



Wilson Kibler
COMMERCIAL REAL ESTATE



**2040 Bells Hwy,
Walterboro SC 29488**

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Property Overview



\$165,104/Year or **\$34.00/SF**
Ground Lease Absolute Net Lease

2040 Bells Hwy, Walterboro, SC 29488

| | |
|-----------------|---|
| Total SF | ±4,856 SF |
| Total AC | ±1.4 AC |
| Parking | 75 Spaces |
| Zoning | GC - General Commercial |
| Frontage | 215 Feet on Bells Hwy |
| VPD | Bells Hwy: ~17,900 VPD I-95: ~48,700 VPD |

Strategic Location for Long-Term Success

- With ample parking, generous frontage, and positioning at the center of Walterboro's busiest retail trade area, this outparcel offers a strong long-term foundation for operators looking to expand or establish a presence in the Lowcountry market. Users benefit from excellent visibility, proven co-tenancy, and access to an established customer base driven by both local traffic and interstate commerce.



Retail Map



Walmart

DOLLAR TREE

five BELOW

AT&T

EXPRESS
ZIPS
CAR WASH

ZAXBY'S

PAPA
JOHNS

KFC

verizon

MURPHY
USA

INTERSTATE
95

QT

Property Outline



