

UNIVERSITY PLACE

ENDCAP SPACE AVAILABLE FOR LEASE ACROSS WALMART

CLEAR SPRINGS
REALTY, LLC



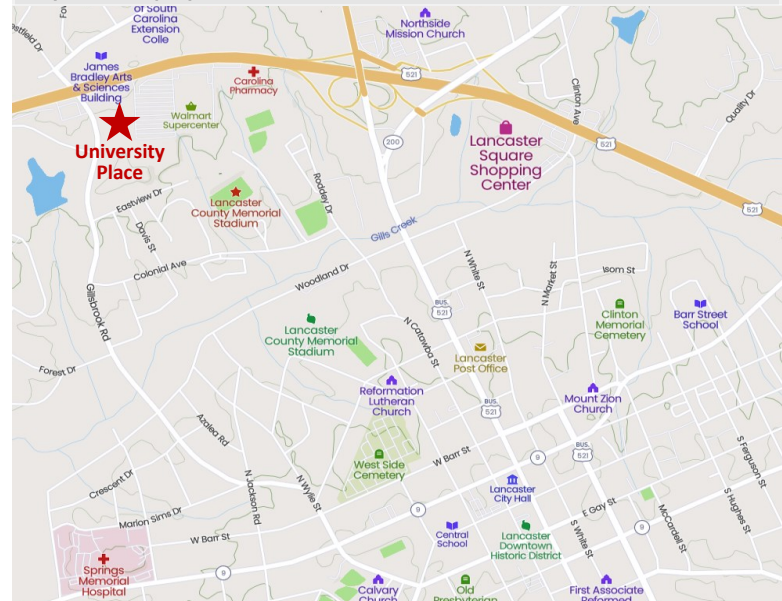
905 Hwy 9 Bypass W Lancaster, South Carolina

- University Place is a Walmart anchored community center with 27,200 SF of freestanding retail directly across the parking lot
- National Co-tenants: Game Stop, Sally Beauty & Shoe Dept
- 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:

- Endcap space - 6,000 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



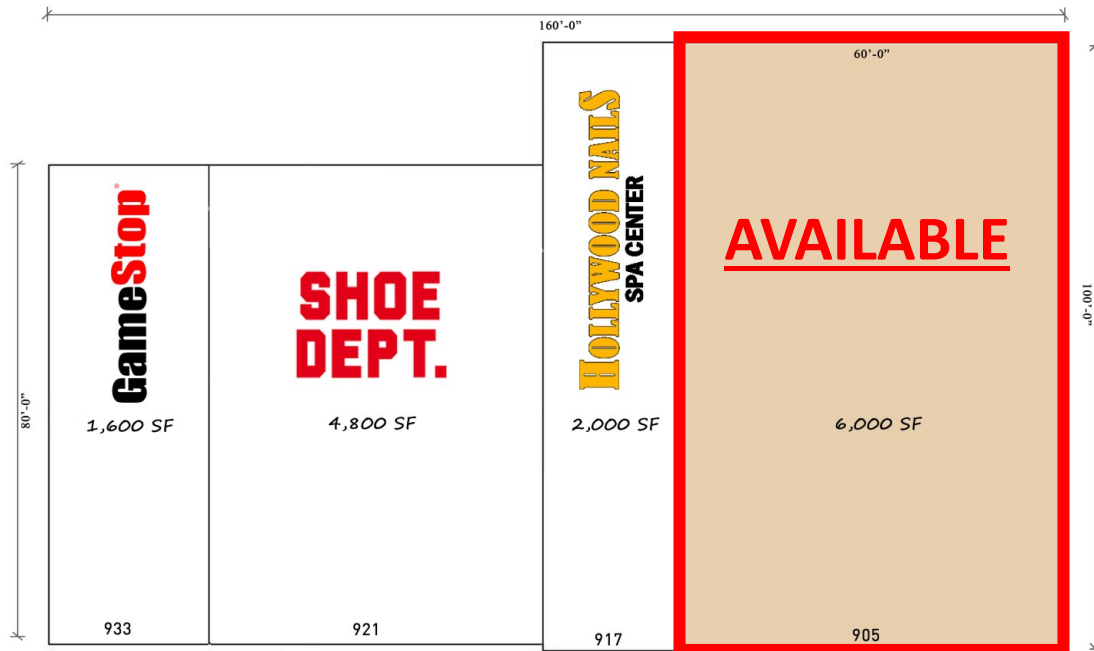
KERRI ROBUSTO

803.548.8715

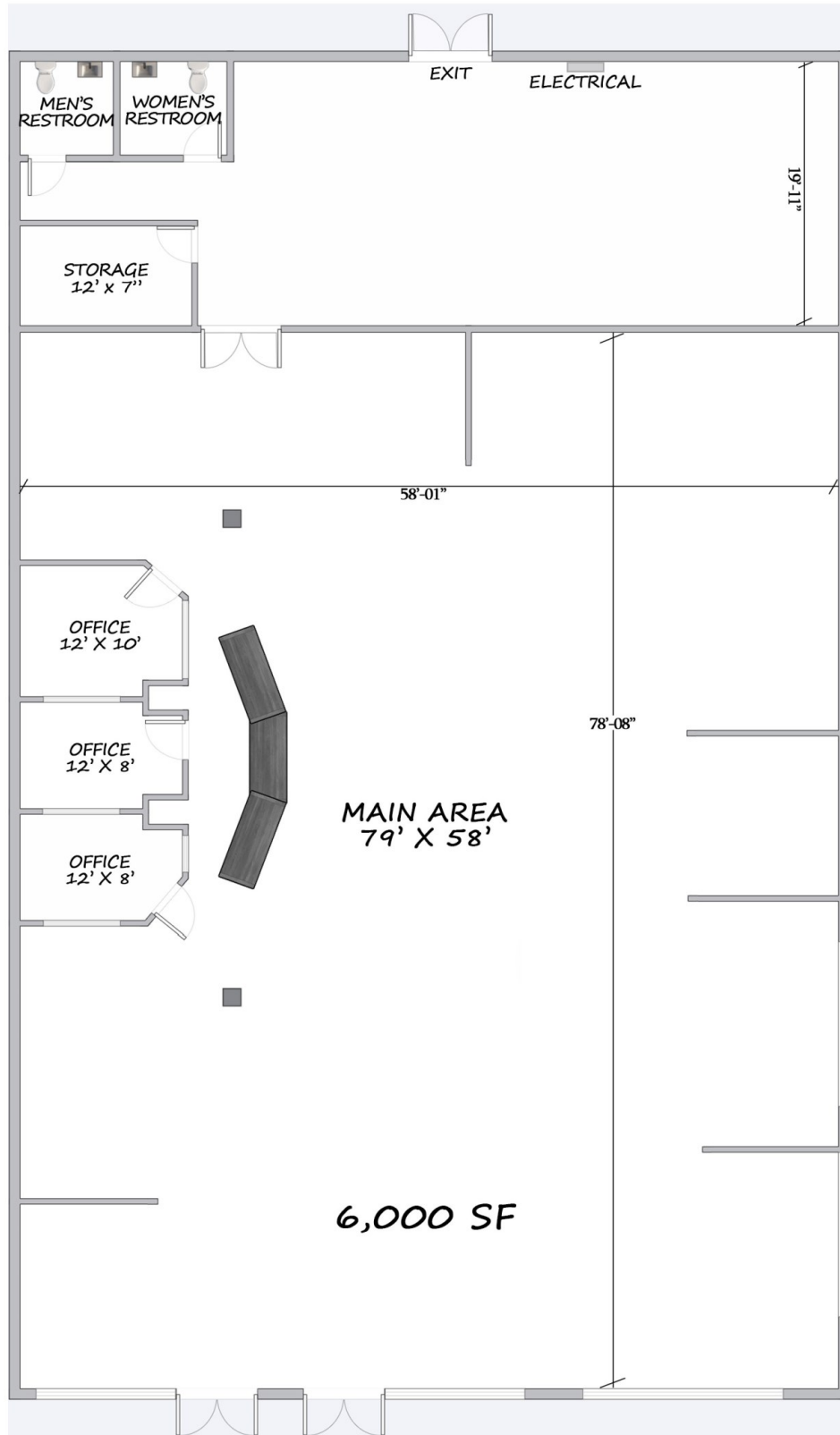
krobusto@clearspringsdev.com

CLEAR SPRINGS
REALTY, LLC

ENCAP SPACE AVAILABLE - 6,000 SQ. FT.



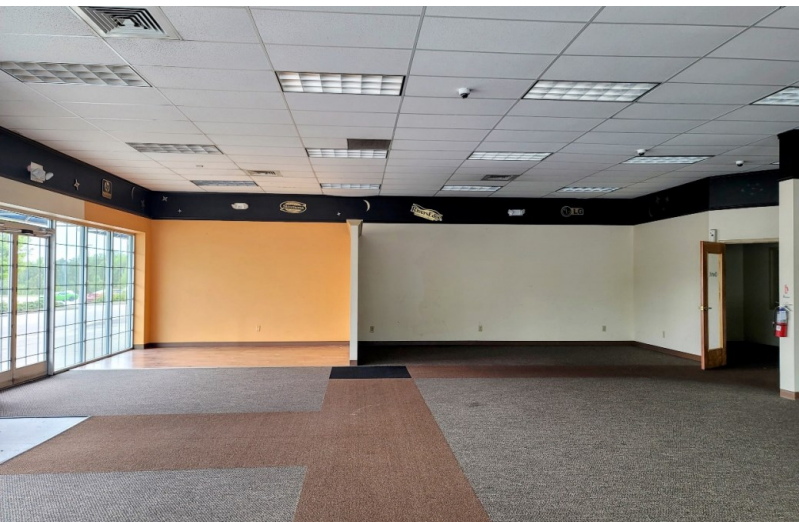
ENCAP SPACE AVAILABLE - 6,000 SQ. FT.



UNIVERSITY PLACE

905 Hwy 9 Bypass W
Lancaster, South Carolina

ENCAP SPACE AVAILABLE - 6,000 SQ. FT.



KERRI ROBUSTO

803.548.8715

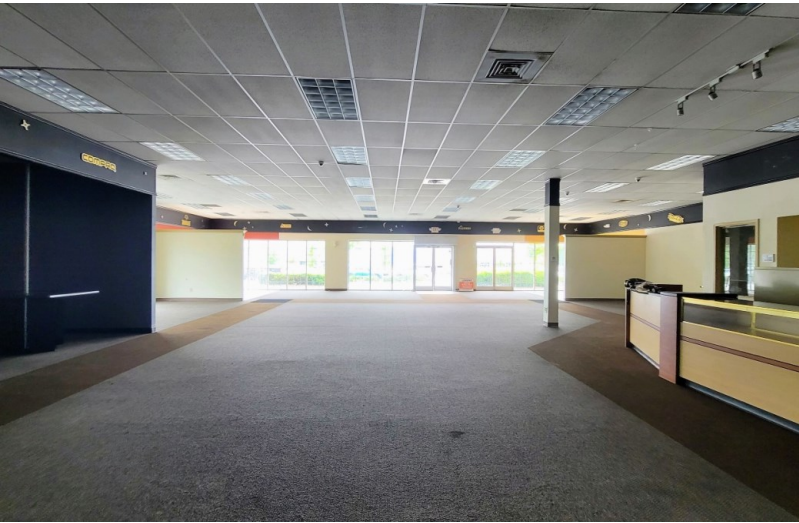
krobusto@clearspringsdev.com

CLEAR SPRINGS
REALTY, LLC

UNIVERSITY PLACE

905 Hwy 9 Bypass W
Lancaster, South Carolina

ENCAP SPACE AVAILABLE - 6,000 SQ. FT.



KERRI ROBUSTO

803.548.8715

krobusto@clearspringsdev.com

CLEAR SPRINGS
REALTY, LLC