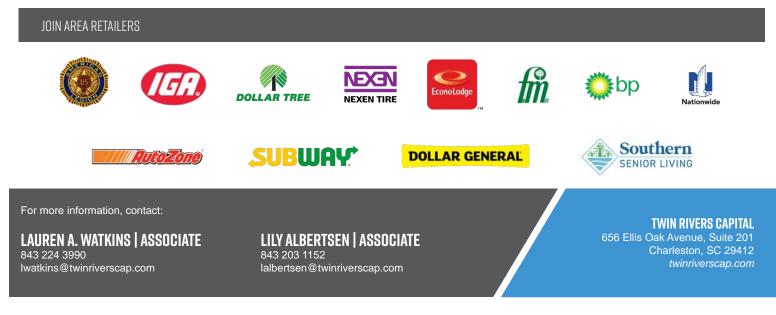


3944 Byrnes Dr. (Hwy. 52), St. Stephen, SC



PROPERTY FEATURES

- Excellent location next to recently remodeled Dollar Tree
- Zoned Highway Commercial
- Water And sewer available
- Direct Access From US Hwy 52
- Local Retailers: Subway, Dollar General, BP, Napa
- 9.238± AC total, may be subdivided
- 6,000+ VPD at site
- BTS And groundlease opportunities available



3944 Byrnes Dr. (Hwy. 52) St. Stephen, SC





For more information, contact:

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TWIN RIVERS CAPITAL 656 Ellis Oak Avenue, Suite 201 Charleston, SC 29412

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POPULATION GROWTH (2023-2028)



ESTIMATED AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS 6,732

2022 TOTAL POPULATION WITHIN A 5-MILE RADIUS

For more information, contact:

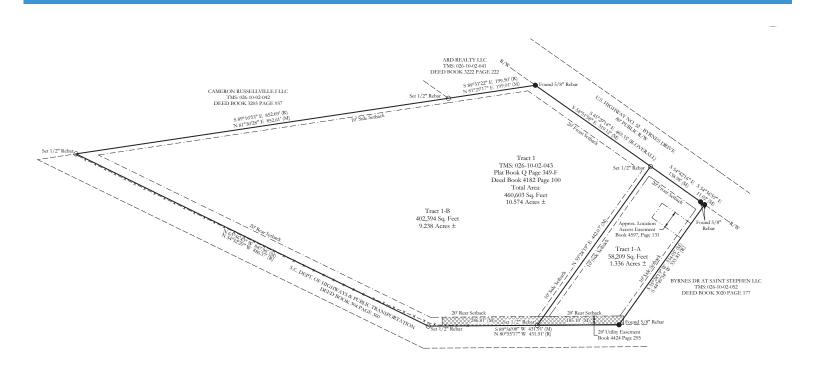
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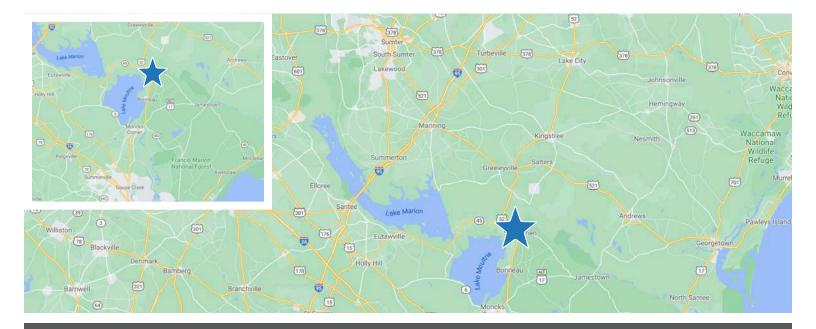
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