



801 E MCGREGOR ST | PAGELAND, SC 29728

SQUARE FOOTAGE

±1,220 SF end unit available

HIGHLIGHTS

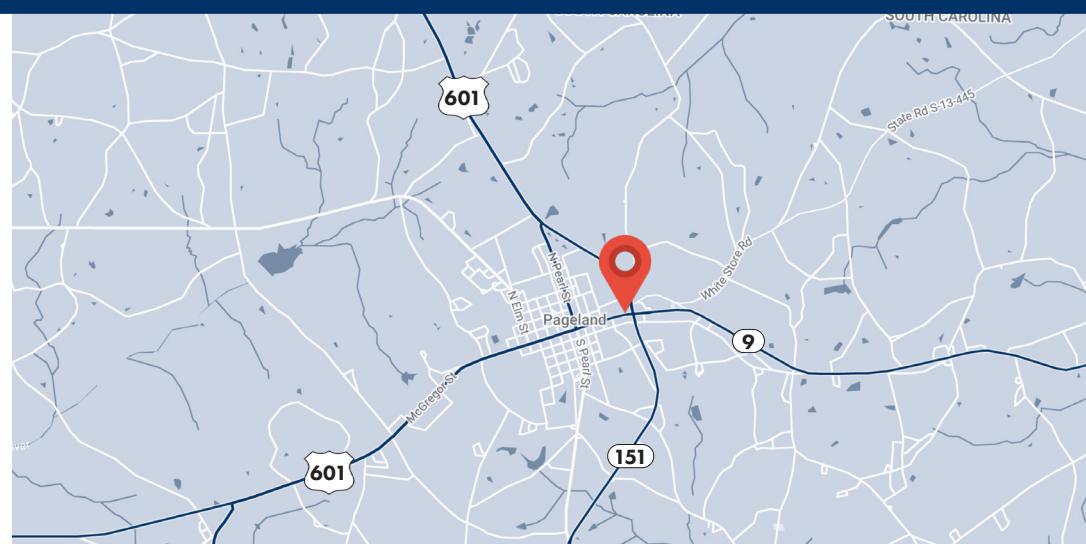
New construction
 Rapidly growing community
 Join Dominos in a brand new retail building

LOCATION

Nearby retailers include Food Lion, Tractor Supply, CVS, Wendys, & AutoZone, & Advance Auto

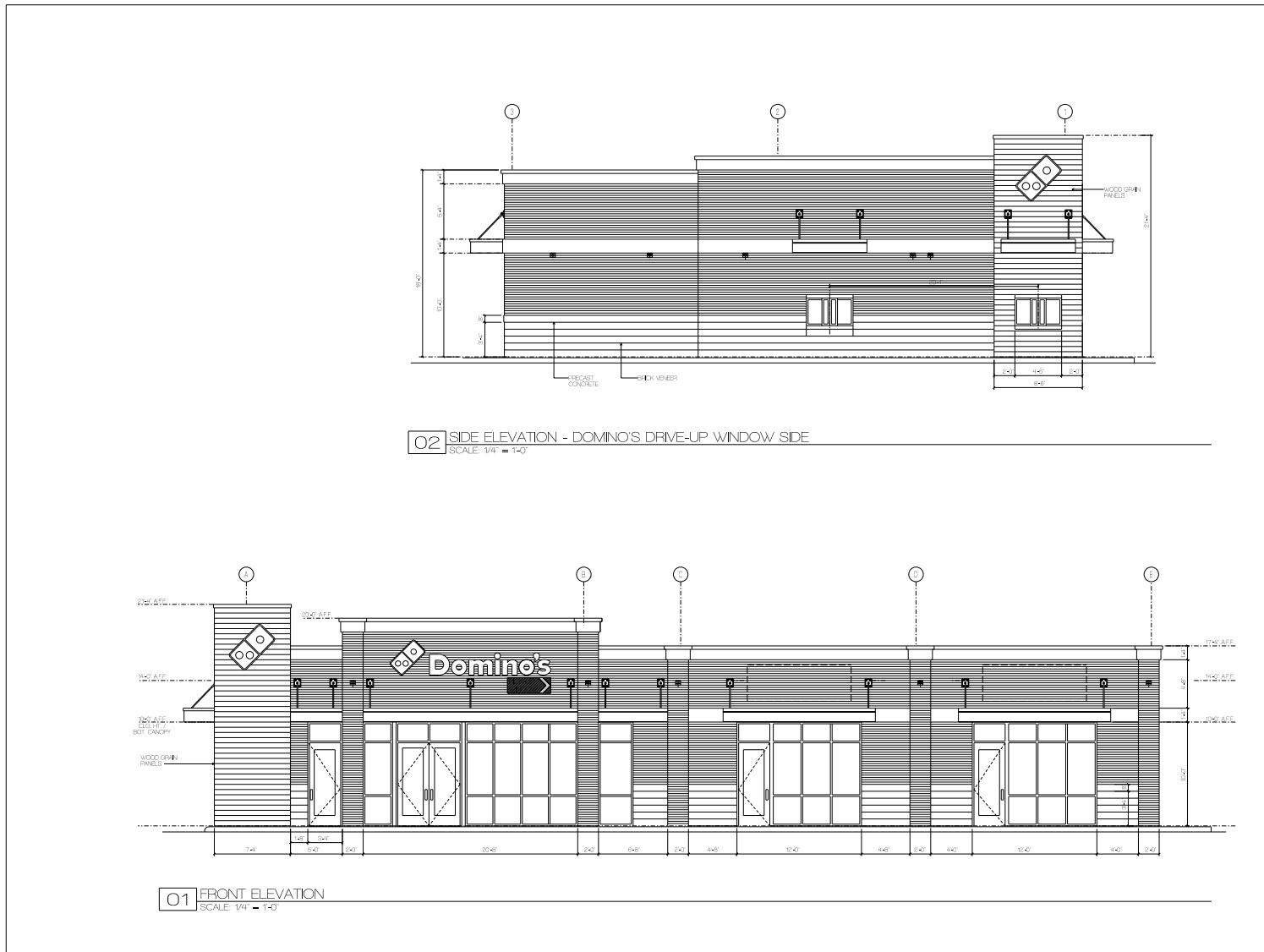
CONTACT JIM PLYLER FOR PRICING

704.332.1193 | jplyler@piedmontproperties.com



BUILDING PLAN

801 E MCGREGOR ST | PAGELAND, SC 29728



B G A BRIAN GADDIS ARCHITECTS
1900 Abbott Street / Suite 103
Charlotte, North Carolina 28203
704.332.1193
www.brianmgaddis.com

NOT FOR CONSTRUCTION



DOMINO'S
STORE #XXXX

PAGELAND, SOUTH CAROLINA

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Print Date: 12/8/23
Architect: Brian Gaddis and Associates, Inc.
PLC: Date: 12/8/23
Issue Date: Date: Description:

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A200

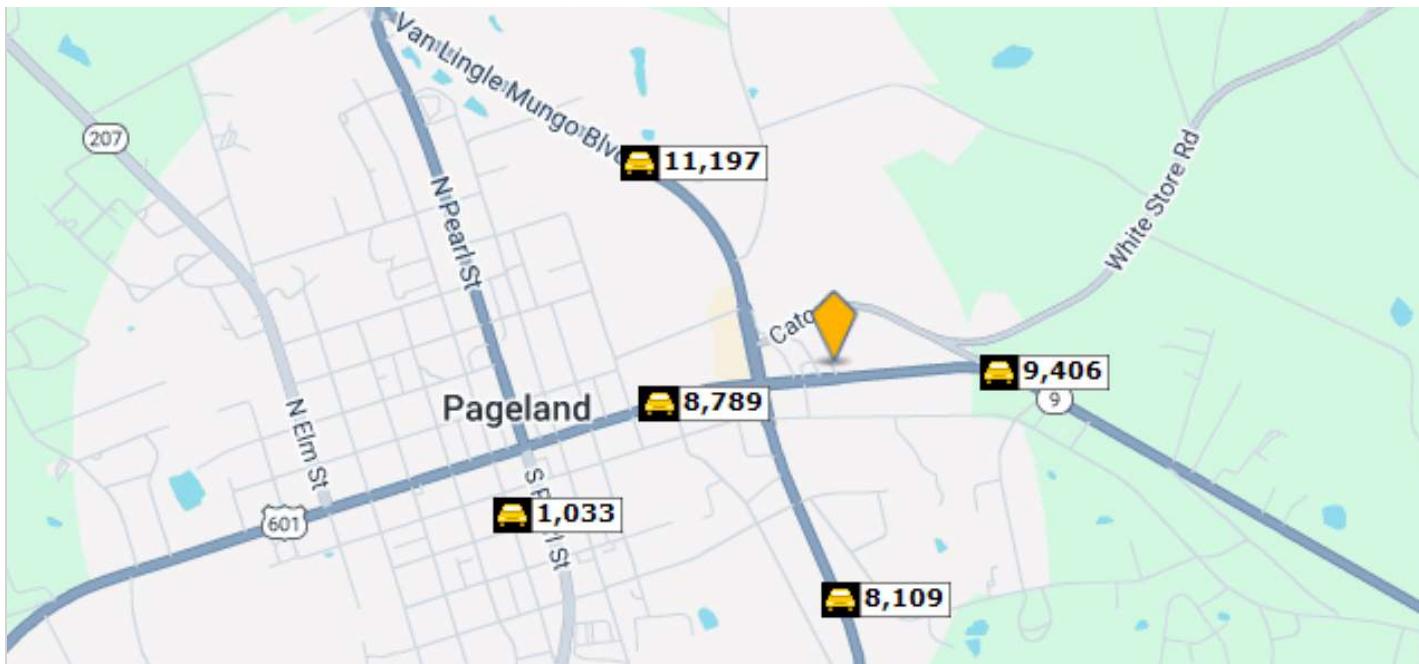
DEMOGRAPHICS

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Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,966	6,531	10,540
2024 Estimate	1,918	6,388	10,236
2010 Census	1,803	6,100	9,847
Growth 2024 - 2029	2.50%	2.24%	2.97%
Growth 2010 - 2024	6.38%	4.72%	3.95%
2024 Population by Hispanic Origin	158	651	983
2024 Population	1,918	6,388	10,236
White	1,038 54.12%	3,134 49.06%	5,625 54.95%
Black	677 35.30%	2,417 37.84%	3,298 32.22%
Am. Indian & Alaskan	17 0.89%	45 0.70%	75 0.73%
Asian	8 0.42%	33 0.52%	49 0.48%
Hawaiian & Pacific Island	1 0.05%	2 0.03%	2 0.02%
Other	178 9.28%	758 11.87%	1,187 11.60%
U.S. Armed Forces	0	0	1
Households			
2029 Projection	736	2,487	4,017
2024 Estimate	719	2,434	3,904
2010 Census	677	2,328	3,765
Growth 2024 - 2029	2.36%	2.18%	2.89%
Growth 2010 - 2024	6.20%	4.55%	3.69%
Owner Occupied	422 58.69%	1,481 60.85%	2,554 65.42%
Renter Occupied	297 41.31%	953 39.15%	1,350 34.58%
2024 Households by HH Income	718	2,432	3,902
Income: <\$25,000	218 30.36%	806 33.14%	1,210 31.01%
Income: \$25,000 - \$50,000	230 32.03%	812 33.39%	1,254 32.14%
Income: \$50,000 - \$75,000	112 15.60%	401 16.49%	664 17.02%
Income: \$75,000 - \$100,000	71 9.89%	178 7.32%	330 8.46%
Income: \$100,000 - \$125,000	55 7.66%	135 5.55%	227 5.82%
Income: \$125,000 - \$150,000	15 2.09%	50 2.06%	114 2.92%
Income: \$150,000 - \$200,000	13 1.81%	41 1.69%	89 2.28%
Income: \$200,000+	4 0.56%	9 0.37%	14 0.36%
2024 Avg Household Income	\$50,994	\$46,781	\$49,674
2024 Med Household Income	\$39,303	\$36,880	\$38,028

TRAFFIC COUNT REPORT

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Main St	E Cato St	0.01 W	2022	9,052	MPSI	.37
2	Main St	E Cato St	0.01 W	2020	9,406	MPSI	.37
3	E McGregor St	Gum St	0.04 E	2020	9,023	MPSI	.38
4	E McGregor St	Gum St	0.04 E	2022	8,789	MPSI	.38
5	State Highway 151	Pigg St Exd	0.10 N	2022	8,074	MPSI	.50
6	State Highway 151	Pigg St Exd	0.10 N	2021	8,109	MPSI	.50
7	Van Lingle Mungo Blvd	E Hunter St	0.22 NW	2019	12,400	AADT	.61
8	Van Lingle Mungo Blvd	E Hunter St	0.22 NW	2022	11,197	MPSI	.61
9	S Maple St	W Maynard St	0.05 N	2022	1,034	MPSI	.77
10	S Maple St	W Maynard St	0.05 N	2021	1,033	MPSI	.77