

**DUE TO HIGH DEMAND - PROPOSED NEW CENTER
OUTPARCELS FOR SALE & LEASE**



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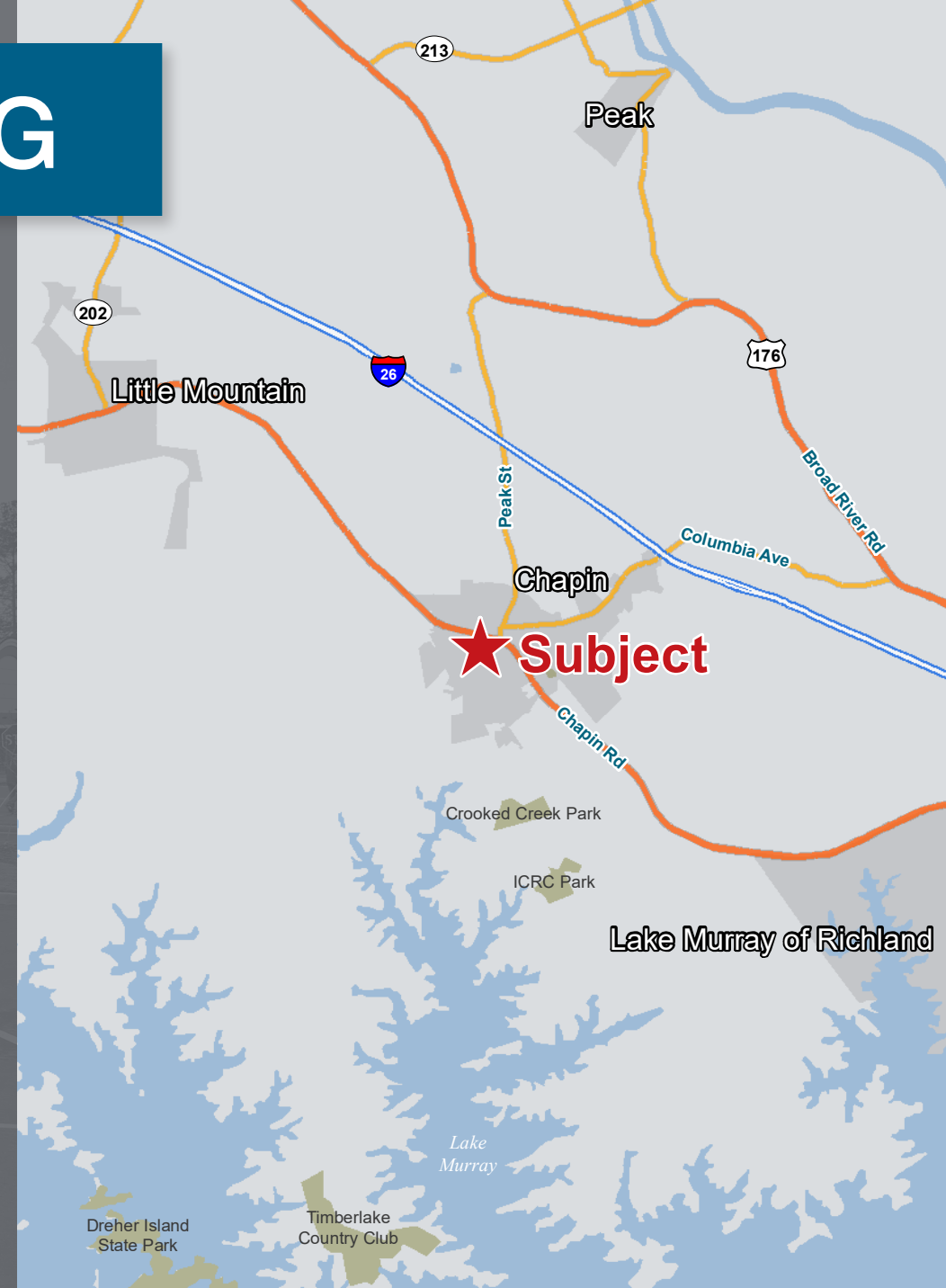
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Chapin Crossing
1235 Chapin Road
Chapin, South Carolina 29036

CHAPIN CROSSING

Property Features

- Publix opened in Q3 of 2016 and recorded the best first year sales in the Carolinas. The store has since continued to be one of the highest performers in the region.
- National footprint tenants include Publix, Anytime Fitness, Pacific Dental, Marco's Pizza, Jersey Mike's, and Verizon Wireless.
- Tenants draw from a larger radius than is customary due to lake-locked homes to the south.
- New building on Chapin Road opened Q3 2018
- High growth market located in the heart of downtown Chapin close to Lake Murray
- Excellent opportunity for Retail, Fast Food, Medical/ Urgent Care, Pet Supply, Banks/Credit Unions & Restaurants (Breakfast & Dinner)
- Samsung opened its first U.S. based home appliance manufacturing facility in the trade area of Chapin in nearby Newberry in 2018. The facility employs approximately 800 workers.
- Traffic Count (2021): 13,400 VPD



CHAPIN CROSSING

1235 Chapin Road
Chapin, South Carolina

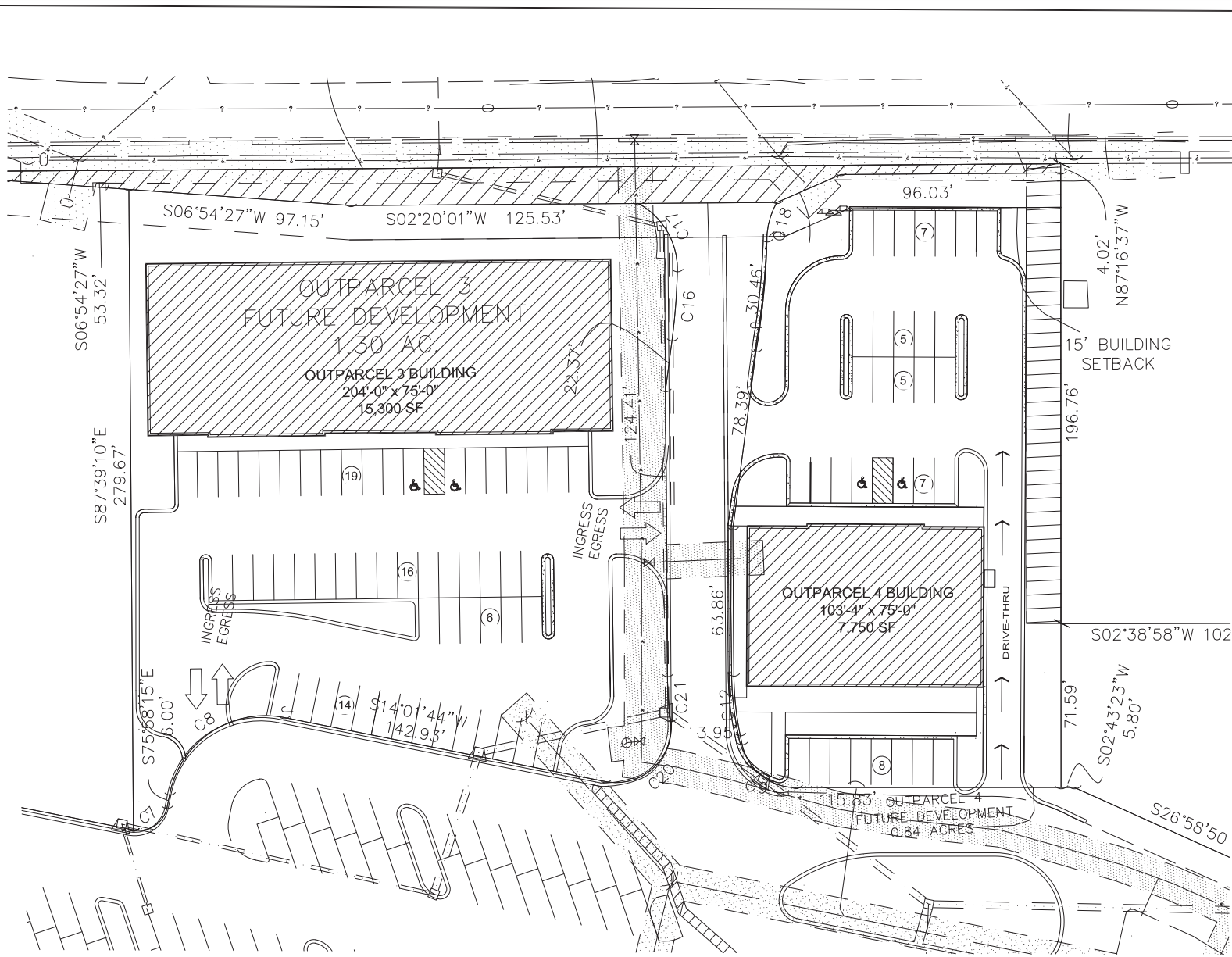
Site Plan

STE	TENANT	SIZE
1235	Publix	45,600
A106	Palm Beach Tan	2,500
A105	Chapin Liquor	2,000
A103-4	Anytime Fitness	4,900
A102	Harmony Nails	2,000
A101	Koi Japanese	2,500
B107	Verizon Wireless	2,003
B106	Jersey Mikes	1,500
B104-5	Prisma Health	3,200
B103	Wolf Gang Bakery	1,602
B102	Marco's Pizza	1,601
B101	Pacific Dental	3,259
OP 2	AVAILABLE	1.34 AC
OP 4	AVAILABLE	.84 AC
OP 3	AVAILABLE	1.30 AC
OP 5	AVAILABLE	1.55 AC
OP 6	AVAILABLE	4.45 AC

- * SF can be adjusted as needed
- * Contact Broker For Pricing



Proposed Multi-Tenant Retail Building



1 OVERALL ARCHITECTURAL SITE PLAN
1" = 20'-0"

OUTPARCEL 3:
55 PARKING SPACES

OUTPARCEL 4:
32 PARKING SPACES



1213 LADY ST. SUITE 400
COLUMBIA, SC 29201

803 254 9082 VOX
www.LTCarch.com

CHAPIN CROSSING: RETAIL DEVELOPMENT

OUTPARCELS 3 & 4 - SHELL BUILDING
CHAPIN, SOUTH CAROLINA

ARCHITECTURAL SITE PLAN

REVISIONS		
No.	Date	Description

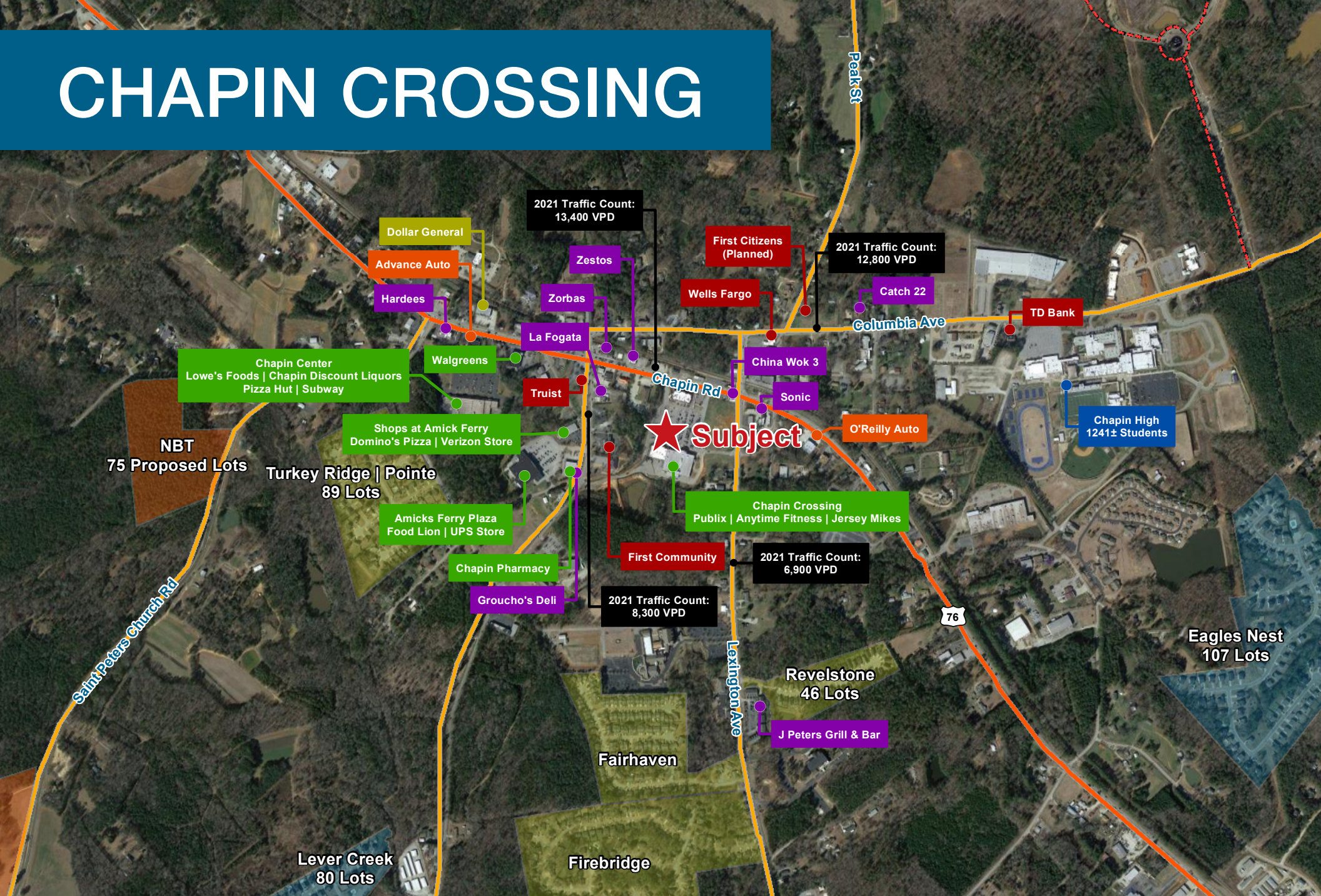
LTC JOB NUMBER: 19020

AS1.0

DATE: OCTOBER 13, 2022

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CHAPIN CROSSING



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NAI Columbia

Demographic Profile

Demographic Profile

Chapin Road | Columbia, 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	2,078	10,995	27,756	0 - 4	5.6%	5.2%	5.1%	2022 Estimate	\$80,105	\$90,808	\$103,825
2022 Estimate	2,834	15,250	39,869	5 - 9	6.1%	6.0%	6.2%	2027 Projection	\$90,889	\$104,480	\$115,659
2022 Projection	2,963	16,120	41,857	10 - 14	6.6%	6.7%	7.1%				
% Chg. 2022-2027	4.6%	5.7%	5.0%	15 - 19	5.9%	6.3%	6.5%	Average Household Income			
				20 - 24	5.4%	4.8%	4.3%	2022 Estimate	\$116,144	\$121,746	\$133,720
Households				25 - 34	11.4%	11.0%	10.1%	2027 Projection	\$138,261	\$142,261	\$152,477
2010 Census	804	4,042	10,194	35 - 44	13.9%	12.4%	12.6%				
2022 Estimate	1,061	5,559	14,679	45 - 54	13.9%	14.1%	14.5%	Per Capita Household Income			
2027 Projection	1,105	5,886	15,490	55 - 64	13.4%	14.7%	15.3%	2022 Estimate	\$44,059	\$45,607	\$49,563
				65 - 74	10.4%	11.3%	11.5%	2027 Projection	\$52,310	\$53,402	\$56,810
Families				75 - 84	5.4%	5.4%	5.1%				
2010 Census	574	3,052	8,008	85+	1.8%	2.0%	1.6%	2022 Household Income Dist.			
2022 Estimate	725	4,052	11,208					Less than \$15,000	3.8%	3.1%	2.9%
2027 Projection	751	4,267	11,767	Median Age				\$15,000 - \$24,999	6.7%	5.5%	3.9%
				2010 Census	39.0	40.7	41.3	\$25,000 - \$34,999	5.0%	5.9%	5.3%
2022 Housing Data				2022 Estimate	41.4	43.1	43.5	\$35,000 - \$49,999	11.6%	10.7%	9.4%
Owner Occ. Housing Units	907	4,947	13,110	2027 Projection	42.3	44.1	44.1	\$50,000 - \$74,999	19.2%	14.2%	11.9%
Renter Occ. Housing Units	154	612	1,569					\$75,000 - \$99,999	14.1%	15.2%	13.9%
				Average Household Size				\$100,000 - \$149,999	15.7%	19.7%	23.4%
2022 Business Data				2010 Census	2.58	2.69	2.71	\$150,000 - \$199,999	11.9%	13.5%	15.2%
Total Businesses:	2,496	4,440	9,795	2022 Estimate	2.65	2.71	2.70	\$200,000 and Up	11.8%	12.1%	14.2%
Total Employees:	2,834	15,250	39,869	2027 Projection	2.66	2.71	2.69				