



VACANT WALGREENS (FORMER RITE AID)

72 BELLS HIGHWAY, WALTERBORO, SC 29488 | FOR SALE OR LEASE



FOR SALE OR LEASE

\$1,200,000 OR \$11/SF NNN

PROPERTY HIGHLIGHTS

- *Approx. 11,560+- SF (exterior dimensions)
- *Signalized hard corner
- *Site approx. 2.7 acres (2 parcels)
- *Building constructed 1997
- *WG lease ends July 2022
- *Seller resp for lease termination



TRAFFIC COUNT

Bells Highway	10,000 VPD
N Jefferies Blvd	13,000 VPD
S Jefferies Blvd	14,900 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,695	11,365	16,857
Daytime Population	4,991	14,723	19,454
Average HH Income	\$55,062	\$52,659	\$50,698
Median HH Income	\$33,225	\$35,816	\$35,630



MATTHEW WALL

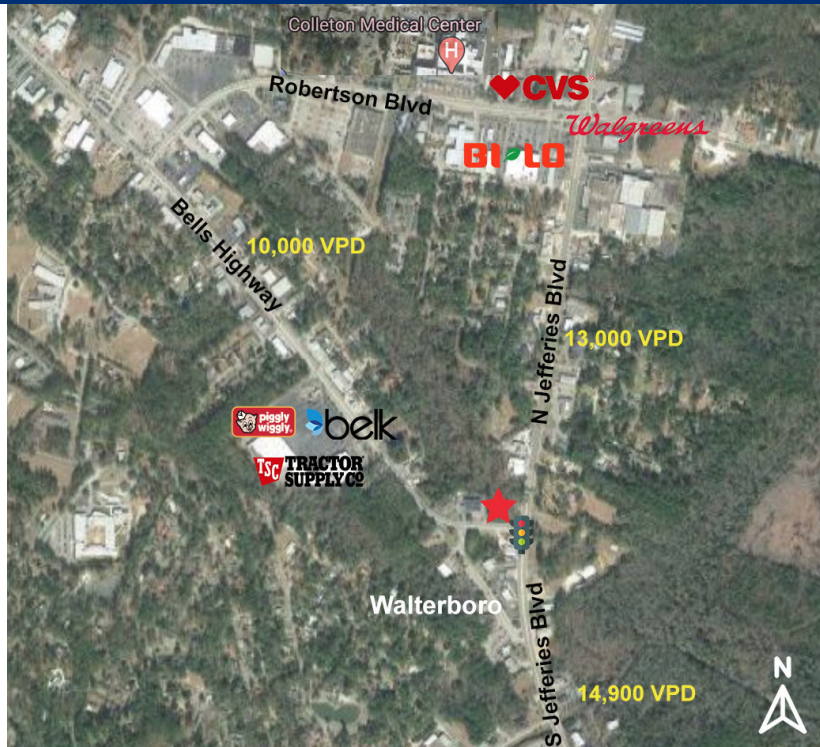
Sterling Properties Group, Inc.
 Location & Site Selection Advisor | Broker | Owner
 704.541.0901
 matt.wall@sterlingpropertiesgroup.com

The info contained herein was obtained from sources believed to be reliable; however Sterling Properties Group, Inc. makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes in price or conditions prior to sale or lease, or withdrawal without notice.



VACANT WALGREENS (FORMER RITE AID)

72 BELLS HIGHWAY, WALTERBORO, SC 29488 | FOR SALE OR LEASE



MATTHEW WALL

Sterling Properties Group, Inc.
Location & Site Selection Advisor | Broker | Owner
704.541.0901
matt.wall@sterlingpropertiesgroup.com

The info contained herein was obtained from sources believed to be reliable; however Sterling Properties Group, Inc. makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes in price or conditions prior to sale or lease, or withdrawal without notice.