Data				2010 Census	2.47	2.45	2.52	\$150,000 - \$199,999	3.0%	5.8%	5.8%
Total Businesses:	9,360	13,171	14,748	2022 Estimate	2.34	2.33	2.38	\$200,000 and Up	2.1%	5.6%	4.8%
Total Employees:	4,533	15,040	25,560	2027 Projection	2.32	2.31	2.36				