



SALE

Chester Livestock Exchange

2531 LANCASTER HWY

Chester, SC 29706

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- +/-9.3-acre Industrial re-development opportunity
- Great access to I-77
- Flexible industrial ID-1 zoning
- Great visibility on Hwy 9 business corridor

OFFERING SUMMARY

SALE PRICE:	\$1,750,000
LOT SIZE:	9.3 Acres
BUILDING SIZE:	51,200 SF
ZONING:	ID-1
MARKET:	Chester County SC
APN:	106-00-00-080-000
TRAFFIC:	I-77/Hwy 9: 41,128

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PROPERTY DESCRIPTION

SVN Blackstream is pleased to present an exceptional opportunity at **2531 Lancaster Hwy in Chester, SC**, the historic site of the Chester Livestock Exchange. This expansive +/- 9.3-acre property is perfectly poised for redevelopment, offering tremendous potential for industrial, warehouse, or logistics purposes under the versatile ID-1 industrial zoning.

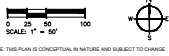
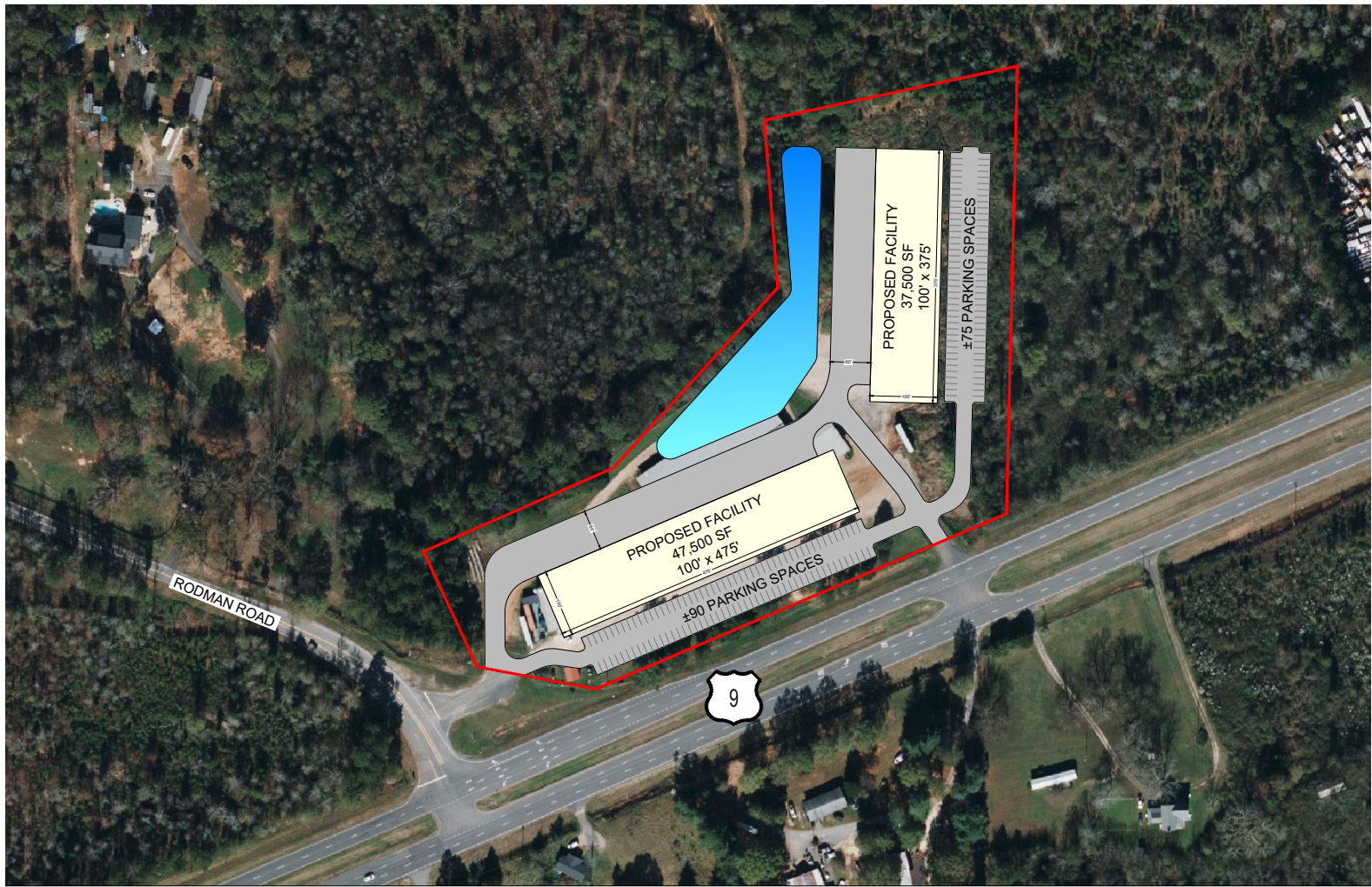
Strategically located with 230 yards of frontage on Lancaster Hwy (Hwy 9) and just 2 miles from I-77 Exit 65, this property enjoys outstanding connectivity. It's a mere 40-minute drive to Charlotte, NC, and just 55 minutes to Columbia, SC, making it an ideal hub for businesses looking to enhance their logistics, manufacturing, or supply chain operations.

Chester, SC, is renowned for its business-friendly environment and robust infrastructure. The area's rich manufacturing history is complemented by a thriving business community along the Hwy 9 corridor, supported by a skilled workforce and a competitive cost of living. This combination makes Chester an attractive destination for both businesses and their employees.

The property features a main building with an approximate 51,200 SF footprint, including 4,500 SF of finished office and auction room space, alongside a 46,700 SF covered area formerly used for livestock. Additionally, there is a 2,150 SF ancillary building previously utilized as a feed store. Silos are not included in the sale.

For investors or end-users, this location offers an exciting prospect to tap into Chester's growing commercial real estate market and vibrant local economy.

CONCEPTUAL PLAN FOR 85,000 SF FLEX SPACE DEVELOPMENT



CONCEPTUAL SITE PLAN
2531 LANCASTER HIGHWAY
CHESTER COUNTY, SC
10/06/2024

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ADDITIONAL PHOTOS



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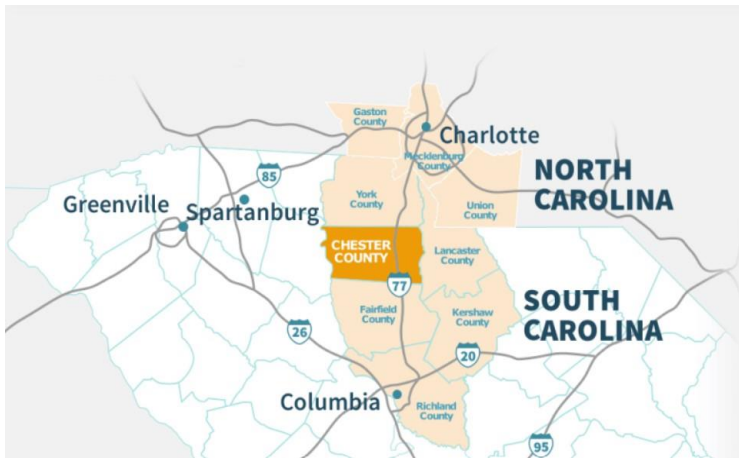
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CHESTER, SOUTH CAROLINA



Chester - South Carolina is recognized for its rich manufacturing heritage and economic growth. Chester is a hub for major industries thanks to its strategic location and business-friendly environment. Conveniently situated off Interstate 77, the city is well-connected to Charlotte, North Carolina, and Columbia, South Carolina, making it an attractive site for businesses looking to access major markets.

Historically known for its textile and manufacturing industries, Chester has evolved into a center for advanced manufacturing and distribution. Major companies that call Chester home include **Giti Tire**, one of the largest tire manufacturers in the world, and **Roseburg Forest Products**, a key player in wood products manufacturing. **Poly-America**, a leader in plastics manufacturing, has also made a significant investment in the region. These businesses benefit from Chester's robust infrastructure, which includes rail access, proximity to key highways, and an abundant supply of skilled labor.

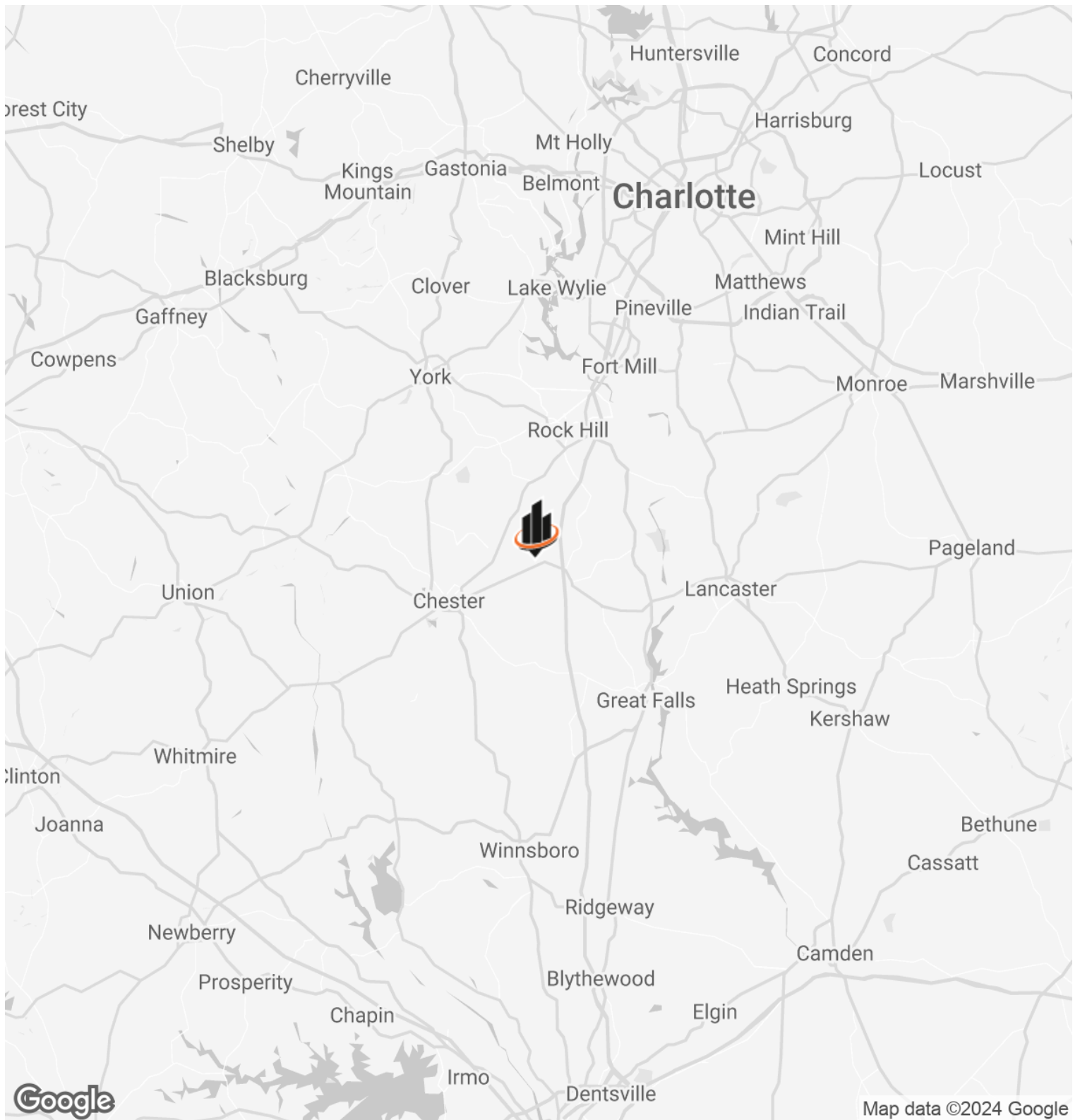
Chester's workforce is supported by a strong commitment to education and workforce development through partnerships with local technical colleges and training programs, ensuring a steady pipeline of qualified workers for its growing industries. This focus on skilled labor has helped attract additional companies like **Guardian Industries**, known for its glass and automotive products.

Chester's economic revitalization efforts are also enhancing its appeal, particularly with the redevelopment of its downtown area and growing residential projects.

As part of the broader Charlotte metropolitan area, Chester is well-positioned for continued industrial and commercial growth, contributing to the dynamic landscape of South Carolina's economy.

For more information visit: <https://www.choosechester.com>

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	9	37	168
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	45	45	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4	15	67
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$84,820	\$84,820	\$83,702
AVERAGE HOUSE VALUE	\$238,808	\$238,808	\$237,920

Demographics data derived from AlphaMap

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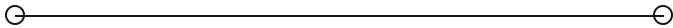
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