

# Camden Retail Development

Camden, SC

CONTACT

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CROSLAND BARNES GROUP

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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.

**Subject  
Property**

**Camden**

**Lugoff**

**Elgin**

**Pontiac**

**Blythewood**

**Irmo**

**Seven Oaks**

**Forest Acres**

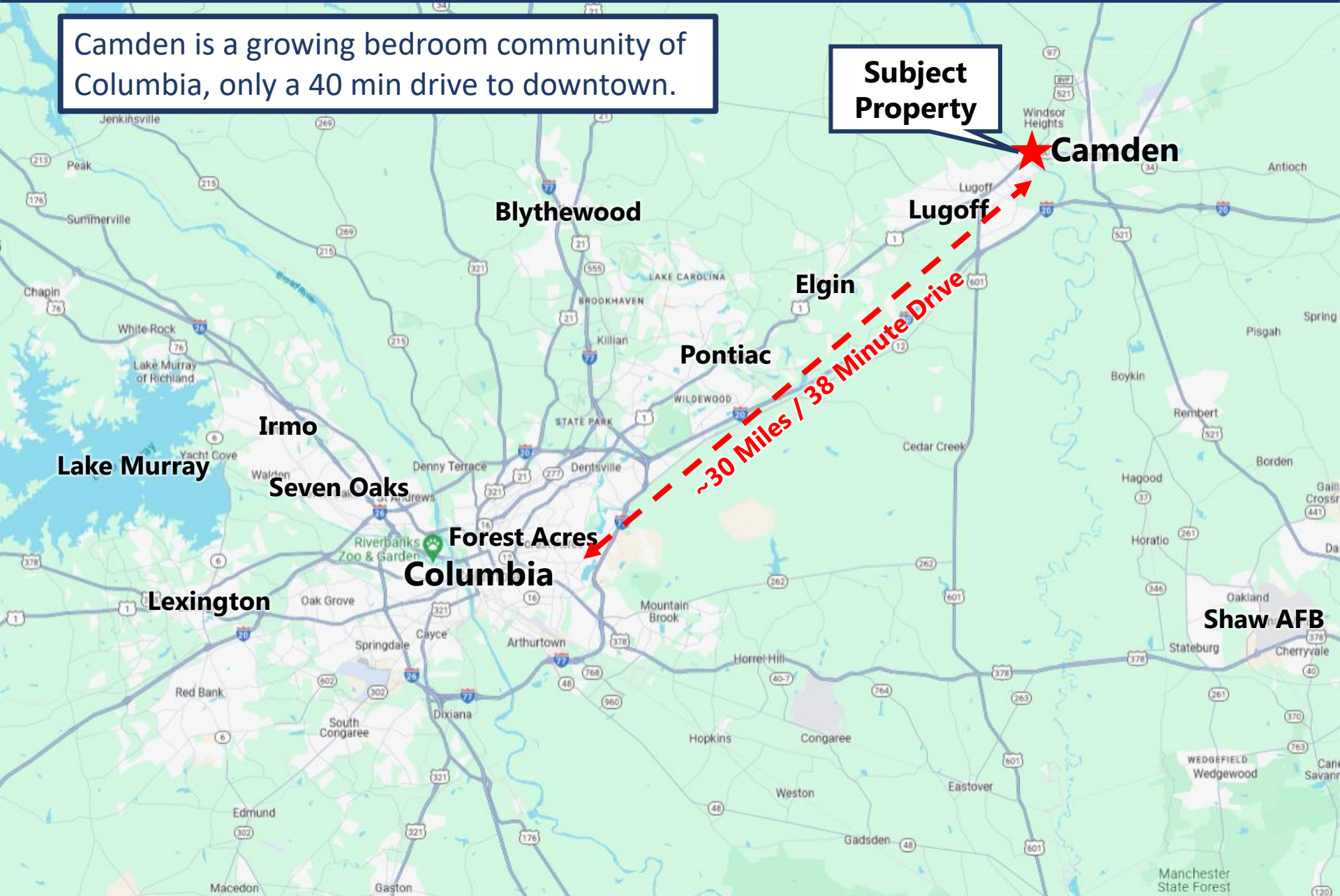
**Columbia**

**Lexington**

**Lake Murray**

**Shaw AFB**

**~30 Miles / 38 Minute Drive**





# Camden Retail Market Aerial

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The subject property is situated in the heart of the main retail node in the Camden market. The retail vacancy is less than 1% in this trade area.

New Retail development site (no new construction in the last 15-20 years). New grocery, retail and QSR opportunities



Subject Property

Kershaw County School District & Vocational



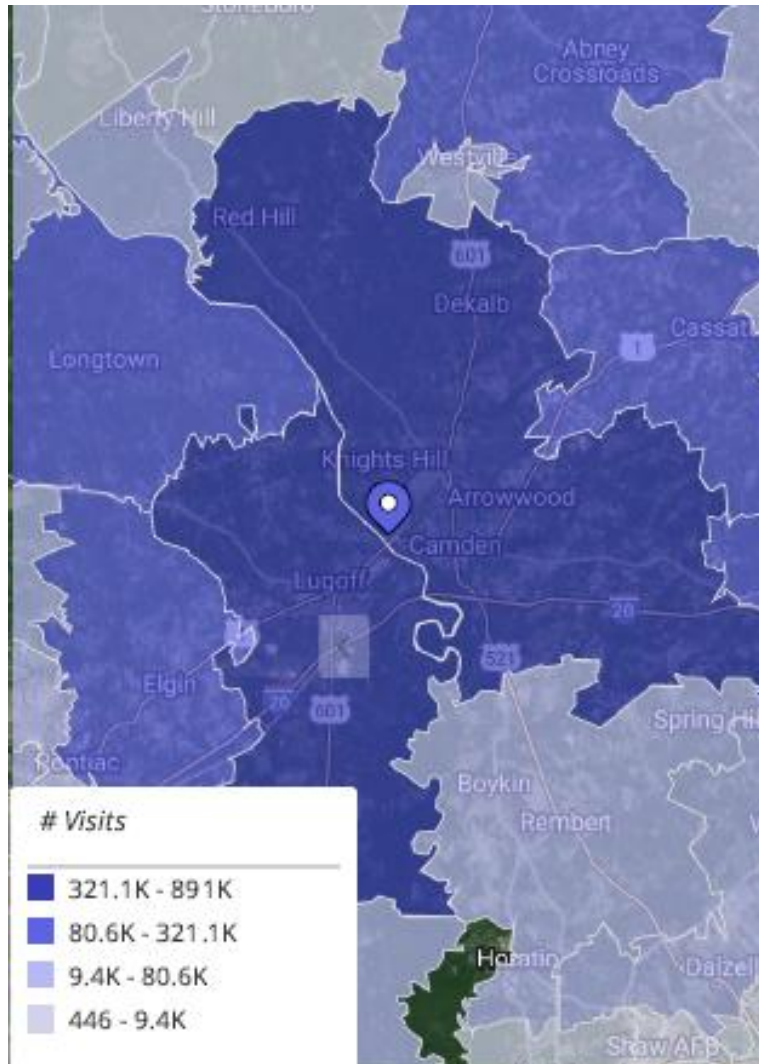
# Camden Project Aerial

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



# A Food Desert??

**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.

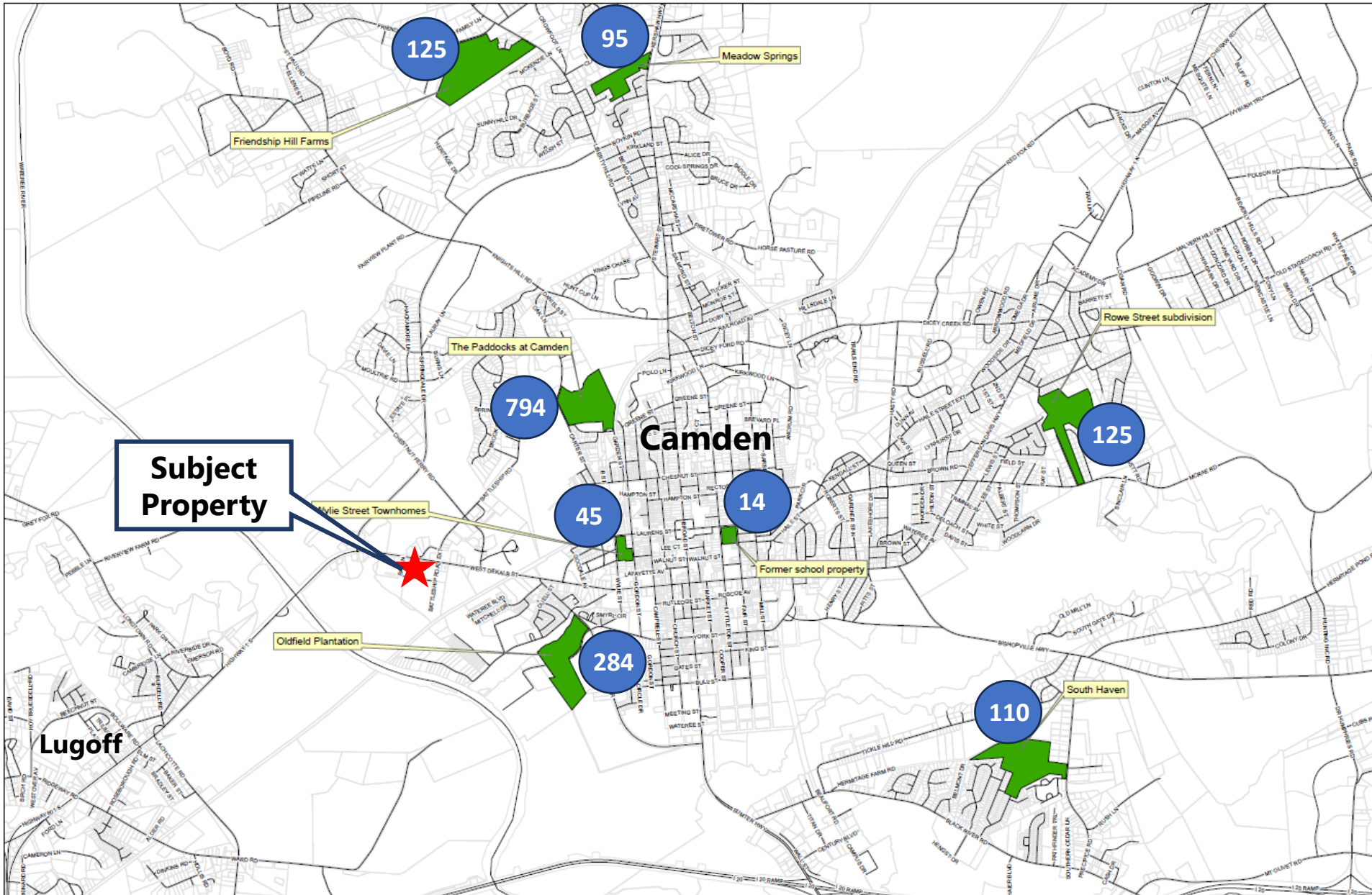
| Walmart  |        |          |           |                   |         |
|--|--------|----------|-----------|-------------------|---------|
| Address  | Visits | Visitors | Frequency | 3-Mile Population | GLA     |
| 2240 W Dekalb Street, Camden   | 244.1  | 93.4     | 2.61      | 9,440             | 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.<br>- The frequency of the local Walmart is 30% higher than that other Walmart <b>inferring the local Walmart is likely used more for grocery items than a typical Walmart.</b> |        |          |           |                   |         |

| 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





# Kershaw County Housing Approved / Permitting

| 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

