

UNIVERSITY PLACE

RETAIL SPACES AVAILABLE FOR LEASE ACROSS WALMART

CLEAR SPRINGS
REALTY, LLC



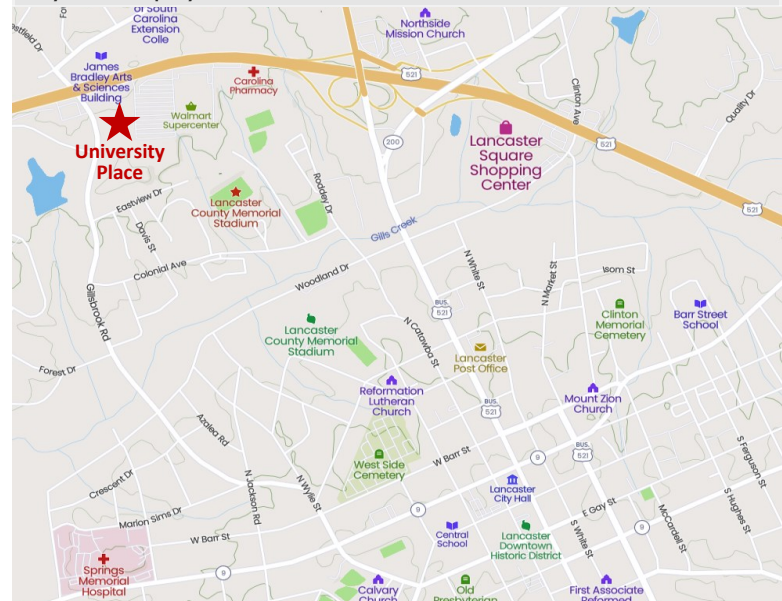
945-973 Hwy 9 Bypass W Lancaster, South Carolina

- University Place is a Walmart anchored community center with 27,200 SF of freestanding retail directly across the parking lot
- National Co-tenants: Shoe Dept., GameStop & Sally Beauty
- Located on Hwy 9 Bypass W, less than 1 mile from Hwy 521
- Dense daytime employment area - office & retail
- Traffic counts on Hwy 9 Bypass W: 22,800 VPD

AVAILABLE FOR LEASE:

- Four (4) In-line & Endcap spaces
- Total of 8,000 SF

Demographics	1 Mile	3 Mile	5 Mile
Population	2,543	16,481	26,887
Est. Annual Pop Growth (23-28)	2.14%	1.18%	1.10%
Median Age	45.4	39.8	40.2
Average HH Income	\$86,939	\$64,779	\$67,309
Business Establishments	268	906	1,104
Daytime Employment	3,479	9,683	11,569



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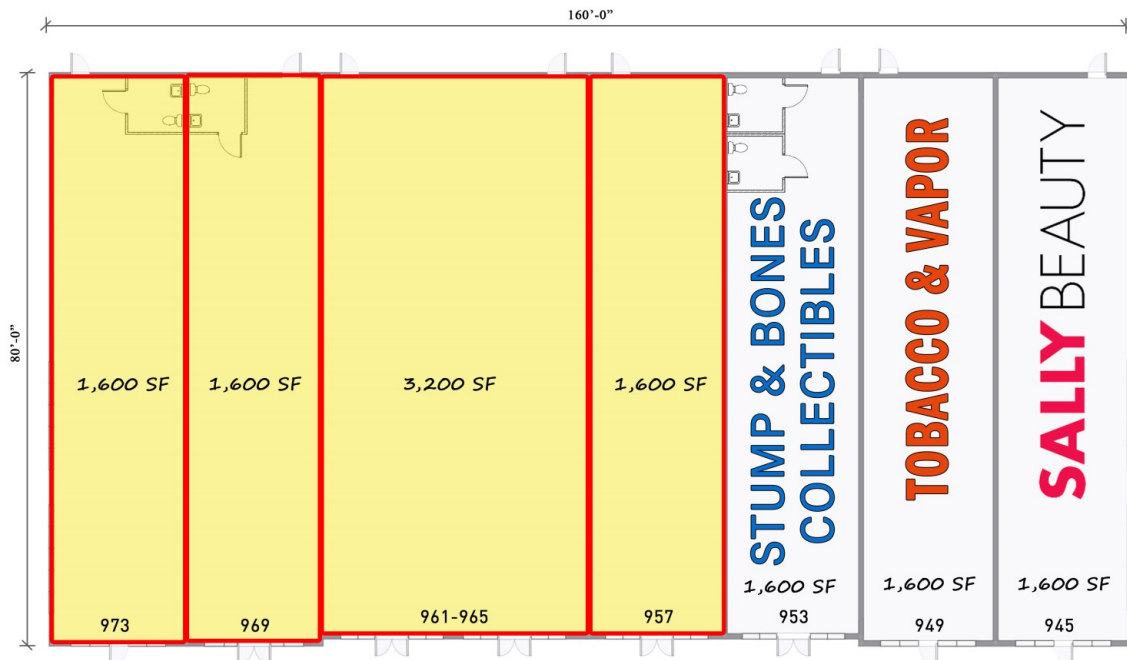
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RETAIL/RESTAURANT SPACES AVAILABLE - 8,000 SQ. FT. TOTAL



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#973
1,600 SF

#969
1,600 SF

#961-965
3,200 SF

#957
1,600 SF

