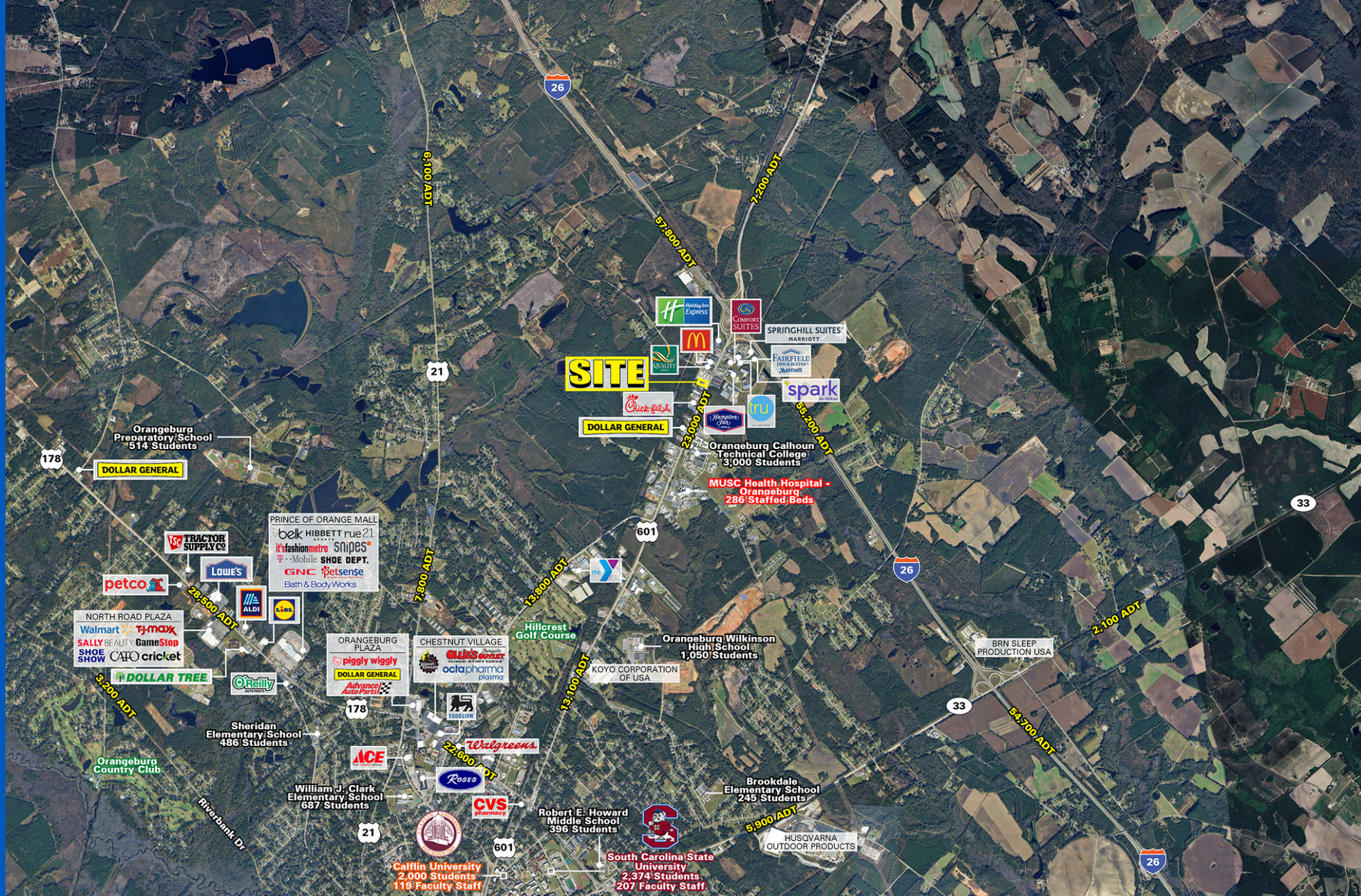


ORANGEBURG, SC

# 3599 ST MATTHEWS RD

1.32 ACRES | 4,869 SF AVAILABLE FOR LEASE





## PROJECT DETAILS

3599 ST MATTHEWS RD • 1.32 ACRES | 4,869 SF AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

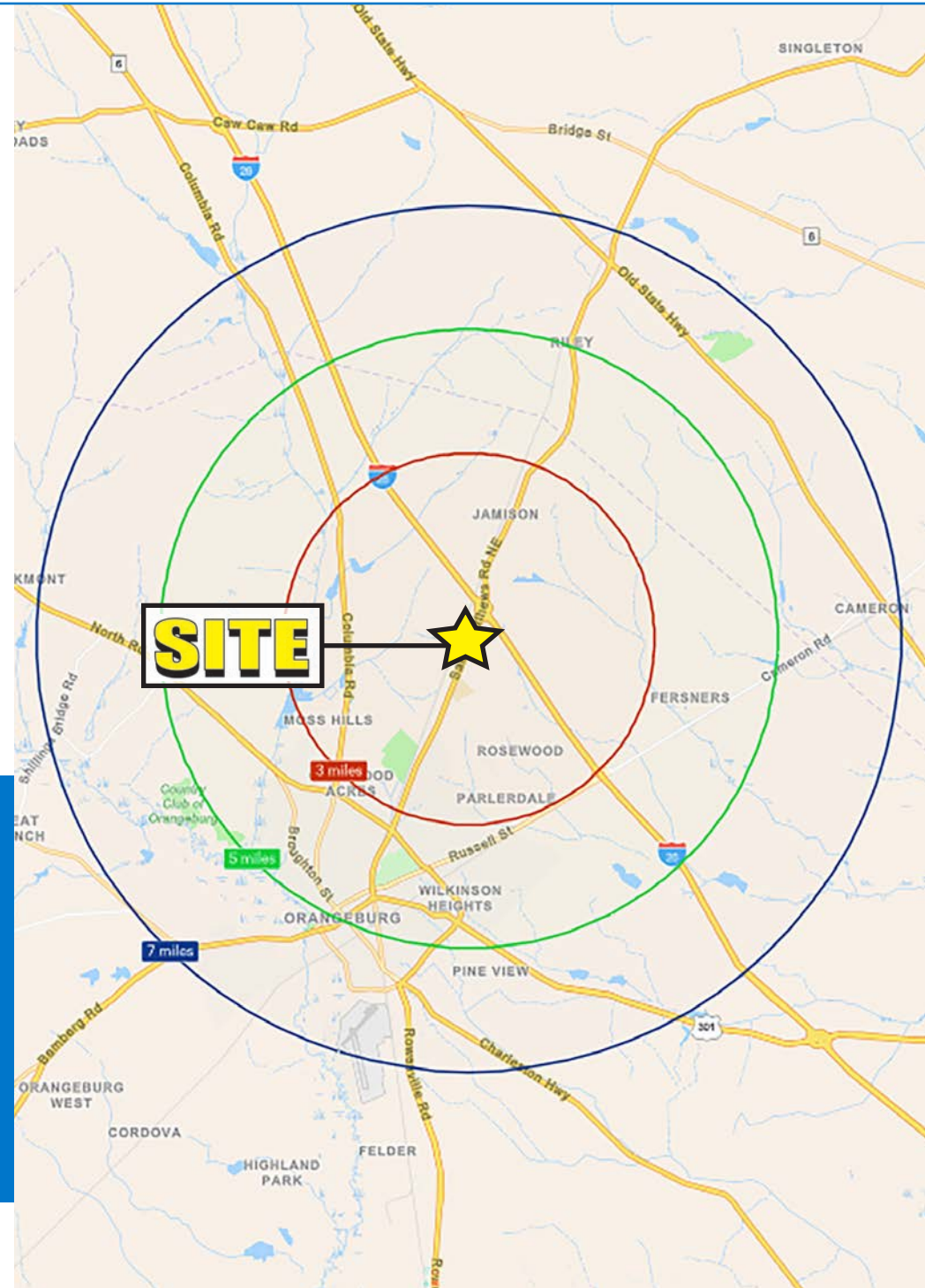
1.32 Acres | 4,869 SF

### TRAFFIC COUNTS

23,000 ADT on St Matthews Rd

### PROPERTY HIGHLIGHTS

- ±1.32-acre site with 4,869 SF available on St Matthews Rd
- Strong traffic counts with 23,000+ vehicles per day directly in front of the property
- Excellent access and frontage along a major retail artery connecting to I-26 and regional employers
- Surrounded by established retail, universities, and growing logistic and manufacturing employers, supporting steady daytime and residential demand
- Flexible retail configuration suitable for a variety of users, with ample parking and efficient ingress/egress
- Located in Orangeburg's expanding market, home to multiple Fortune 500 companies and positioned within South Carolina's Global Logistics Triangle



#### DEMOGRAPHICS

#### TOTAL HOUSEHOLDS

3 MILES

3,379

5 MILES

10,128

7 MILES

14,812



#### TOTAL POPULATION

7,399

25,936

37,419



#### MEDIAN HH INCOME

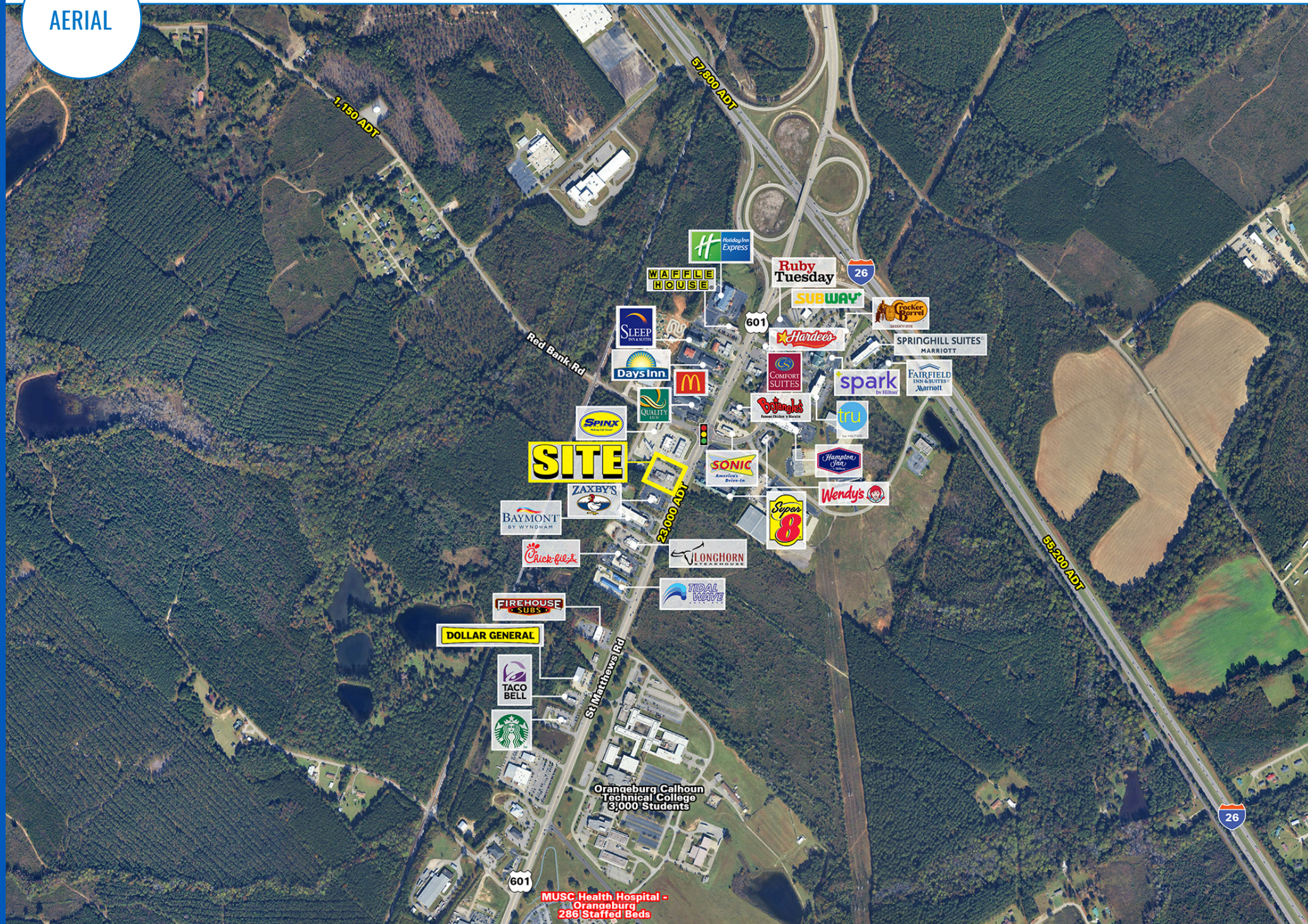
\$50,874

\$50,392

\$65,347



AERIAL





AERIAL







SOUTH CAROLINA

# ORANGEBURG

Orangeburg, South Carolina, is a city with a rich history, known for its ties to the civil rights movement, its agricultural past, and its role as the home of two historically Black institutes, Claflin University and South Carolina State University. Located in the heart of South Carolina, it's the principal city of Orangeburg County and is situated on the North Fork Edisto River and approximately 37 miles southeast of Columbia, South Carolina. The city played a prominent role in the desegregation movement, particularly from 1950 to 1972, and was the site of the Orangeburg Massacre in 1968. Traditionally agricultural, the economy has diversified into manufacturing, logistics, and agribusiness, with major crops including cotton, soybeans, corn, turf grass and watermelons. It is home to four Fortune 500 companies and several industrial parks.

Orangeburg's location within South Carolina's Global Logistics Triangle supports distribution and transportation businesses. Orangeburg County received the All-America City Award in 2005. The median household income in Orangeburg County was \$43,214 in 2023, with a poverty rate of 23.9%. Most of the population has health coverage (90.1%). Car ownership is near the national average, and the average commute time is 30.4 minutes.





ORANGEBURG, SC

## 3599 ST MATTHEWS RD

**1.32 ACRES | 4,869 SF AVAILABLE FOR LEASE**

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