

Wilson Kibler
COMMERCIAL REAL ESTATE



**9179 Columbia Hwy,
Leesville, SC 29070**



Property Overview



For Lease

Property Saluda Traffic Circle
Address 9179 Columbia Hwy,
Leesville, SC 29070

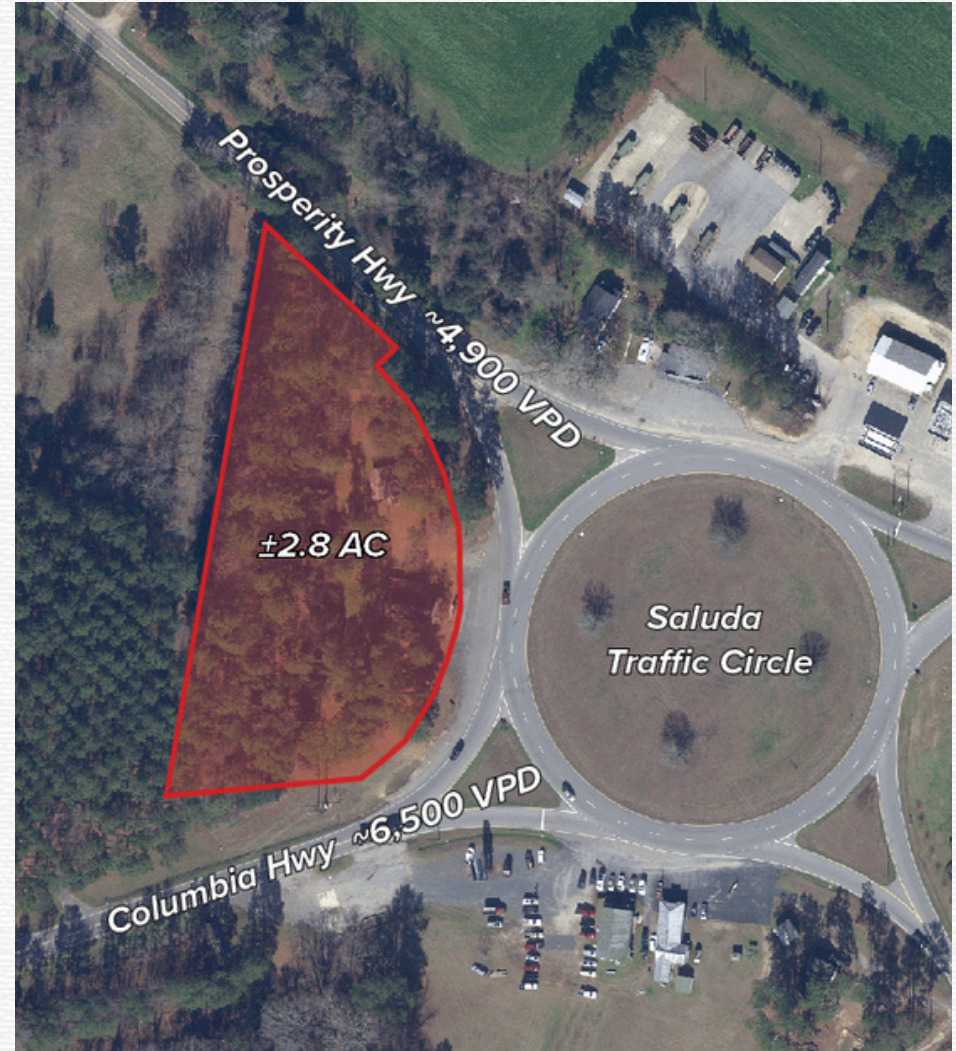
121,968

Square Feet

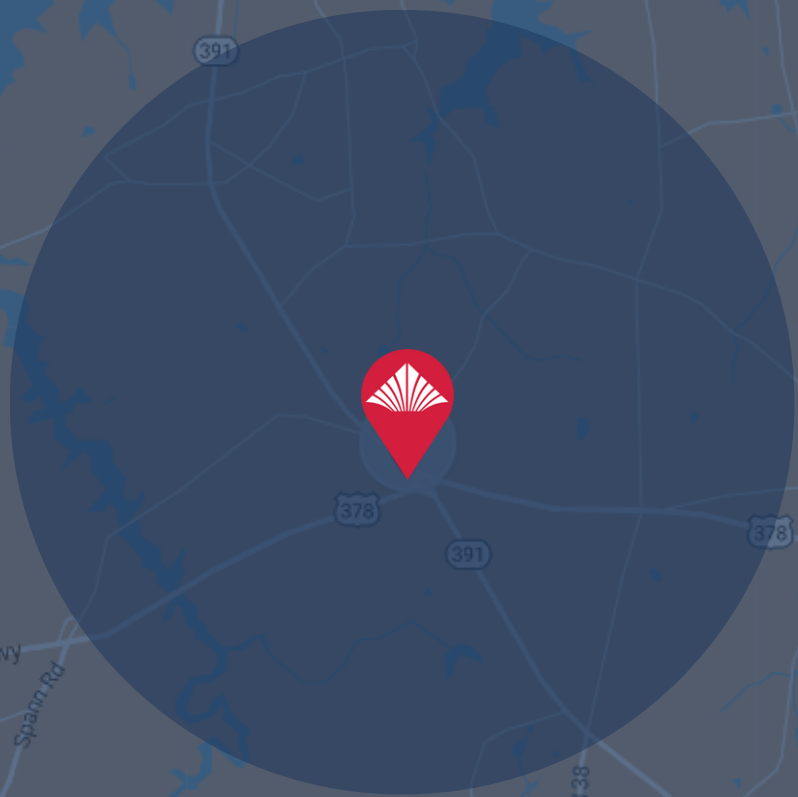
2.8

Acres

- Located on the Historic Saluda Traffic Circle
- Substantial Growth on Lexington Side of Lake Murray
- Excellent Ingress & Egress



Location Map



Demographics

Population

3-Mile	1,608
5-Mile	5,301
10-Mile	26,608

Avg. Household Income

3-Mile	\$81,158
5-Mile	\$79,109
10-Mile	\$84,151

Potential Renderings



Potential Renderings



Property Detail

Saluda Traffic Circle



The Saluda Traffic Circle was the first of its kind in South Carolina and is often referred to as “The Traffic Circle.” It was developed by Jim Northey, who started his career in paving roads in 1917.

Through his 50-plus years in road construction, Northey has seen vast changes in the industry. He went from paving with tools like wagons and dynamite to using machines and modern practices.

During WWII, Lake Murray was used as a bombing range. One night when the lights on the range were off, bombers believed that the lit traffic circle was their target. Thankfully nobody was hurt, but it still marks the strong history of the excitement at the development.

Many locals and travelers adore the traffic circle and the convenience store that is located on the way around. Batesburg-Leesville holds a strong place in the hearts of many who live here. They strongly support the volunteer fire department and are active in the neighborhood. Smart Development in this area is important to those who live here and want to see their community thrive.

With this property, the owners want to preserve the historic Circle Shop and create a place of community that helps locals live comfortably in their hometown.



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