

For Sale

±4.63 Acres



Hwy 321

Winnsboro, SC

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Jack Springs
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PROPERTY Features

Hwy 321 Bypass, Winnsboro, SC

Location: The property is well positioned within the retail corridor of Winnsboro, SC.

Description: ±4.63 acres with two accesses to the property - primary access on Hwy 321 and secondary access on W Calhoun Street.

Utilities: All utilities are available

Zoning: C-2

2022 Traffic Counts: 5,900 VPD (Hwy 321 Bypass)
1,150 VPD W Calhoun Street

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	2,478	6,204	7,887
Households	1,089	2,719	3,451
Average Household Income	\$49,653	\$59,120	\$61,426

Price: \$605,048

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DOLLAR GENERAL



Fairfield Square
ROSES EXPRESS **Kj's MARKET** **CVS**



Advance Auto Parts

Subject



element
±100 Employees



321

Fairfield Middle School
±400 Students

PHARMACYLITE
vial systems · solutions
±30 Employees

Fairfield Central High School
±775 Students



Columbia Rd



Map Updated: Tuesday, May 16, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Demographic Profile

Hwy 321 & W Calhoun St | Winnsboro, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2020 Census	2,488	6,354	8,120	2022 Estimate	\$31,578	\$36,062	\$39,934
2022 Estimate	2,478	6,204	7,887	2027 Projection	\$36,956	\$43,541	\$48,555
2027 Projection	2,387	5,965	7,579	Average Household Income			
% Chg. 2022-2027	-3.7%	-3.9%	-3.9%	2022 Estimate	\$49,653	\$59,120	\$61,426
Households				2027 Projection			
2020 Census	1,113	2,781	3,531	2022 Estimate	\$49,653	\$59,120	\$61,426
2022 Estimate	1,089	2,719	3,451	2027 Projection	\$57,053	\$68,963	\$71,480
2027 Projection	1,067	2,665	3,380	Per Capita Household Income			
Families				2022 Estimate			
2010 Census	686	1,910	2,496	2027 Projection	\$22,271	\$26,137	\$26,993
2022 Estimate	637	1,724	2,246	2022 Household Income Dist.			
2027 Projection	622	1,681	2,189	Less than \$15,000	19.9%	19.1%	17.3%
2022 Age Dist.				\$15,000 - \$24,999	18.2%	14.3%	13.4%
0 - 4	7.8%	6.9%	6.40%	\$25,000 - \$34,999	16.4%	15.4%	14.3%
5 - 9	7.6%	7.0%	6.60%	\$35,000 - \$49,999	12.1%	12.6%	12.7%
10 - 14	6.1%	6.1%	5.90%	\$50,000 - \$74,999	18.5%	15.6%	16.2%
15 - 19	6.2%	5.6%	5.50%	\$75,000 - \$99,999	9.5%	8.6%	9.8%
20 - 24	6.9%	6.4%	6.10%	\$100,000 - \$149,999	2.0%	9.0%	11.0%
25 - 34	13.3%	12.8%	13.00%	\$150,000 - \$199,999	1.3%	2.8%	3.2%
35 - 44	11.1%	11.0%	11.20%	\$200,000 and Up	2.1%	2.6%	2.2%
45 - 54	10.2%	11.2%	11.60%	2022 Housing Data			
55 - 64	12.3%	13.2%	13.70%	Owner Occ. Housing Units	494	1,603	2,185
65 - 74	10.7%	11.9%	12.30%	Renter Occ. Housing Units	572	1,116	1,266
75 - 84	5.3%	5.6%	5.50%	2022 Business Data			
85+	2.5%	2.4%	2.20%	Total Businesses:	108	357	386
Median Age				Total Employees:	1,145	2,966	3,210
2010 Census	34.5	37.5	38.3	Average Household Size			
2022 Estimate	36.9	40.0	40.9	2020 Census	2.22	2.27	2.28
2027 Projection	37.4	40.9	42.1	2022 Estimate	2.26	2.26	2.26
				2027 Projection	2.22	2.22	2.22