

119 College Street

119 College Street, Chester SC 29706

FOR LEASE



Listed By:

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ARDOR COMMERCIAL
ADVISORS, LLC

THE SPACE

Location	119 College Street Chester, SC 29706
County	Chester
APN	201-05-20-012-000
Cross Street	School Street
Square Feet	5,263
Lease Type	NNN

PROPERTY FEATURES

BUILDING SF	5,263
LAND ACRES	2.53
YEAR BUILT	1923
ZONING TYPE	Core Commercial (CC)
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	1 at this time
NUMBER OF EGRESSES	1 at this time

MECHANICAL

HVAC	2 Units
FIRE SPRINKLERS	None
ELECTRICAL / POWER	220 Amps

CONSTRUCTION

EXTERIOR	Masonry
PARKING SURFACE	Gravel/ Dirt
ROOF	Shingles

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	4,310	10,768	13,386

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$51,172	\$55,038	\$58,759

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	1,835	4,543	5,616

HIGHLIGHTS

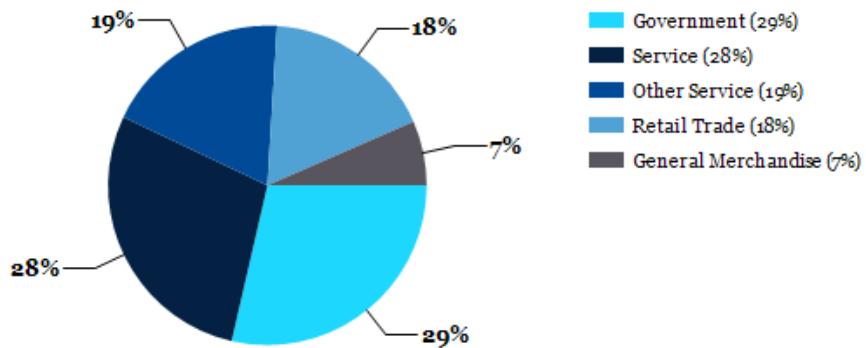
- Situated on 2.53 Acres
- Iconic Greek Revival architecture with marble interiors.
- Located near downtown Chester
- Unique opportunity to blend heritage charm with modern commercial use
- A \$7 million downtown revitalization initiative paired with major infrastructure upgrades is transforming Chester into a thriving hub for business and community growth.



Chester County

- Chester County is surging forward as a regional leader in economic momentum—ranked #1 for manufacturing job growth in the Charlotte region, with nearly \$2 billion in recent capital investment and a bold identity as “South Charlotte’s Innovation Corridor.”
- The County’s economic development team is driving momentum by supporting private redevelopment of historic downtown buildings into vibrant mixed-use spaces, blending commercial opportunities with modern residential living. This revitalization creates a dynamic hub for business, culture, and community life.
- Supporting Chester’s growth, the City recently secured a \$250,000 state grant to enhance the Farmers Market Pavilion and Agribusiness Center, upgrading both functionality and visual appeal—strengthening the city’s commitment to agribusiness and local entrepreneurship.
- Chester’s progress has been highlighted by leading publications and organizations, including Business in Focus Magazine, Business Facilities, Choose Chester, and the Charlotte Regional Business Alliance, positioning the city as a prime destination for investment and growth.
- Chester is ideally positioned between both the Charlotte and Columbia

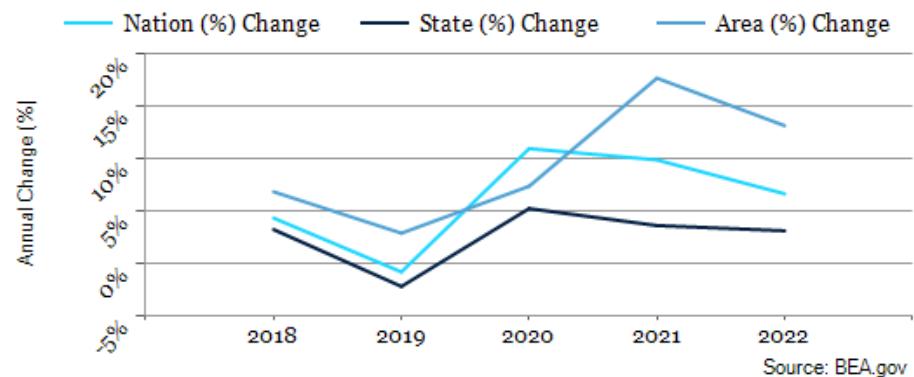
Major Industries by Employee Count

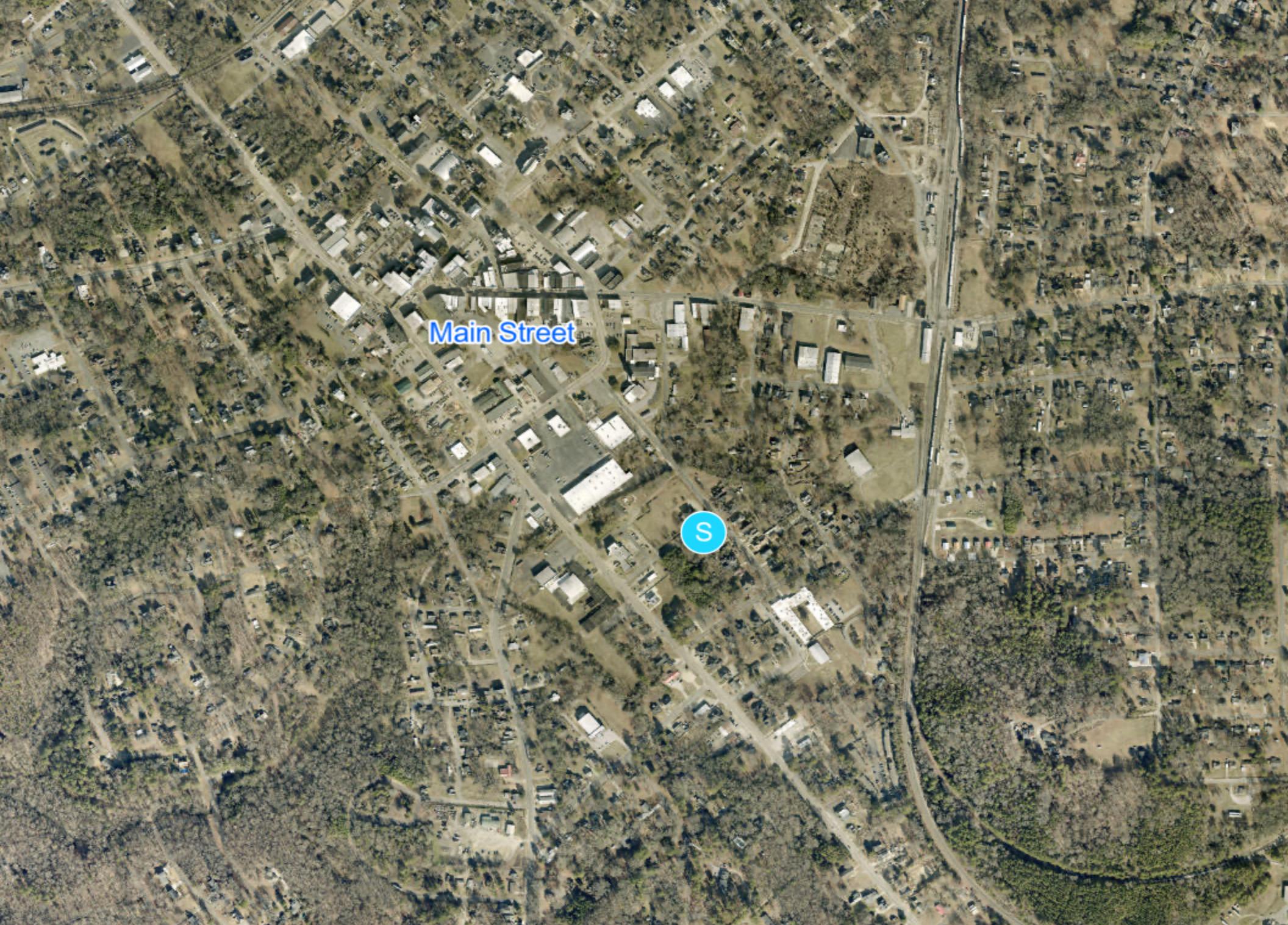


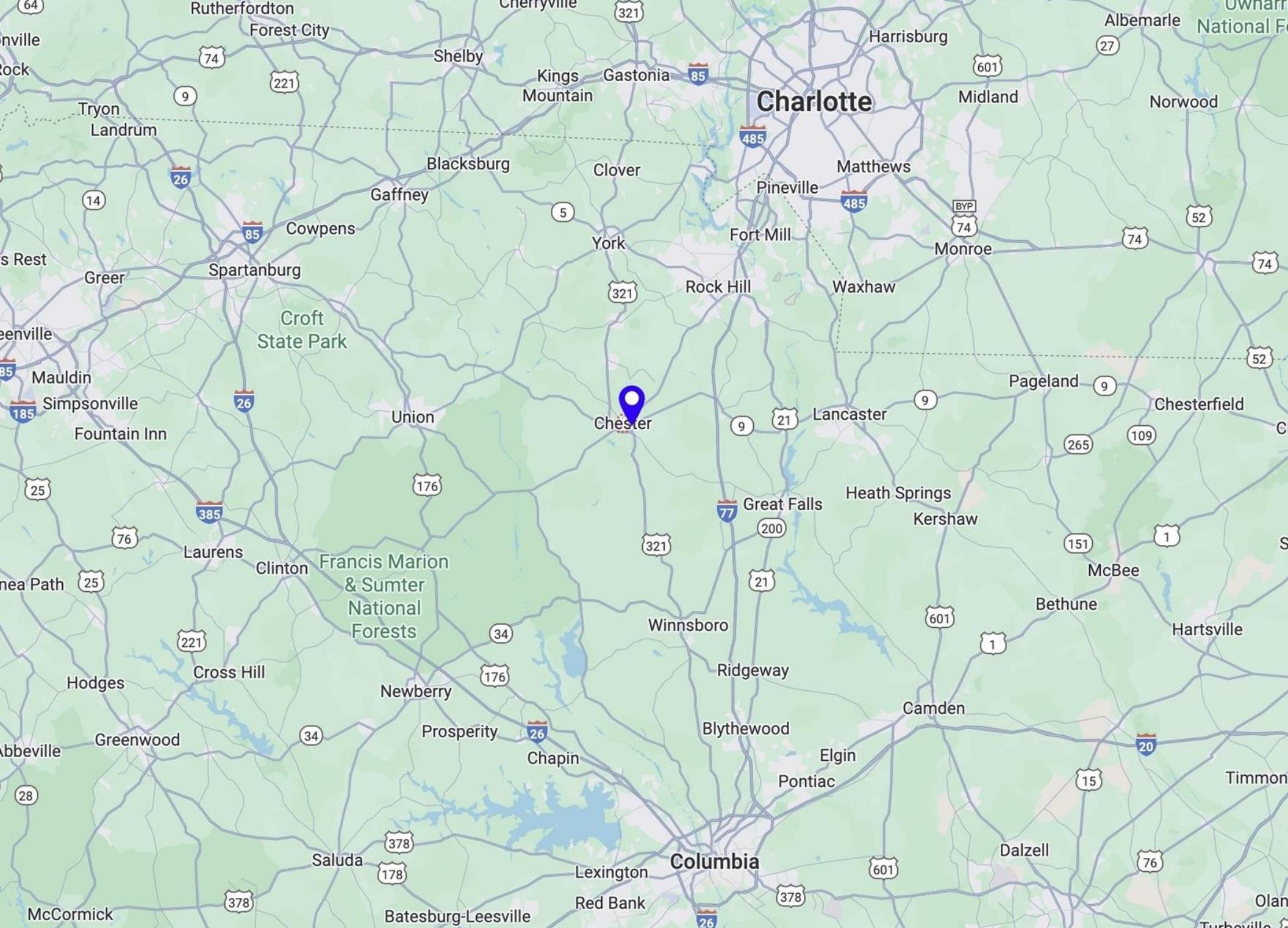
Largest Employers

Walmart	10,000
United States Postal Service	10,000
McDonald's	10,000
Dollar General	10,000
CVS Health	10,000
DoorDash	10,000
Dollar Tree	10,000
Family Dollar	10,000

Dorchester County GDP Trend





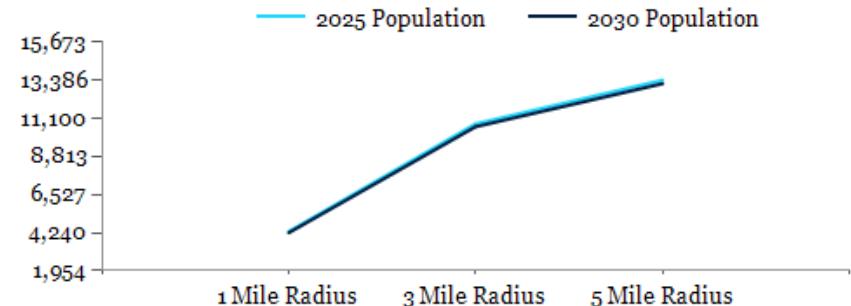




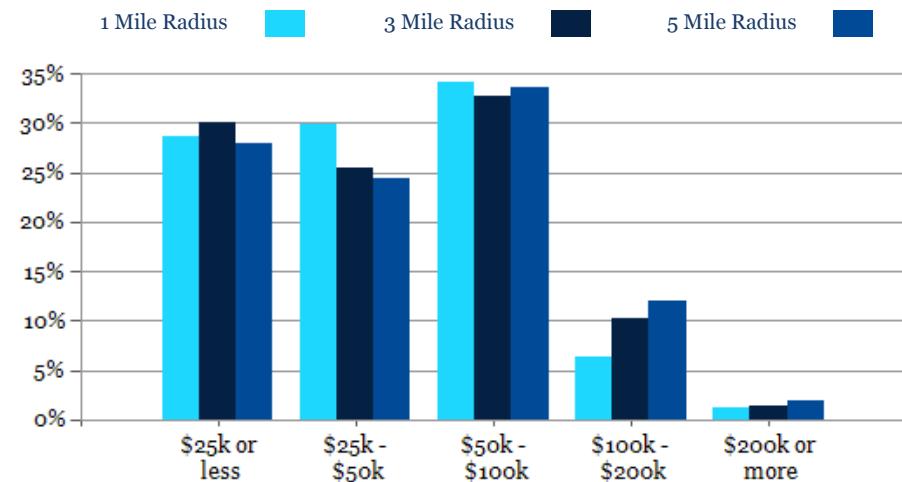


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,383	12,987	15,612
2010 Population	4,634	11,536	14,258
2025 Population	4,310	10,768	13,386
2030 Population	4,240	10,598	13,181
2025 African American	2,361	5,759	6,493
2025 American Indian	19	47	60
2025 Asian	42	66	73
2025 Hispanic	156	342	452
2025 Other Race	72	181	254
2025 White	1,601	4,248	5,902
2025 Multiracial	213	463	600
2025-2030: Population: Growth Rate	-1.65%	-1.60%	-1.55%

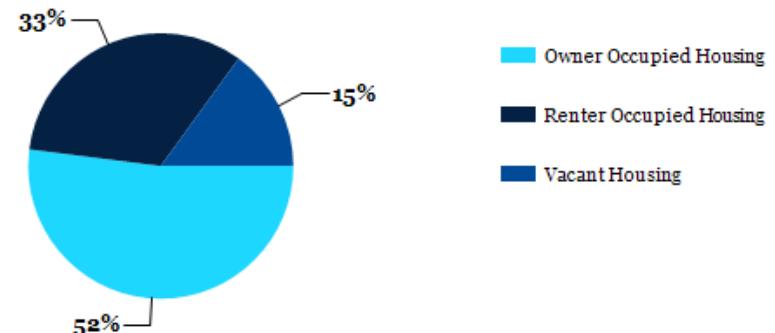
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	255	703	778
\$15,000-\$24,999	271	664	791
\$25,000-\$34,999	266	529	594
\$35,000-\$49,999	282	626	777
\$50,000-\$74,999	399	961	1,239
\$75,000-\$99,999	228	527	651
\$100,000-\$149,999	99	364	530
\$150,000-\$199,999	16	104	145
\$200,000 or greater	21	65	110
Median HH Income	\$41,792	\$43,575	\$47,229
Average HH Income	\$51,172	\$55,038	\$58,759



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

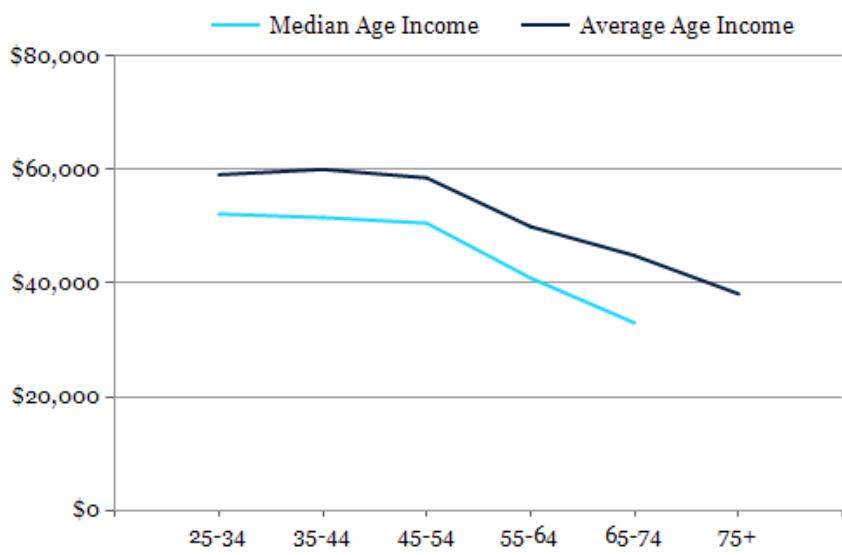
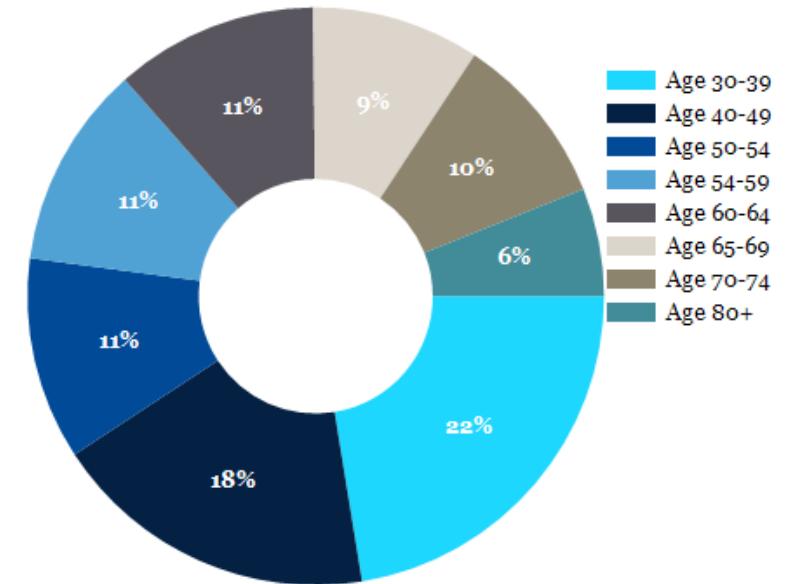


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	293	706	855
2025 Population Age 35-39	271	651	807
2025 Population Age 40-44	255	635	789
2025 Population Age 45-49	206	560	706
2025 Population Age 50-54	285	685	853
2025 Population Age 55-59	286	687	875
2025 Population Age 60-64	286	771	972
2025 Population Age 65-69	237	683	869
2025 Population Age 70-74	243	606	765
2025 Population Age 75-79	152	436	567
2025 Population Age 80-84	91	247	310
2025 Population Age 85+	94	225	267
2025 Population Age 18+	3,259	8,275	10,373
2025 Median Age	40	41	42
2030 Median Age	41	42	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,180	\$54,253	\$56,158
Average Household Income 25-34	\$59,102	\$62,252	\$65,003
Median Household Income 35-44	\$51,558	\$54,058	\$56,556
Average Household Income 35-44	\$60,051	\$64,890	\$70,402
Median Household Income 45-54	\$50,574	\$53,083	\$55,728
Average Household Income 45-54	\$58,541	\$63,881	\$68,596
Median Household Income 55-64	\$40,890	\$44,124	\$50,000
Average Household Income 55-64	\$49,949	\$54,954	\$59,300
Median Household Income 65-74	\$32,990	\$35,133	\$37,427
Average Household Income 65-74	\$44,857	\$47,768	\$50,984
Average Household Income 75+	\$38,113	\$41,170	\$43,303



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