



FOR LEASE:
INLINE & ENDCAP
w/ DRIVE-THRU

1,200 - 8,400 SF

**FOR SALE OR
GROUND LEASE:**
OUTPARCELS

0.44 - 1.25 Acres

PONTIAC TOWNE CENTER

10526 Two Notch Rd | Elgin, SC | 29045

New Construction
Food Lion-Anchored
Retail Center

Sam Black

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KEY HIGHLIGHTS

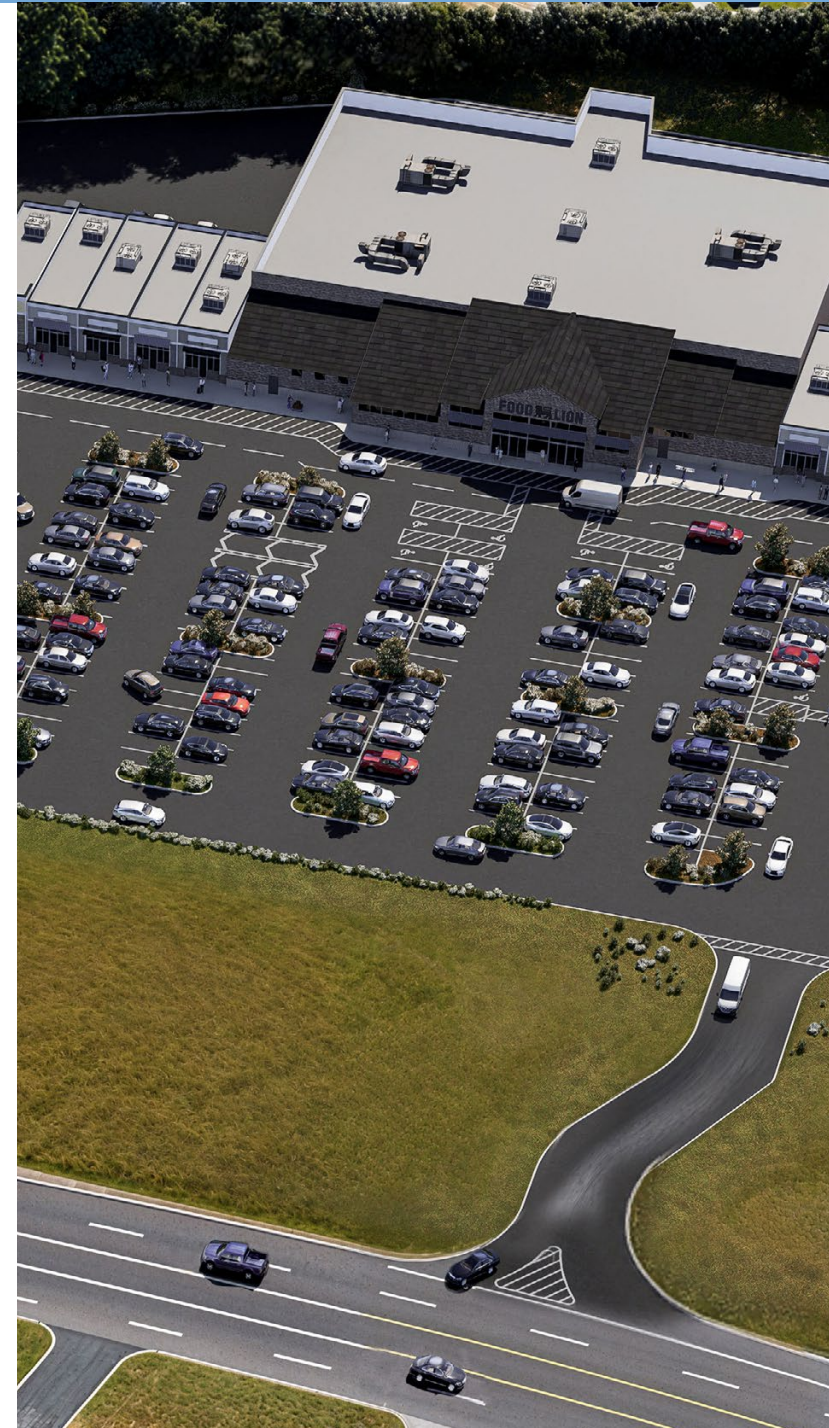
- Located less than a mile from the interchange of Route 1 and SR-40/52
- Close proximity to prominent big-box tenants such as Home Depot, TJ Maxx, Sam's Club, Hobby Lobby, Best Buy, Lowe's Home Improvement, and Walmart Supercenter
- Excellent visibility and frontage on heavily trafficked Route 1 / Two Notch Rd
- Located in a high-growth area with numerous new developments nearby
- Approximately 2.25 miles from the interchange of I-20 and Spears Creek Church Rd
- Excellent access with 2 access points on Two Notch Rd / Route 1, and one access point on Spears Creek Church Rd
- Located at a signalized intersection of Spears Creek Church Rd and Two Notch Rd

TRAFFIC COUNTS

- 22,100 vehicles pass by the site daily on Two Notch Rd
- 12,340 vehicles pass per day on Spears Creek Church Rd

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2023 Population (Est.)	4,532	46,013	99,544
2023 Households (Est.)	1,658	17,907	38,157
Median Household Income	\$70,019	\$74,665	\$69,423



FULL ACCESS!

SPEARS CREEK CHURCH RD

12,340 VPD

OUTPARCEL 5
1.25 ACRES

OUTPARCEL 4
0.44 ACRES

First Palmetto Bank
(Not A Part)

OUTPARCEL 3
0.87 ACRES

OUTPARCEL 2
0.84 ACRES

OUTPARCEL 1
0.86 ACRES



(37,000 SF)

DRIVE THRU

1,400 SF
1,400 SF
1,400 SF
1,400 SF
1,400 SF

DRIVE THRU

1,200 SF
1,200 SF
1,200 SF

1,400 SF
1,400 SF
1,400 SF
1,400 SF
2,800 SF

PATIO

1,400 SF
1,400 SF
1,400 SF
1,400 SF
2,800 SF

PATIO

TWO NOTCH RD 22,100 VPD





REGIONAL MAP

