



ORANGEBURG, SC

FIVE CHOP & MILLENIUM DR

± 2.3 ACRES AVAILABLE FOR GL & BTS



PROJECT DETAILS

FIVE CHOP RD & MILLENIUM DR • ±2.3 ACRES AVAILABLE FOR GL OR BTS • RETAIL

AVAILABLE SPACE

±2.3 Acres

TRAFFIC COUNTS

14,600 ADT on Five Chop Rd

PROPERTY HIGHLIGHTS

- ±2.3 acre site available for Ground Lease or Built to Suit, located on Hwy 301 which connects to interstates I-26 and I-95
- Located adjacent to Love's, Waffle House, and across the street from newly built Quiktrip
- Orangeburg, South Carolina is located between Columbia and the port city of Charleston
- Zoned: General Commercial

LEASE RATE

Call to discuss

COUNTY

Orangeburg

MARKET

Orangeburg



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	257	1,313	4,586
TOTAL POPULATION	585	3,087	11,165
MEDIAN HH INCOME	\$54,935	\$53,078	\$45,875



AERIAL



AERIAL



SITE PLAN





SOUTH CAROLINA

ORANGEBURG

Orangeburg, South Carolina, is a city with a rich history, known for its ties to the civil rights movement, its agricultural past, and its role as the home of two historically Black institutes, Claflin University and South Carolina State University. Located in the heart of South Carolina, it's the principal city of Orangeburg County and is situated on the North Fork Edisto River and approximately 37 miles southeast of Columbia, South Carolina. The city played a prominent role in the desegregation movement, particularly from 1950 to 1972, and was the site of the Orangeburg Massacre in 1968. Traditionally agricultural, the economy has diversified into manufacturing, logistics, and agribusiness, with major crops including cotton, soybeans, corn, turf grass and watermelons. It is home to four Fortune 500 companies and several industrial parks.

Orangeburg's location within South Carolina's Global Logistics Triangle supports distribution and transportation businesses. Orangeburg County received the All-America City Award in 2005. The median household income in Orangeburg County was \$43,214 in 2023, with a poverty rate of 23.9%. Most of the population has health coverage (90.1%). Car ownership is near the national average, and the average commute time is 30.4 minutes.



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