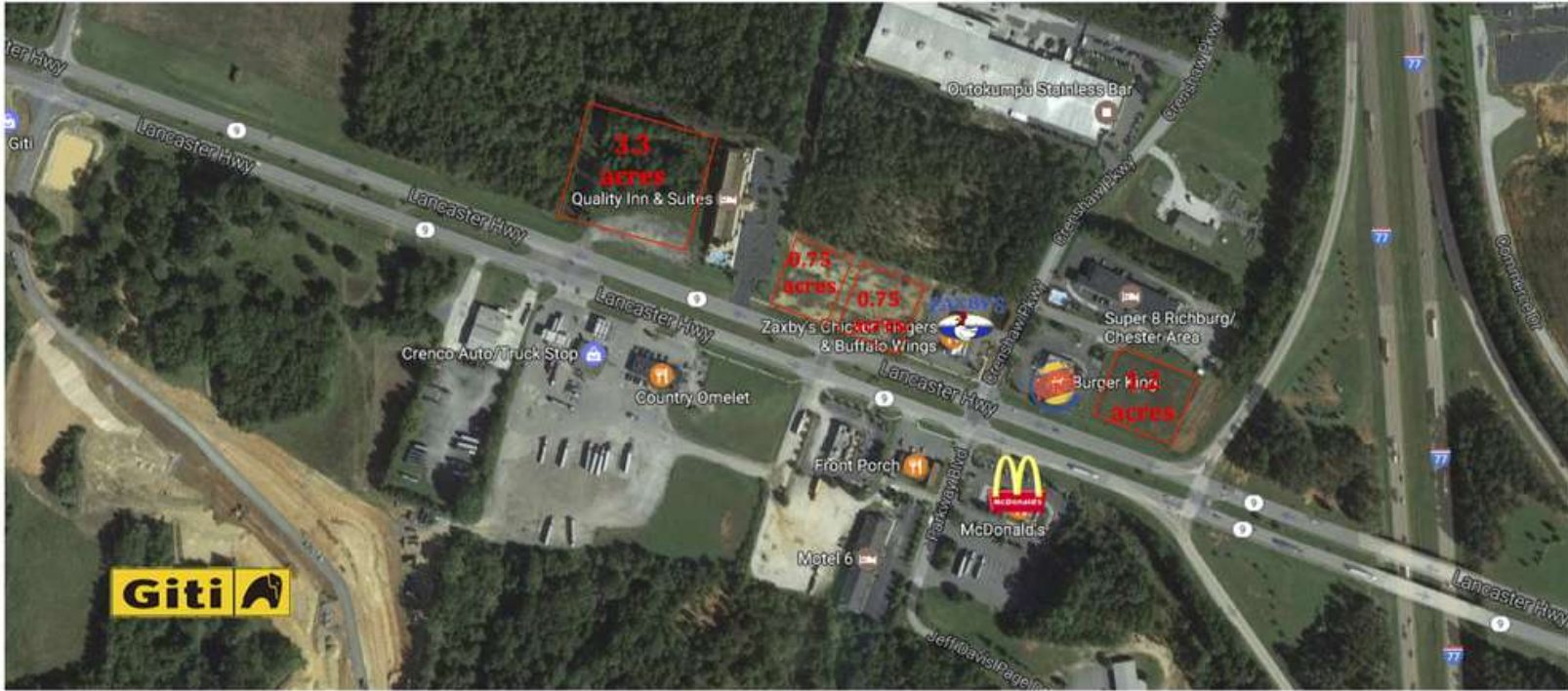


# RICHBURG OUTPARCELS 1-4

LANCASTER HIGHWAY, RICHBURG, SC 29729



*Warren Norman*  
COMPANY



## OFFERING SUMMARY

Available Outparcels:	Outparcel 1 - 1.2 Acres
	Outparcel 2 - 0.75 Acres
	Outparcel 3 - 0.75 Acres
	Outparcel 4 - 3.3 Acres

Lease Rate: Build to Suit or Ground Lease

Zoning: GC

## PROPERTY OVERVIEW

Retail outparcels available along Lancaster Highway (SC Hwy 9) in Richburg, SC. Ideal location for new mixed use and commercial development in Chester County.

## PROPERTY HIGHLIGHTS

- Located off I-77 exit 65
- Between Charlotte, NC and Columbia, SC
- Site is less than 1 mile from the new Giti Tire Plant
- Giti Tire will invest approximately \$560 million in the Manufacturing facility and create over 1,700 new jobs
- I-77 - 45,400 vehicles per day

for more information, contact:

**WARREN NORMAN**

803.366.8141

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Outparcel 1	Available	1.2 Acres	Ground Lease or Build to Suit	Negotiable	-
Outparcel 2	Available	0.75 Acres	Ground Lease or Build to Suit	Negotiable	-
Outparcel 3	Available	0.75 Acres	Ground Lease or Build to Suit	Negotiable	-
Outparcel 4	Available	3.3 Acres	Ground Lease or Build to Suit	Negotiable	-

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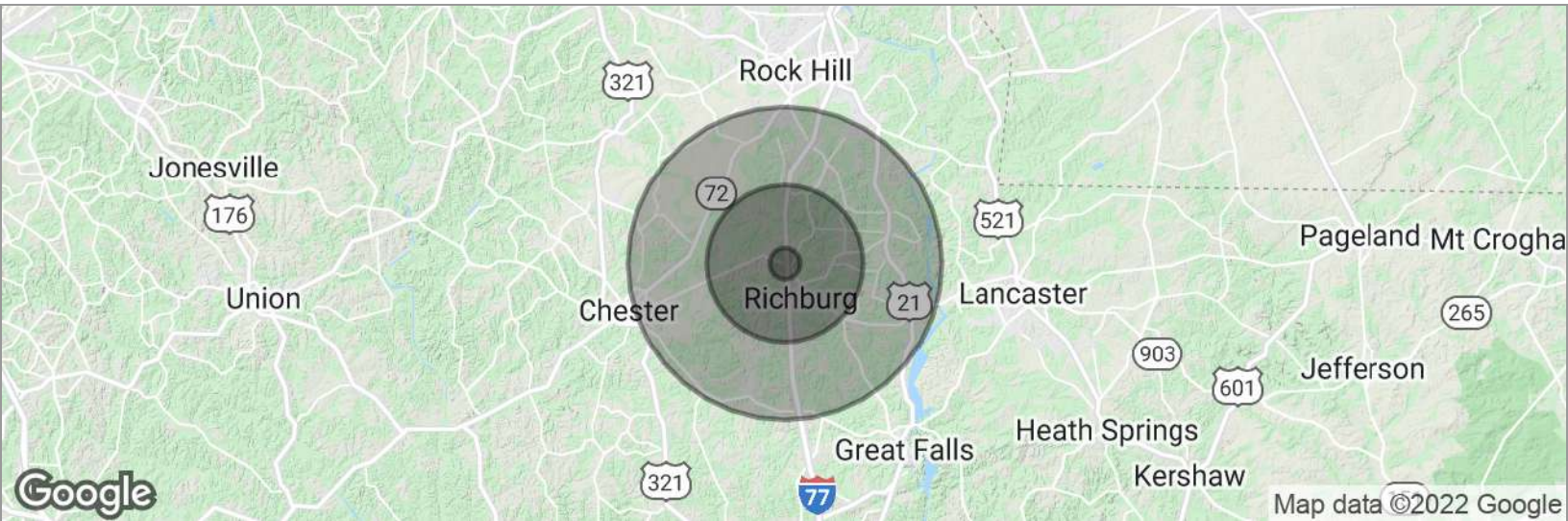


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## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total population	120	3,586	19,533
Median age	49.4	42.5	37.9
Median age (Male)	52.1	43.5	36.5
Median age (Female)	45.9	41.3	38.7

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total households	50	1,396	7,179
# of persons per HH	2.4	2.6	2.7
Average HH income	\$53,898	\$53,491	\$54,704
Average house value		\$125,854	\$131,867

\* Demographic data derived from 2010 US Census

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