



THE LITCHFIELD COMPANY REAL ESTATE

COMMERCIAL

PRIME, HIGH TRAFFIC COMMERCIAL SITE ON
ORANGEBURG'S HOTTEST GROWTH CORRIDOR

2.00 +/- Acres North Rd (Hwy 178)-
\$1,045,440

THE LITCHFIELD COMPANY REAL ESTATE COMMERCIAL

PRINCE OF ORANGE MALL, McDonald's, at&t, BAYMON

TRACTOR SUPPLY CO, Public Storage, LOWE'S, CIRCLE K, KAY JEWELERS

TEMPLETON, FRANK'S CAR WASH, TIRE CHOICE, verizon

SONIC, ZAXBY'S, ALDI, 7-Eleven

Woodland

North Road - 28,400 VPD

Mt Calvary Baptist Church

Willington Lakes Apartment Homes

Magnolia Village, VA

GameStop, CATO, TJ-maxx, MURPHY USA, TOKYO GRILL, SHOE SHOW, SALLY BEAUTY, Walmart

Subject Property

Vape Shop, F Mobile, DOLLAR TREE, Bojangles

O'Reilly, Cicis pizza, PAPA JOHN'S, Shell

PERFECT SITE FOR RETAIL OR
BUSINESS: CALL FOR DETAILS

Cal Bruner

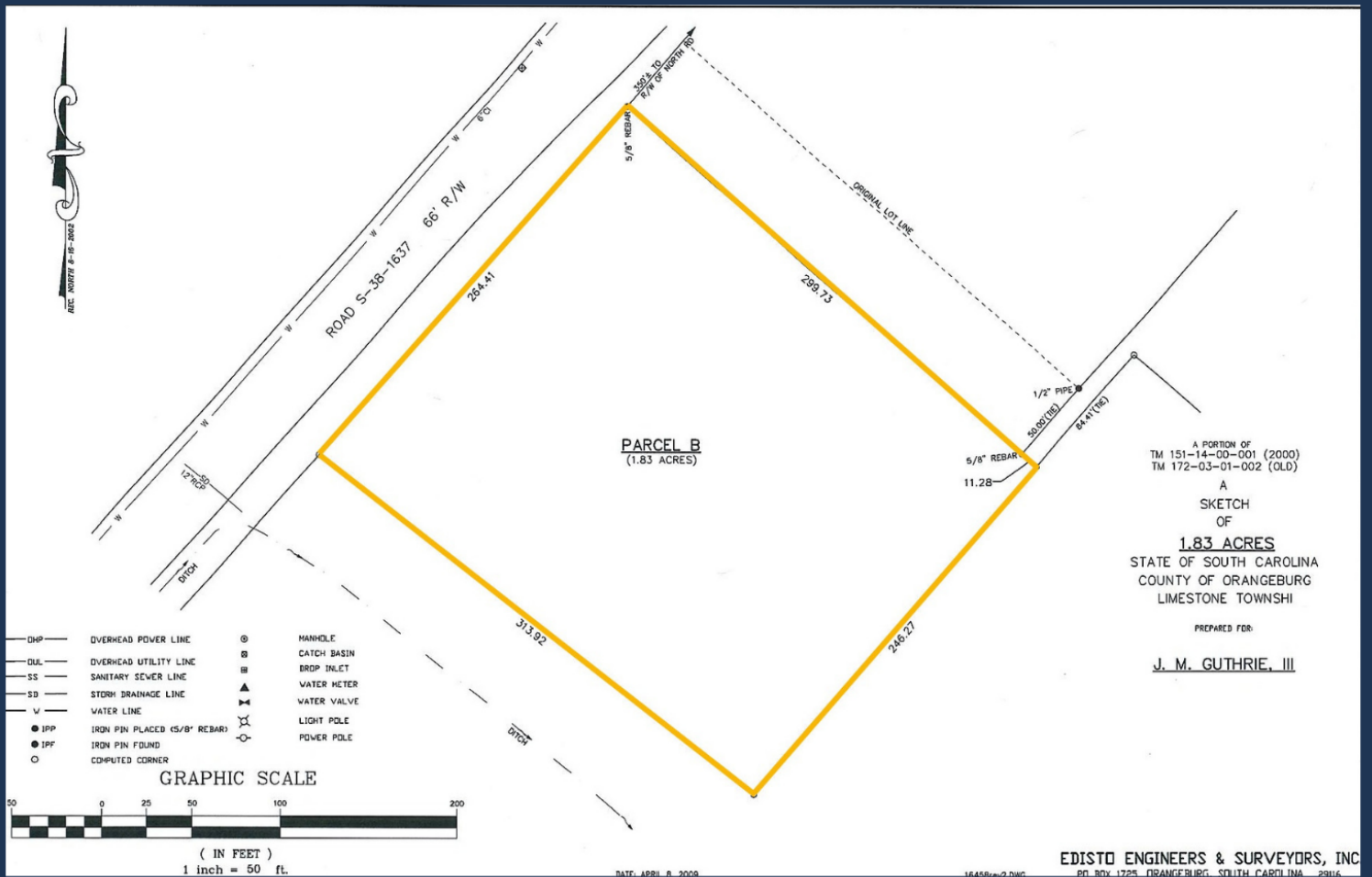
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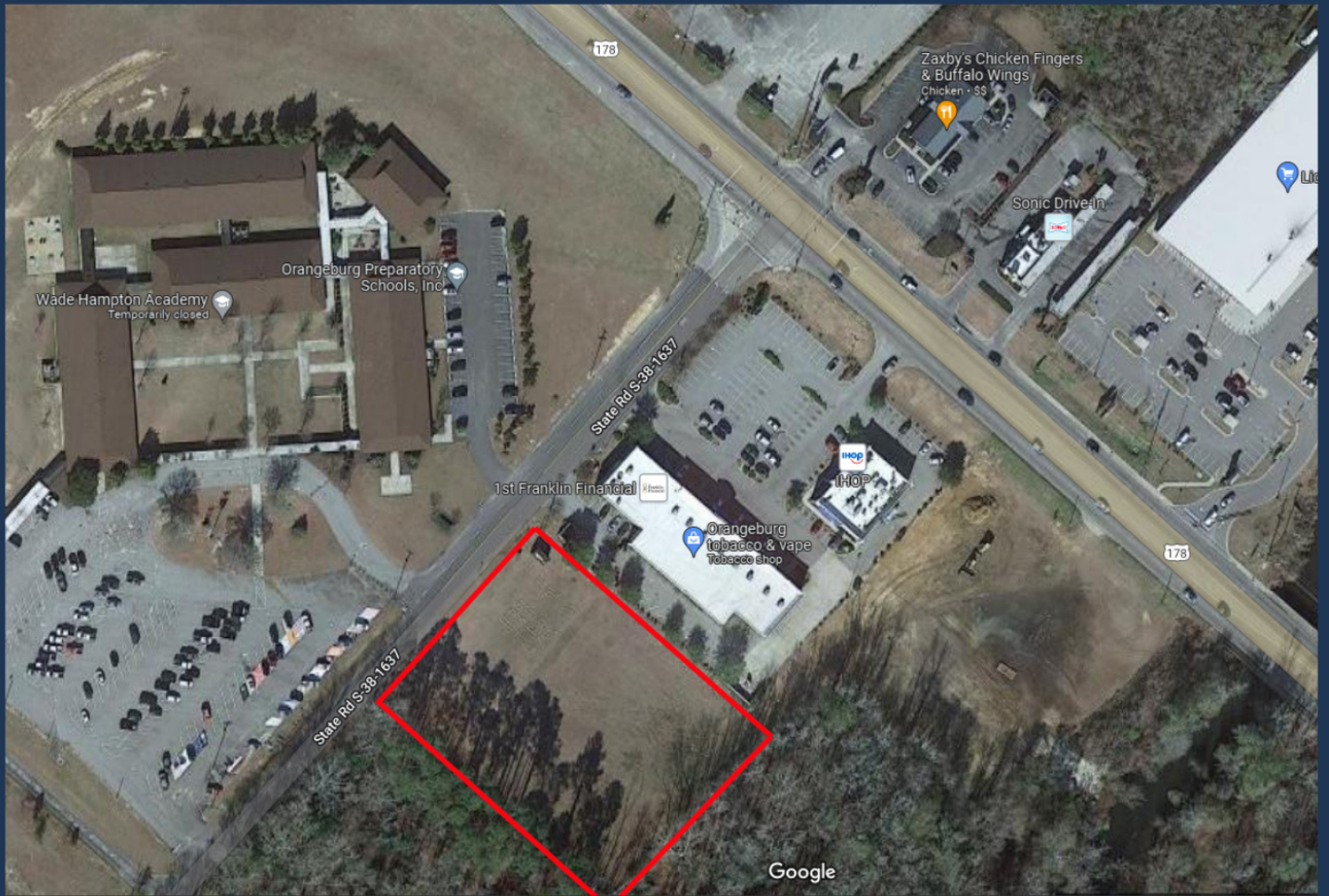
2.0 +/- Acre Site

- Site has a Total of 264' +/- Frontage
- Access to Traffic Light at the Corner of North Rd. (Hwy178) @ IHOP/ North Fork Crossing

2021 Traffic Count @ Station 197: 29,200 VPD

2020 Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Daytime Population:	1,641	34,922	47,587
Average Household Income:	\$58,733	\$49,034	\$47,699
Average Median Income:	\$45,332	\$34,467	\$34,655

City Utilities Available.



General Information for the Area @ Hwy 178 N

The primary trade area population in 2014 is estimated to be 54,990, a figure which includes more than half the residential population of Orangeburg County. It should be noted that the daytime population of the primary trade area is likely higher than this number. (Numbers are per a market study completed in June 2014 – Full Report is Available if needed.)

The Following are within 5 Miles of the Property:

The Regional Medical Center: 313 Bed Facility with 1,200 Employees. 11,547 Admissions in 2015

Orangeburg Calhoun Technical College: 220 Employees & 3,060 Students

Orangeburg Preparatory Schools: 2 Campuses (K-12) with 85+ Employees & 826 Students

South Carolina State University: 3054 Students & 350+ Staff

Clafin University: 2050 Students & 200+ Staff

New Developments:

50 Acre Magnolia Village Shopping Development

24,000 +/- SF Veteran's Administration Medical Clinic

Newly Constructed City of Orangeburg's \$17,000,000 Baseball & Softball Sports Complex

Surrounding Businesses

Hotel: Baymont Inn w/69 Rooms

Thirteen (13) Restaurants: IHOP, Sonic, Church's Chicken, Applebee's, Papa John's Pizza, Chick-It-Out, Hot Wok Tokyo Grill, CiCi's Pizza, Zaxby's, Subway, McDonalds, Starbuck's, Bojangles

Three (3) Grocery Stores: Aldi, Lidl, WalMart

Five (5) Convenience Stores: Shell, Circle K, United, Murphy's, Fast Stop

Retail: Dollar General, Tractor Supply, Templeton Music, Lowes, Goodyear, Public Storage, TJ Maxx, Sally Beauty, 2 Nail Salons, Shoe Show, Cato, WalMart, Verizon, Sprint, AT&T Store, Cuz Fashions, Hair Salon, Monro Muffler, Always Cash, Dollar Tree, 1st Franklin Financial, H&R Block, Driver's Choice Insurance, O'Reilly Auto Parts, PetSense, Advance America, Kay Jewelers, Pet Co. Tidal Wave Car Wash.

Prince of Orange Mall: Belk, Bath & Body Works, Hibbitt Sports, Just Casual, Footlocker, Payless Shoes, Shoe Dept, GNC, Regis, Lee Nails, It's Fashion, Rue 21, Denim Lab, T Mobile.