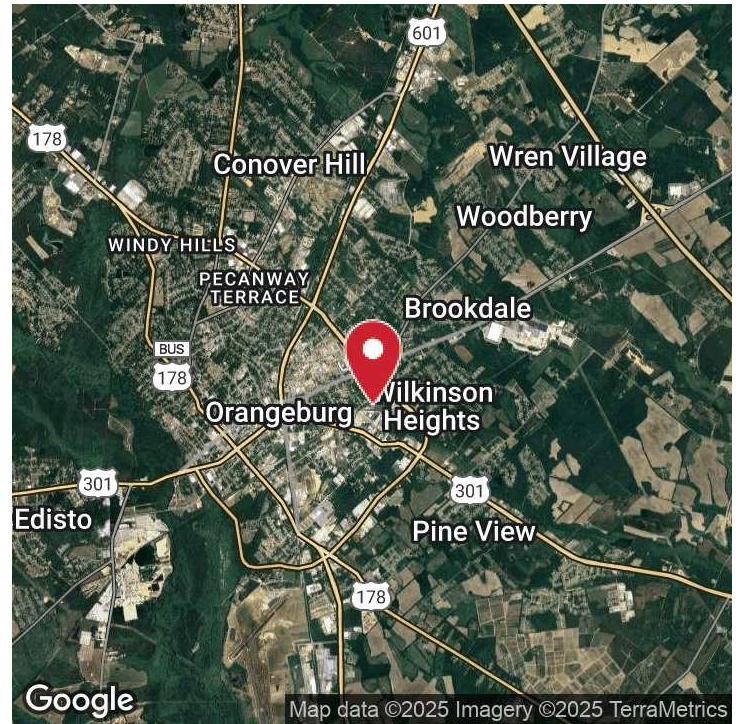


625 FIVE CHOP ROAD

625 Five Chop Road Orangeburg, SC 29115

OFFICE BUILDING
FOR LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate:	Office- \$15/SF FS
Building Size:	7,040 SF
Available SF:	2500 - 7040 SF
Lot Size:	10 Acres
Lot Lease Rate	10 Acre- \$2500/Ac/Mo

PROPERTY OVERVIEW

625 Five Chop Road offers (+/-) 10 acres of usable IOS (Industrial Outdoor Storage). The property features multiple points of egress, an existing 7,040 SF office, in-place utilities, and a laydown yard with crush and run. It is zoned Business Industrial (Orangeburg County), which allows for stacking containers. The site is fully gated and monitored 24/7, with convenient access to I-26 (3.5 miles), I-95 (20 miles), Columbia/I-77 (30 miles), and Charleston (65 miles).

PROPERTY HIGHLIGHTS

(+/-) 10 ACRES

CONTAINER STACKING ALLOWED

3.5 MILES FROM THE INTERSTATE

7040 SQFT OFFICE AVAILABLE

BUSINESS INDUSTRIAL ZONING

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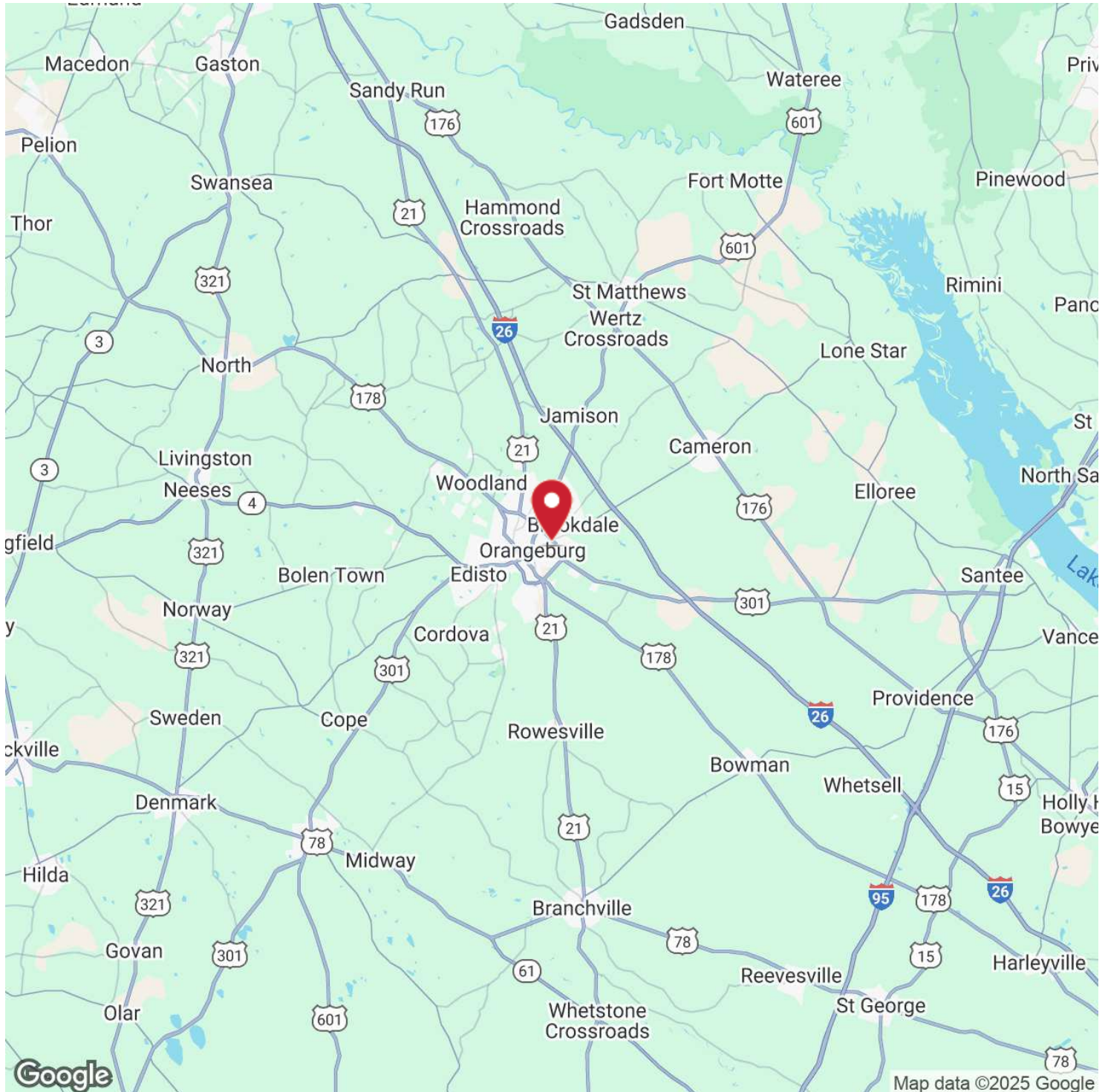


625 FIVE CHOP ROAD

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OFFICE BUILDING
FOR LEASE

Location Map



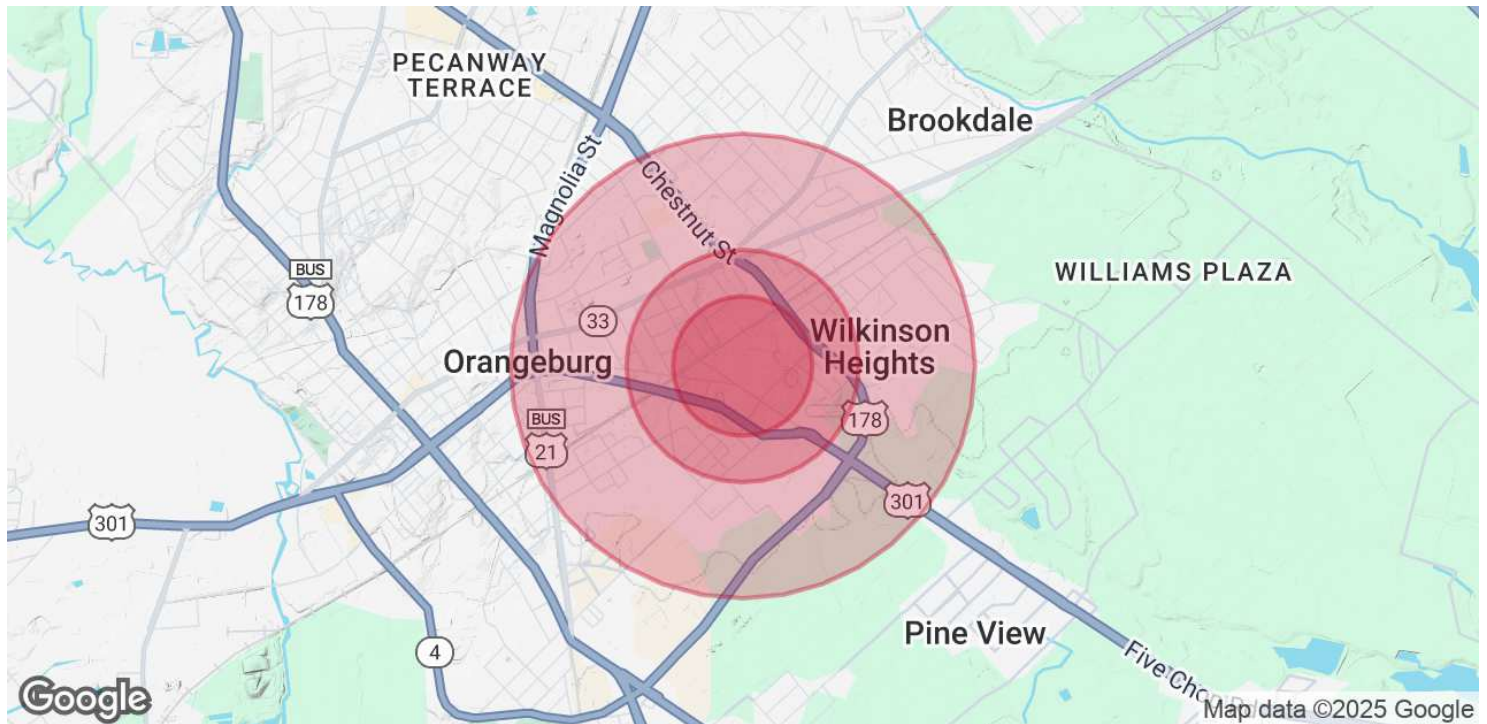
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	54	782	5,444
Average Age	38	39	32
Average Age (Male)	39	38	31
Average Age (Female)	37	40	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	265	1,070
# of Persons per HH	3.2	3	5.1
Average HH Income	\$36,138	\$35,016	\$36,318
Average House Value	\$115,230	\$103,708	\$127,904

Demographics data derived from AlphaMap

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