

**FOR LEASE**

# 8225 MAIN STREET

8225 MAIN STREET RIDGELAND, SC 29936



**VM** | REAL ESTATE



## CONTACT

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# PROPERTY OVERVIEW

8225 MAIN STREET RIDGELAND, SC 29936



## OFFERING SUMMARY

Available SF:	1,243 SF
Lease Rate:	\$1,500/unit/month
Market:	Ridgeland

## PROPERTY HIGHLIGHTS

- Retail Unit in Grocery Anchored Center
- Situated in the Walgreens Out-Parcel Building
- Located at significant Interstate exit
- Great Parking
- Easy access
- Explosive Growth

## PROPERTY OVERVIEW

1,243 sf in-line retail space available in busy grocery anchored center in the Walgreens out-parcel building, available for lease. Excellent access and abundant surface parking. The space is ideal for any retailer looking to capture local and interstate customers at a very reasonable rent in a market experiencing explosive growth.

## LOCATION OVERVIEW

Located at the entrance to Jasper Station shopping center at Interstate 95 - Exit 21 in the Walgreens anchored building. Exit 21 is a major interstate exit, providing access to Ridgeland and the surrounding markets. A grocery store, a national hotel chain and numerous national restaurant chains including Waffle House and Burger King are adjacent to the property and many others including Subway, Dairy Queen, McDonalds and Wendy's are in the immediate area. Less than a mile to downtown Ridgeland with immediate access to I-95. Ridgeland is in Jasper County, the fastest growing county in the state, with unprecedented growth and an explosion of interest from national retailers. There are currently over 1,600 new homes and developments approved and the airport has recently expanded its runway and fueling capabilities. Ridgeland is home to the Congaree Golf Club, named by Golf Digest as "the best course built this decade", and home of the PGA Tour's CJ Cup for the last two years. Additionally, South Carolina has recently approved expansion of Exit 21 to (6) six lanes and beautification of the off ramp. Main Street is also the main artery to the surrounding communities including Estill, Tillman, Garnett and more with over 10,500 vehicles passing the property daily.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



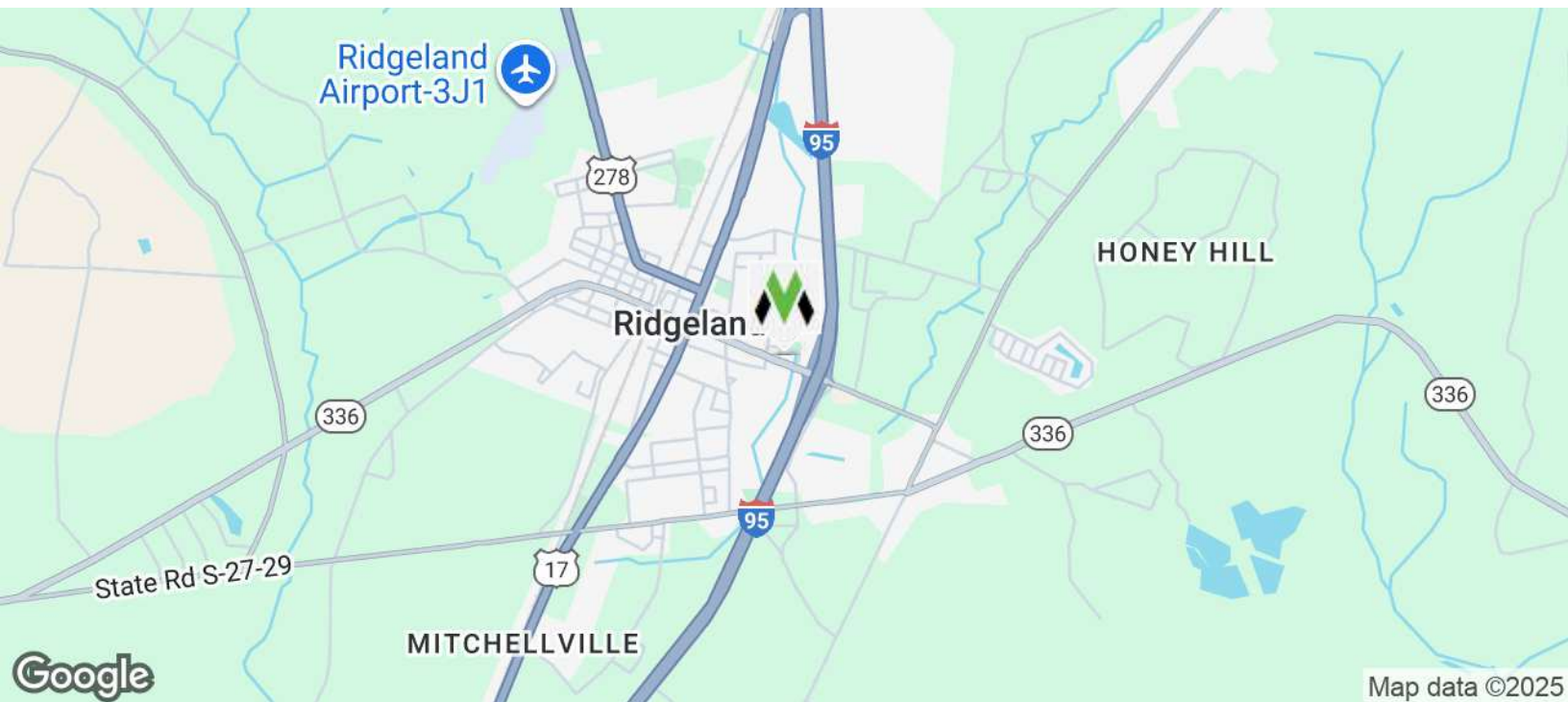
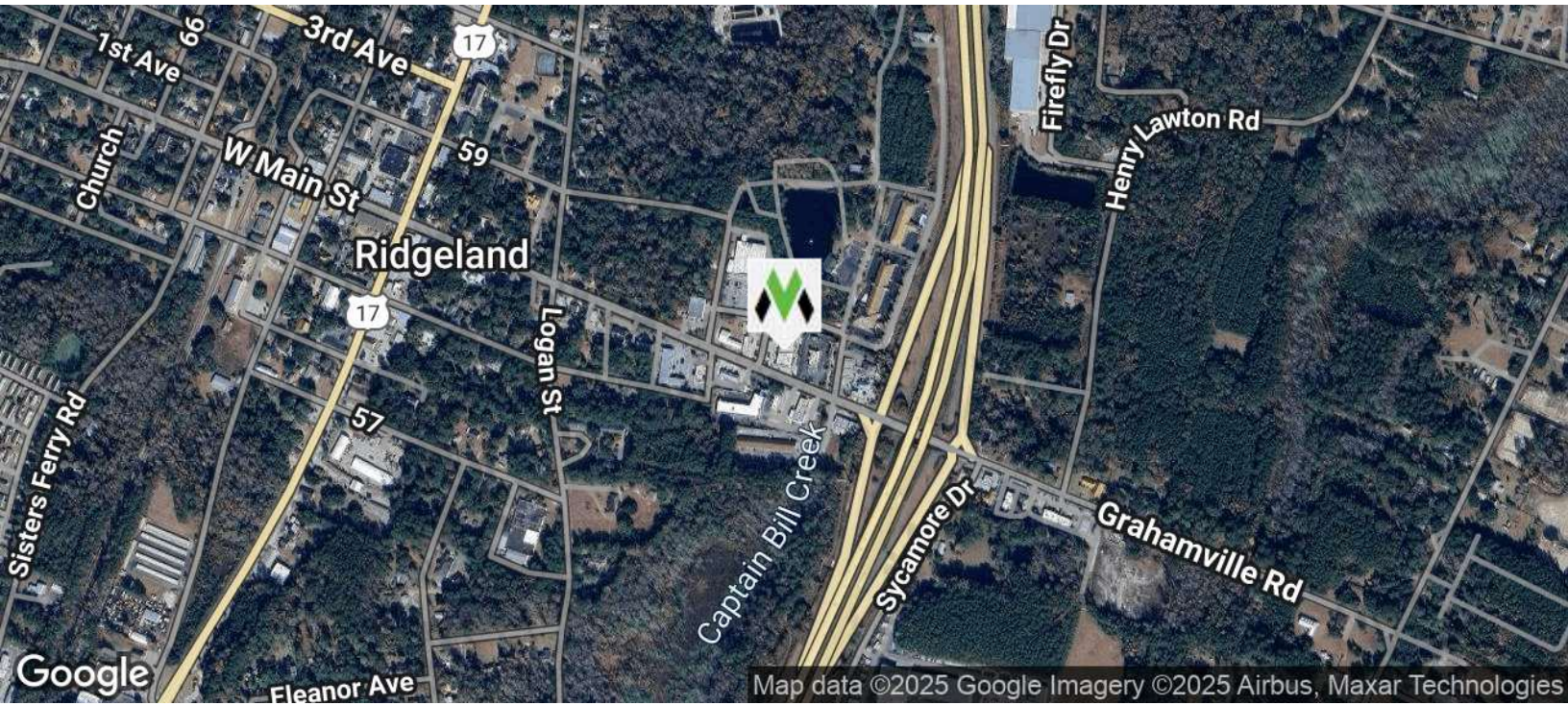
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# LOCATION MAPS

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