

Wall Street Commons

168 Wall Street, Camden, SC 29020



For Lease

±28,000 SF Upscale, Multi-tenant Retail Development

- » Located less than ±0.5 mile from Exit 98 on I-20
- » ±700 feet of frontage on Hwy. 521 (Sumter Hwy.)
- » Two 200-room hotels nearby
- » 75-room hotel under construction within .10-mile
- » Situated in the heart of one of Camden's fastest-growing hospitality and retail corridors
- » Surrounded by several hotels and retailers
- » Traffic Counts:
31,400 VPD on I-20 &
16,100 VPD on Hwy. 521

Lease Rate:
\$23.00 PSF NNN

CONTACT

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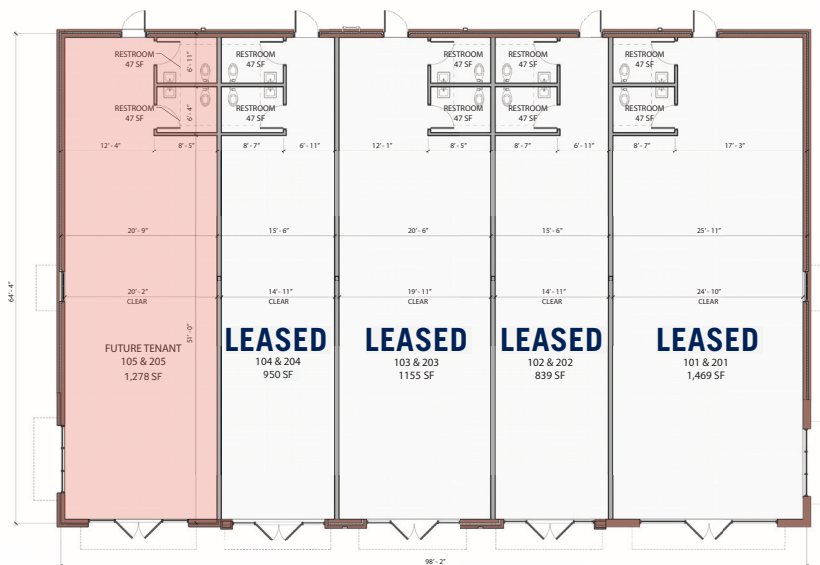
TRINITY-PARTNERS.COM 1501 MAIN STREET SUITE 410 COLUMBIA, SC 29201



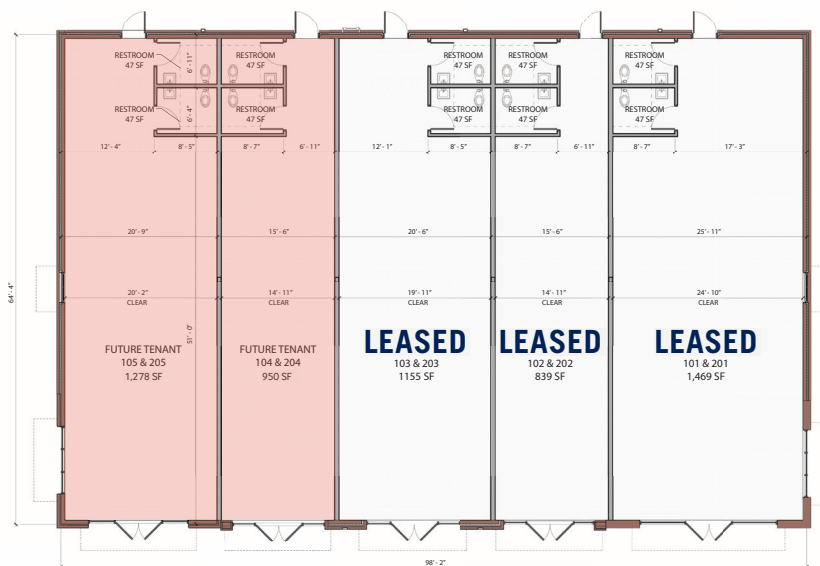
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Building 1



Building 2



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Phase I Availabilities

- » Building 1: 6,500 SF
 - » Unit 105: $\pm 1,278$ SF end cap with drive-thru option
- » Building 2: 6,500 SF
 - » Unit 204: ± 950 SF
 - » Unit 205: $\pm 1,278$ SF end cap with drive-thru option
 - » Unit 204 & 205 can be combined for $\pm 2,228$ SF
 - » 82 surface parking spaces

Phase II Under Construction

- » June 2023 delivery date
- » Building 3: 8,500 SF with opportunity for patio seating
- » Building 4: 6,500 SF
- » 37 future surface parking spaces

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Phase I Photos

For Lease



Site Plan

For Lease



CENTURY BLVD. RETAIL CENTER

Camden, South Carolina



LTC ASSOCIATES
ARCHITECTS

Aerial Location

For Lease



Demographics



For Lease

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	513	8,386	17,244
Average Age	38.9	40.9	43.5
Average Age (Male)	47.8	39.5	41.9
Average Age (Female)	39.6	45.8	46.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	225	3,873	8,043
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$48,076	\$53,465	\$55,026
Average House Value	\$120,425	\$142,735	\$161,825

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