## Wateree Plaza

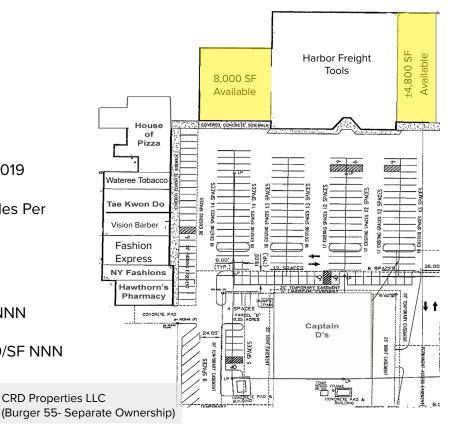
814 Highway 1, Lugoff, South Carolina 29078





## FOR LEASE

- ±54,625 SF Neighborhood Center
- **High Visibility**
- New LED parking lot lighting
- Pylon Signage Available
- New roof system installed in 2014/2019
- Traffic Count on US-1: 29,400 Vehicles Per Day (SCDOT, 2020)
- SPACES AVAILABLE FOR LEASE:
  - Suite 22: ±8,000 SF at \$5.25/SF NNN
  - Suite 30: ±4,800 Total SF at \$8.00/SF NNN
    - ±2,000 SF Warehouse
    - 15' Clear Height



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## DEMOGRAPHICS

Population:	
1 Mile Radius	1,875
3 Mile Radius	8,148
5 Mile Radius	19,204
Average Household Income:	
1 Mile Radius	\$60,427
3 Mile Radius	\$61,336
5 Mile Radius	\$64,427

Traffic Count: Hwy 1 29,400 VPD



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