

Camden Retail Development

Camden, SC

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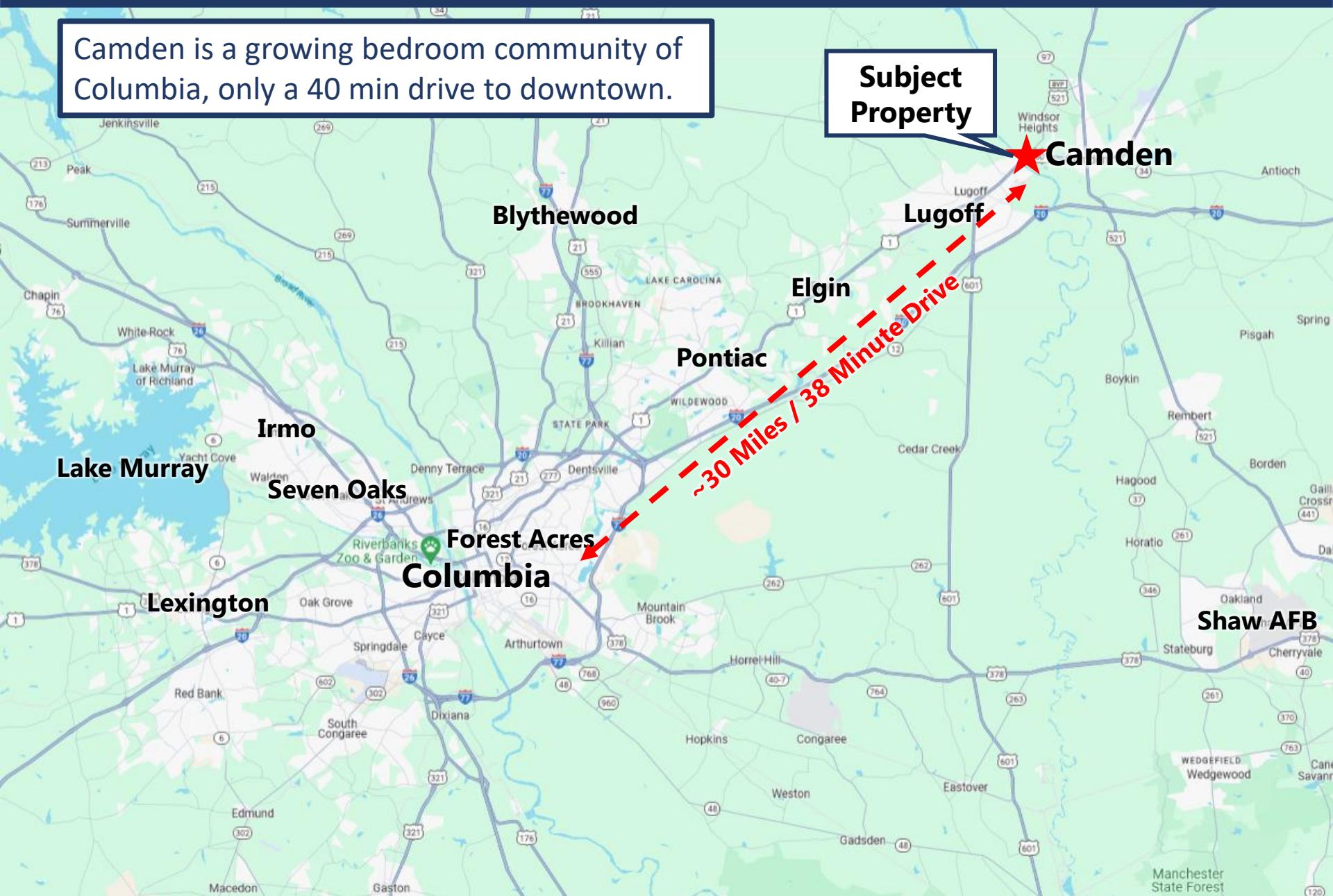
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Strategic Retail Location – OUTPARCEL & ANCHOR OPPORTUNITIES

- Well-located at signalized intersection in the heart of the main retail corridor in Camden. It has great connectivity to Camden and the adjacent town of Lugoff
- The property benefits from nearly 1,200 feet of frontage along Hwy 1, the main thoroughfare running through Camden
- There are no high quality, large format newer c-stores in the Camden market aside from the Refuel at the I-20 interchange.
- High disposable income and a well-educated residential population
- The market has good core density but also draws people from over 20 miles from the regional rural areas for shopping and services
- The retail corridor is comprised of nearly 720,000 SF with vacancy less than 1%
- All big box retail in the market is in the immediate area as is the majority of the daily needs retail businesses. Surrounding National Retailers include Walmart, Lowe's, Tractor Supply, Belk, Starbucks, Chick Fil A, ALDI, T-Mobile, Jersey Mikes, Aspen Dental, & More
- The Camden market is experiencing a surge in growth as people are migrating from the Columbia and the Sumter markets. There are 1,457 residential units in various stages of planning in the Camden area, including a 310-acre residential development with ~800 units

Camden is a growing bedroom community of Columbia, only a 40 min drive to downtown.



Camden Retail Market Aerial

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Camden Project Aerial

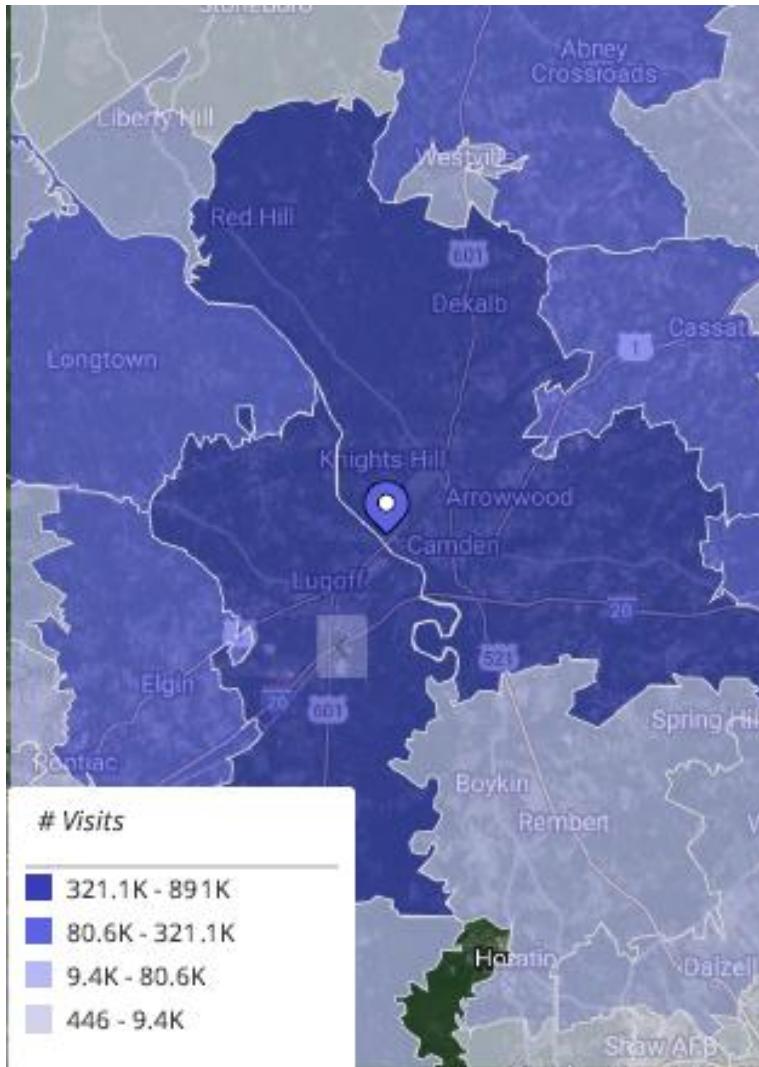
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The site benefits from being straddle by two signalized intersections and addition access in the middle of the property.



Below is map with Placer.ai data showing where the customers are coming from to visit the Walmart that is less than half of a mile down the street. The trade area pulls from over 20 miles on a regular basis.



Due to the limited grocery stores in the market, we believe the local stores are outperforming other stores in the Columbia market relative to the population count.

Nearest Grocers:

Walmart Supercenter – 0.5 Miles

Food Lion – 1.5 miles

Piggly Wiggly – 2.8 miles

Food Lion – 3.7 miles

Camden IGA – 4.8 miles

Food Lion – 10.5 miles

The Walmart traffic numbers show a higher frequency count than other Walmart's likely indicating higher grocery sales.

The Placer.ai data for the three main grocers in the immediate trade area and how they stack up against some of their other stores in the Columbia market. We strongly believe the market is underserved relative to its trade area.

Walmart					
Address	Visits	Visitors	Frequency	3-Mile Population	GLA
2240 W Dekalb Street, Camden	244.1	93.4	2.61	9,440	183,278
10060 Two Notch Road, Columbia	240.2	117.9	2.04	47,223	201,583
321 Killian Road Columbia	206	102.3	2.01	31,379	203,819

- The local Walmart has more visits with only 20%-30% of the population in a 3-mile radius.
 - The frequency of the local Walmart is 30% higher than that other Walmart **inferring the local Walmart is likely used more for grocery items than a typical Walmart.**

Food Lion					
Address	Visits	Visitors	Frequency	3-Mile Population	GLA
610 US-1, Lugoff	65.6	31.3	2.10	8,560	37,000
9003 Two Notch Road, Columbia	81	40.4	2.00	45,519	59,888
4760 Hard Scrabble Road	89.4	38.6	2.32	58,792	34,928
2529 Broad Street, Camden	53	24.1	2.20	13,787	38,708

- While the number of visits was only 20% less than the more populated markets, the 3-mile population was less than 80% of those markets.

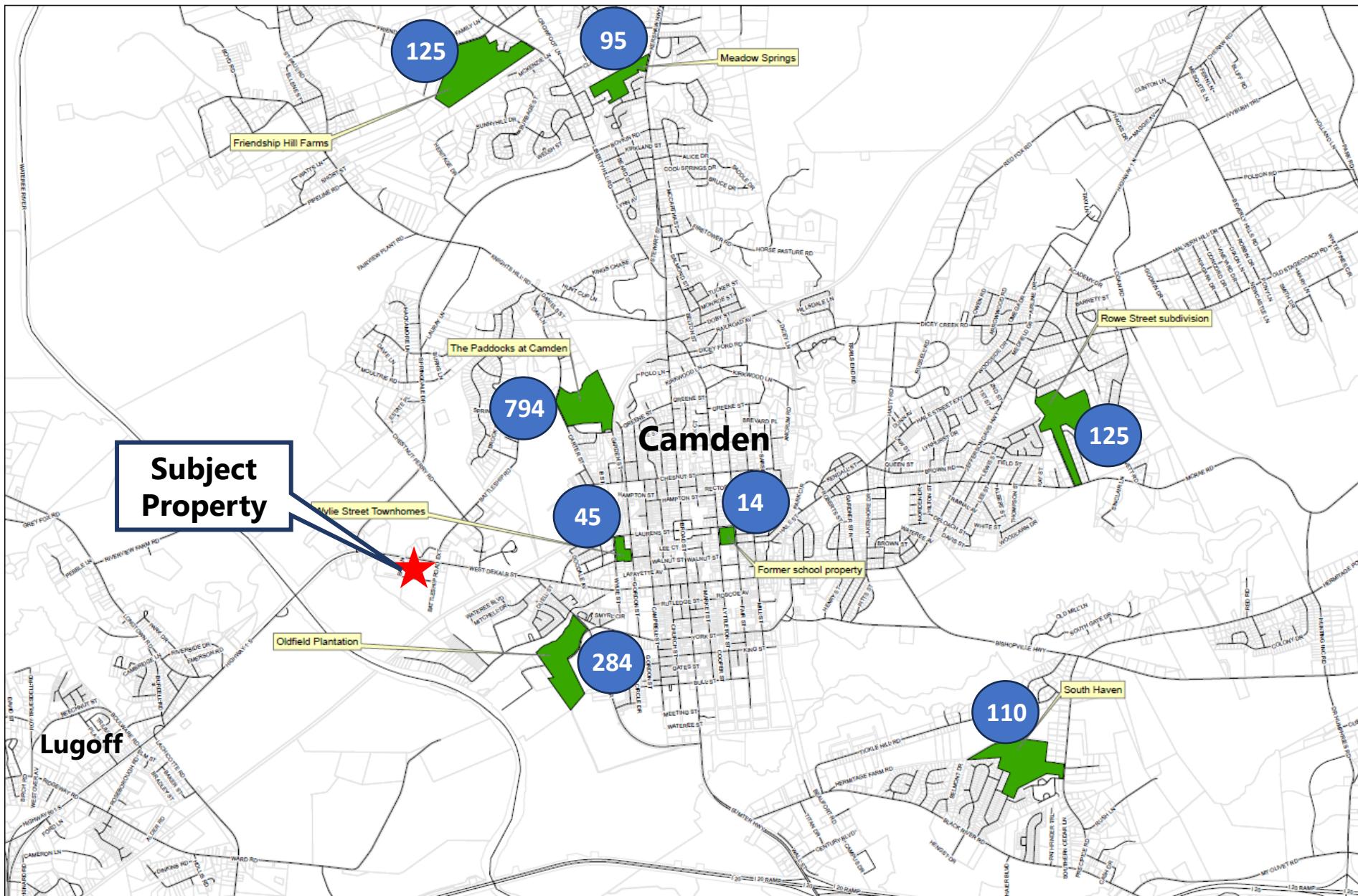
Piggly Wiggly					
Address	Visits	Visitors	Frequency	3-Mile Population	GLA
50 E Dekalb Street, Camden	42.4	20.7	2.05	14,133	29,480
6325 N Main Street, Columbia	34.6	20.6	1.68	49,850	18,757
3926 Devine Street, Columbia	29.4	18	1.63	80,154	34,264

- The local Piggly Wiggly had noticeably more visits than the more populated markets (23% & 44% respectively) with a significantly less amount of people in a 3-mile radius (72% & 82% less people!)

Camden Housing Projects Approved / Permitting

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Kershaw County Housing Approved / Permitting

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Project Name	Dwelling Unit Type	Current Status	Project Location	Total # Units
Quail Creek	Single Family Homes	Under Review	248 Cricket Hill Drive	65
Hermitage Pine	Single Family Homes	Under Review	673 Hermitage Pond Road	60
Chestnut Place	Single Family Homes	Under Construction	1432 Chestnut Road	24
The Village at Boulware Park	Townhouses	Under Construction	49 Boulware Road	142
Raglins Creek	Single Family Homes	Under Review	2170 Highway 601 South	138
Willow Creek Commons Phase 5 & 6	Townhouses	Under Construction	126 Willow Creek Boulevard	142
Sylvan Ridge	Single Family Homes	Under Review	1384 Highway 1 South	84
Middleton Phase 3	Single Family Homes	Under Review	1411A Ridgeway Road	33
Gate's Village	Single Family Homes	Under Review	1300 Elk Lodge Court	147
Harvest Ridge Phase 4	Single Family Homes	Under Construction	7 Harvest Moon Drive	46
Hermitage Pond Place	Single Family Homes	Under Review	1022 Hermitage Pond Road	119
The Landings at McCord Ferry	Single Family Homes	Under Review	831 McCord Ferry Road	391
Watts Hill Road Homes	Single Family Homes	Under Construction	593 Watts Hill Road	11
Porter Ridge	Single Family Homes	Under Review	2212 Fort Jackson Road	186
Midtown Homes	Townhouses	Under Review	138 Roy Truesdell Road	80
Old Stagecoach Estates	Single Family Homes	Under Review	737 Old Stagecoach Road	10
Lugoff Commercial Area Apartments	Apartments	Under Review	37 Longtown Road	12

CAMDEN, SC | COLUMBIA MSA

- Camden is the largest city and country seat of Kershaw County and is the oldest inland city in South Carolina
- Camden is home to the Carolina Cup, an annual steeplechase horse race that has an annual attendance of 71,000+ and also the National Steeplechase Museum.
- Camden is located 35 Miles Northeast of Columbia, SC and is part of the Columbia MSA.
- Camden is the only significant city between Columbia and Florence SC.
- Columbia is the capital and largest city in the state of South Carolina with a population of over 800,000.

Camden is the oldest inland city and the fourth oldest city in South Carolina. In 1730, Camden became part of a township plan ordered by King George II. The Battle of Camden, the worst American defeat of the Revolution, was fought on August 16, 1780.

In the mid-1880s the Camden area became an increasingly popular destination for wealthy northern families to spend the winter. The town became associated with many equestrian activities and is now the home of the third oldest active polo field in America and is known as the Steeplechase Capital of the World

