

THE VILLAGE CENTER RETAIL & OFFICE SPACES FOR LEASE

903 – 937 Chestnut Street | Orangeburg, SC 29115

The Village Center is under new ownership and management, bringing renewed energy to this neighborhood shopping center. Now leasing to retail, office, medical, and service businesses.



PROPERTY FEATURES

The Village Center is a 22,000-square-foot neighborhood shopping center strategically located within one of Orangeburg's principal retail trade areas.

Under new ownership and professional management, the property offers renewed leasing opportunities for retailers, office users, medical practices, and service-oriented businesses.

Suites from approximately 1,300 to 3,000 SF are available, with the flexibility to combine adjacent spaces for larger tenants.

The center features 152 on-site parking spaces, providing convenient access for customers and employees with four points of ingress & egress.

Significant Capital Improvements planned for 2026 –2027

NORVELL
REAL ESTATE GROUP

CONTACT

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SPACE AVAILABILITY

Unit 2 - 1,640 SF

Unit 3 - 1,320 SF

Unit 4A - 1,534 SF

Unit 4B - 1,584 SF

Unit 7B - 1,350 SF

Unit 7C - 1,280 SF

Unit 7D* - 600 SF

Unit 10 - 2,400 SF

All available units are 3rd Generation Space. Please contact brokers for specific space condition and further details on lease rates.

Opportunity to combine adjacent units for qualified tenants.

Lease Rate: Contact Broker

NNN Estimated ~ \$3.69 PSF



SITE PLAN

VILLAGE CENTER

903 – 937 CHESTNUT STREET
ORANGEBURG, SC 29115

OWNED & OPERATED BY:
BENBROOKE

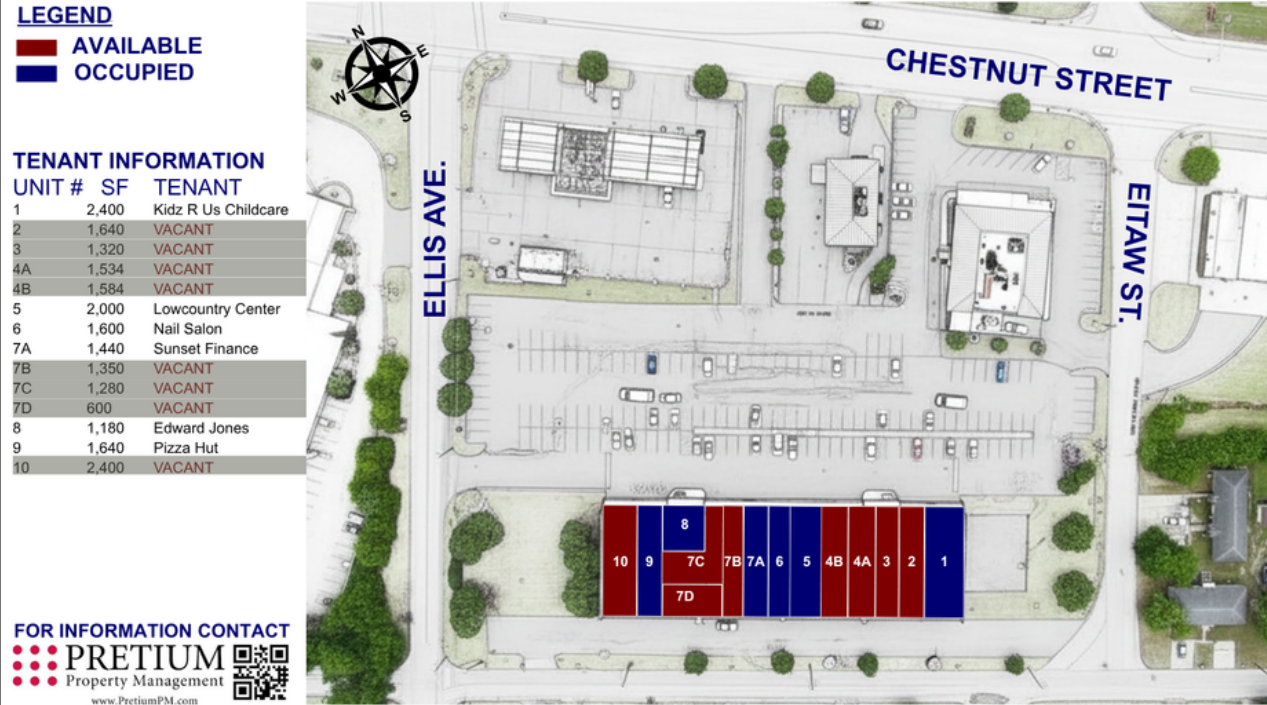
LEGEND

■ AVAILABLE
■ OCCUPIED

TENANT INFORMATION

UNIT #	SF	TENANT
1	2,400	Kidz R Us Childcare
2	1,640	VACANT
3	1,320	VACANT
4A	1,534	VACANT
4B	1,584	VACANT
5	2,000	Lowcountry Center
6	1,600	Nail Salon
7A	1,440	Sunset Finance
7B	1,350	VACANT
7C	1,280	VACANT
7D	600	VACANT
8	1,180	Edward Jones
9	1,640	Pizza Hut
10	2,400	VACANT

FOR INFORMATION CONTACT
PRETIUM
Property Management
www.PretiumPM.com



DATE REVISED: JUNE, 2026



AERIAL



LOCATION OVERVIEW



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.

DEMOGRAPHICS

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Chestnut Street	Public St NW	21,488	2026	0.17 mi
College Street	Buckley Street S	20,233	2026	0.20 mi
Ellis Avenue	Spring St NE	3,375	2026	0.31 mi
Magnolia Street	Chestnut St SW	14,408	2026	0.31 mi
Chestnut Street	Poplar Dr SE	20,860	2026	0.32 mi
Buckley Street	Goff Ave SE	626	2026	0.34 mi
Dantzler Street	Chestnut St NE	686	2026	0.36 mi
Freeland Street	Spring St W	133	2026	0.40 mi
Boulevard Street	Freeland St SE	5,289	2026	0.40 mi
Ellis Avenue	Blvd St NE	3,629	2026	0.43 mi

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$54,544	\$61,613	\$69,098
Median Household Income	\$38,521	\$46,867	\$52,486
< \$25,000	2,733	4,088	5,215
\$25,000 - 50,000	1,695	2,962	4,189
\$50,000 - 75,000	1,191	2,450	3,596
\$75,000 - 100,000	527	1,071	2,005
\$100,000 - 125,000	650	1,371	2,285
\$125,000 - 150,000	323	776	1,110
\$150,000 - 200,000	103	264	496
\$200,000+	184	380	840

Population

	2 miles	5 miles	10 miles
2020 Population	19,003	34,505	51,129
2025 Population	20,489	35,083	51,048
2030 Population Projection	20,769	35,154	50,983
Annual Growth 2020-2025	1.6%	0.3%	0%
Annual Growth 2025-2030	0.3%	0%	0%
Median Age	33.5	36.7	38.5
Bachelor's Degree or Higher	24%	25%	22%
U.S. Armed Forces	0	0	0

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