

# UNIVERSITY PLACE

## RETAIL SPACES AVAILABLE FOR LEASE ACROSS WALMART

CLEAR SPRINGS  
REALTY, LLC



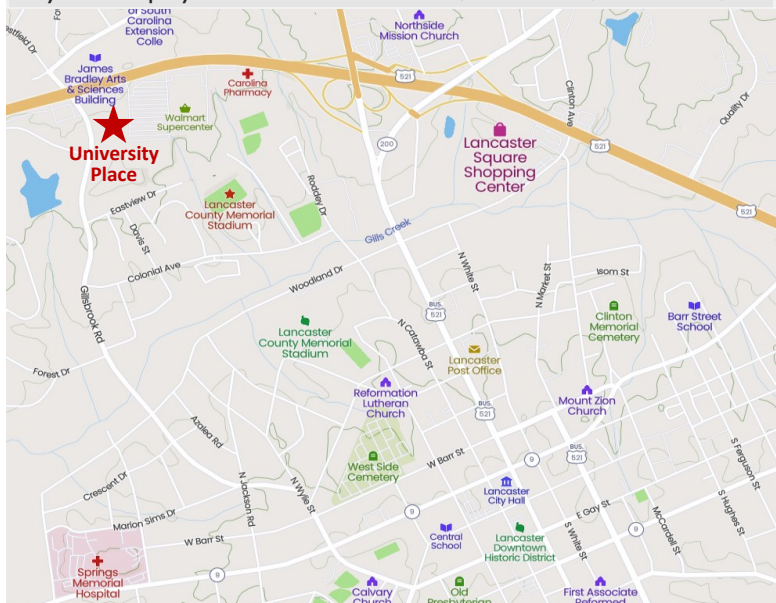
### 945-973 Hwy 9 Bypass W Lancaster, South Carolina

- University Place is a Walmart anchored community center with 27,200 SF of freestanding retail directly across the parking lot
- National Co-tenants: Shoe Dept., GameStop & Sally Beauty
- Located on Hwy 9 Bypass W, less than 1 mile from Hwy 521
- Dense daytime employment area - office & retail
- Traffic counts on Hwy 9 Bypass W: 20,900 VPD

#### AVAILABLE FOR LEASE:

- Three (3) spaces (In-line & endcap)

Demographics	1 Mile	3 Mile	5 Mile
Population	3,015	17,034	27,422
Est. Annual Pop Growth (25-30)	2.74%	3.58%	3.27%
Median Age	44.2	40.0	40.5
Average HH Income	\$96,107	\$66,777	\$68,710
Business Establishments	234	985	1,166
Daytime Employment	3,099	10,803	12,471



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Lancaster, South Carolina



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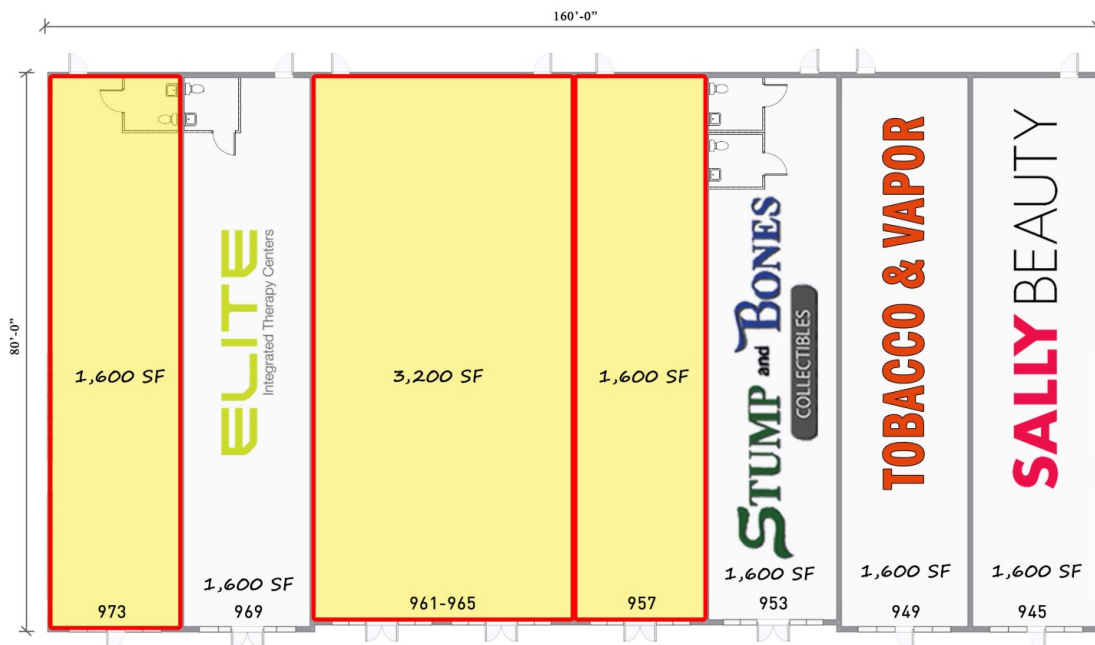
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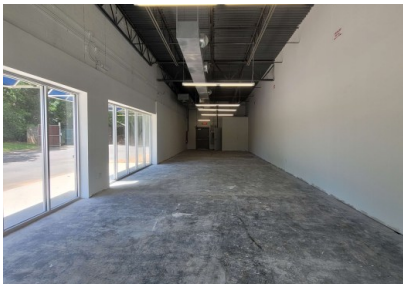
## RETAIL/RESTAURANT SPACES AVAILABLE



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**#973**  
**1,600 SF**



**#961-965**  
**3,200 SF**



**#957**  
**1,600 SF**

