

NEWBERRY, SC

MAIN ST & WINNSBORO RD

MULTIPLE OUTPARCELS AVAILABLE FOR LEASE



PROJECT DETAILS

MAIN ST & WINNSBORO RD • MULTIPLE OUTPARCELS AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

OP 2 - ±0.90 AC
OP 3 - ±1.10 AC
OP 4 - ±0.48 AC

TRAFFIC COUNTS

8,900 ADT on Main St
16,800 ADT on Wilson Rd

PROPERTY HIGHLIGHTS

- 4.9 acre development site off the corner of Main Street and Wilson Road
- Strategically located at the main retail intersection in the market
- Over 25,000 cars per day at the intersection
- Surrounding retailers include Walmart, Lowes Home Improvement, Whataburger (planned), Starbucks, McDonalds and others.

LEASE RATE

Call to discuss

COUNTY

Newberry



DEMOGRAPHICS - DRIVE TIME

TOTAL HOUSEHOLDS

5 MIN

10 MIN

15 MIN

2,207

5,976

8,624



TOTAL POPULATION

5,458

15,307

21,991

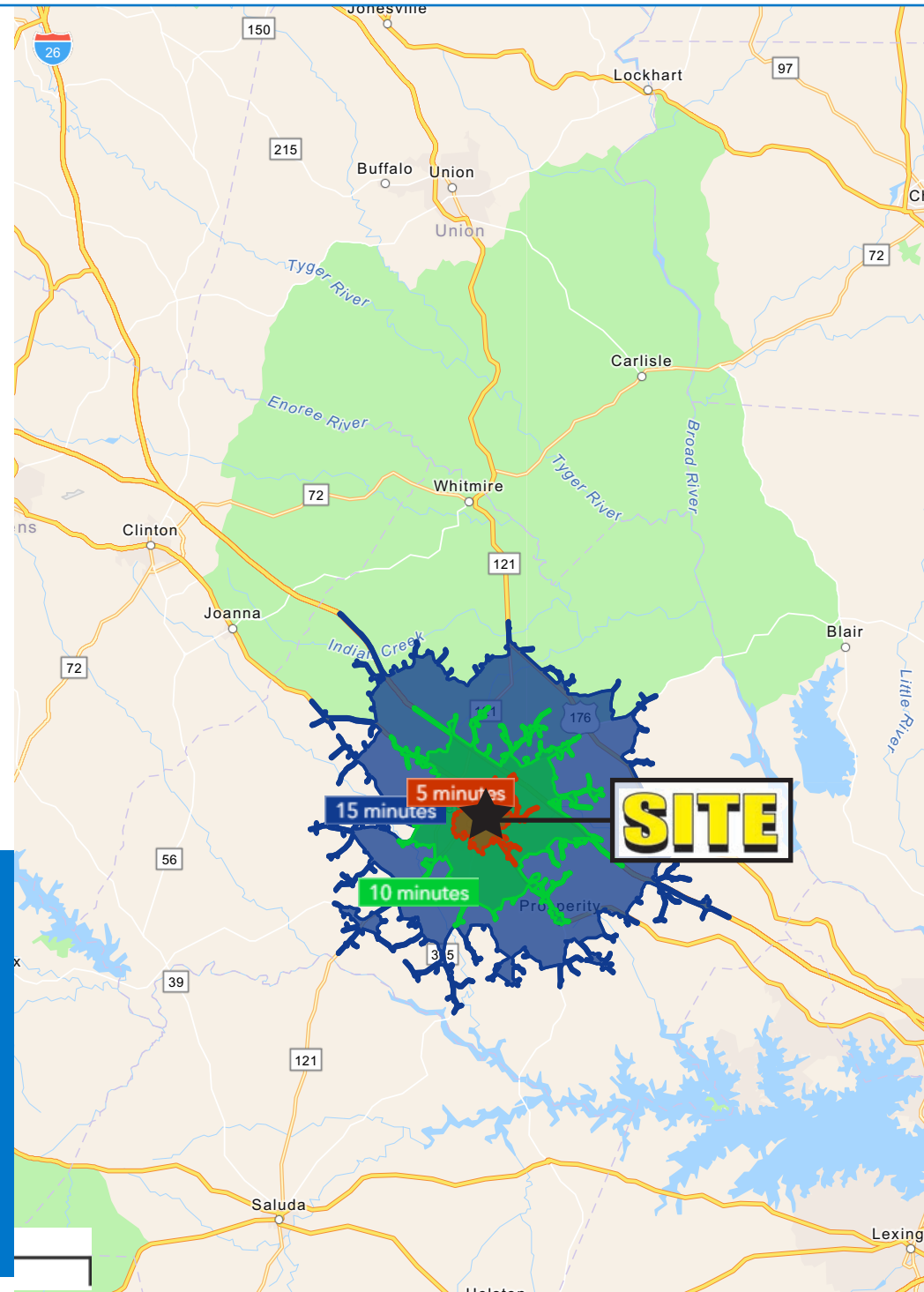


MEDIAN HH INCOME

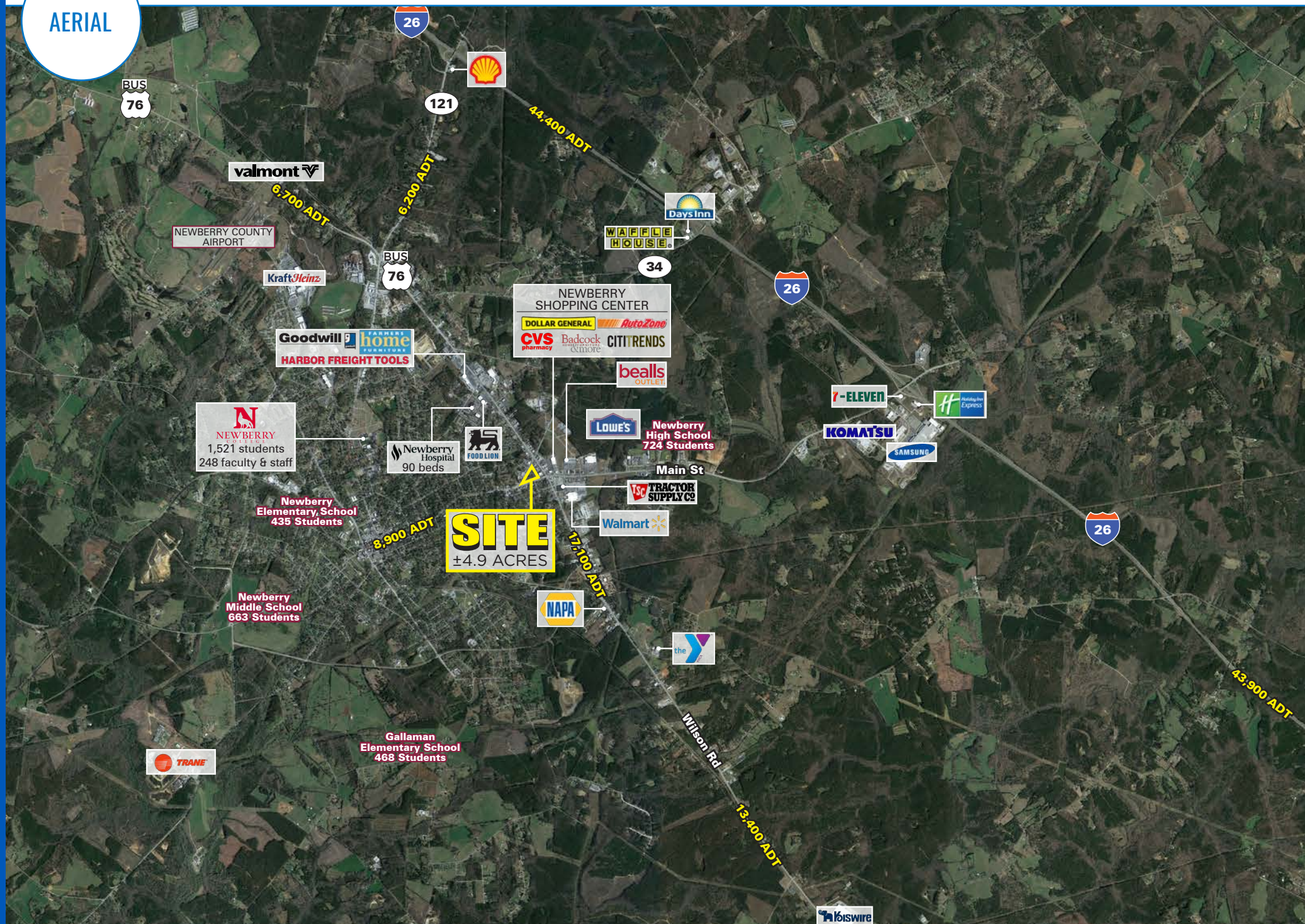
\$60,020

\$50,208

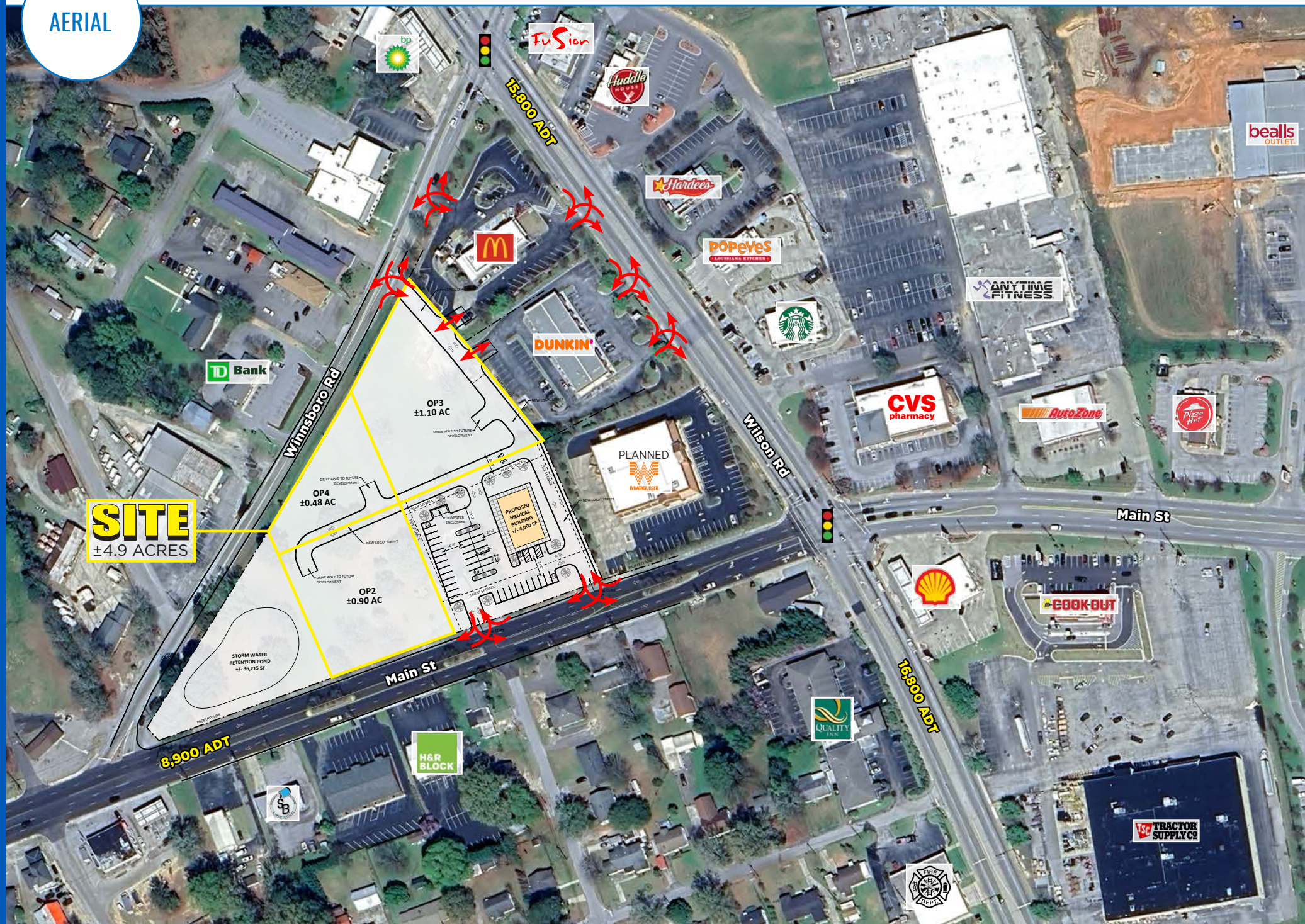
\$52,014



AERIAL



AERIAL





SOUTH CAROLINA

NEWBERRY

Newberry is a small city in the Midlands region of South Carolina with a rich history, charming downtown, and growing economy. Originally part of a cotton and textile driven economy, Newberry has successfully diversified in recent years. Key employers now include manufacturing, healthcare, and retail. One of the major economic engines is Samsung, which opened a large manufacturing facility in 2017, bringing over 1,500 jobs and injecting nearly \$500 million into the local economy. The city government has also made strategic investments in parks, arts, and cultural facilities, aiming to improve quality of life and attract additional business and residents.

Culturally, Newberry has a lot to offer for its size. The historic downtown is anchored by landmarks like the Newberry Opera House, various antique and specialty shops, restaurants, and regular festivals such as Taste of Newberry and Oktoberfest. For outdoor lovers, there are amenities like the Wells Japanese Garden, Lynch's Woods Park, Sumter National Forest, and access to Lake Murray. With its combination of small-town charm, improving infrastructure, and economic momentum, Newberry appeals to people who want a community with character and growth potential.



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