

Shamrock Commerce Park



Houen Solar



RETAIL OUTPARCELS FOR SALE

FIVE CHOP ROAD

ORANGEBURG, SC

TABLE OF CONTENTS

Investment Overview

03 Property Information

Property Overview

04 Regional Map

05 Property Pricing

06 Points of Interest Map

Market Overview

07 About Orangeburg County

08 Demographics

EXCLUSIVELY LISTED BY



Patrick Chambers

Shareholder

pchambers@naicolumbia.com

803 744 9850



Ben Kelly, CCIM

Shareholder

bkelly@naicolumbia.com

803 744 9830

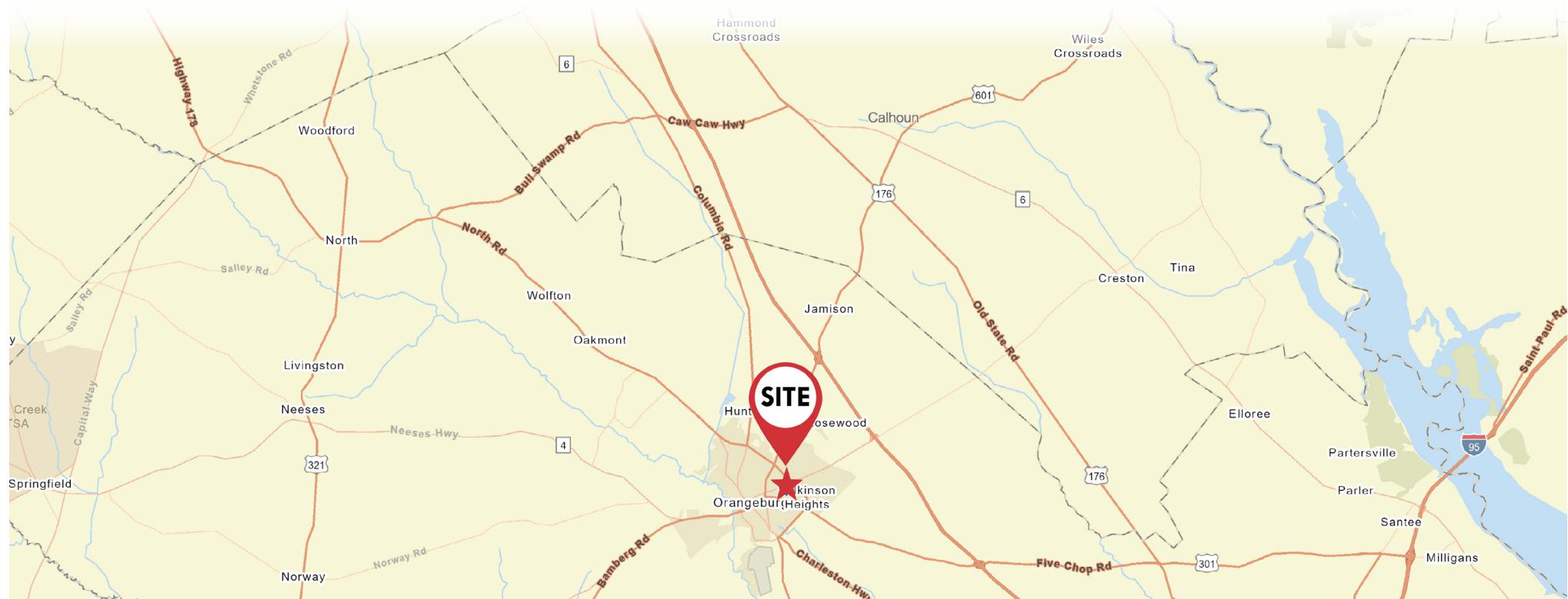


NAI Columbia
807 Gervais Street, Suite 200
Columbia, South Carolina 29201
naicolumbia.com

PROPERTY INFORMATION

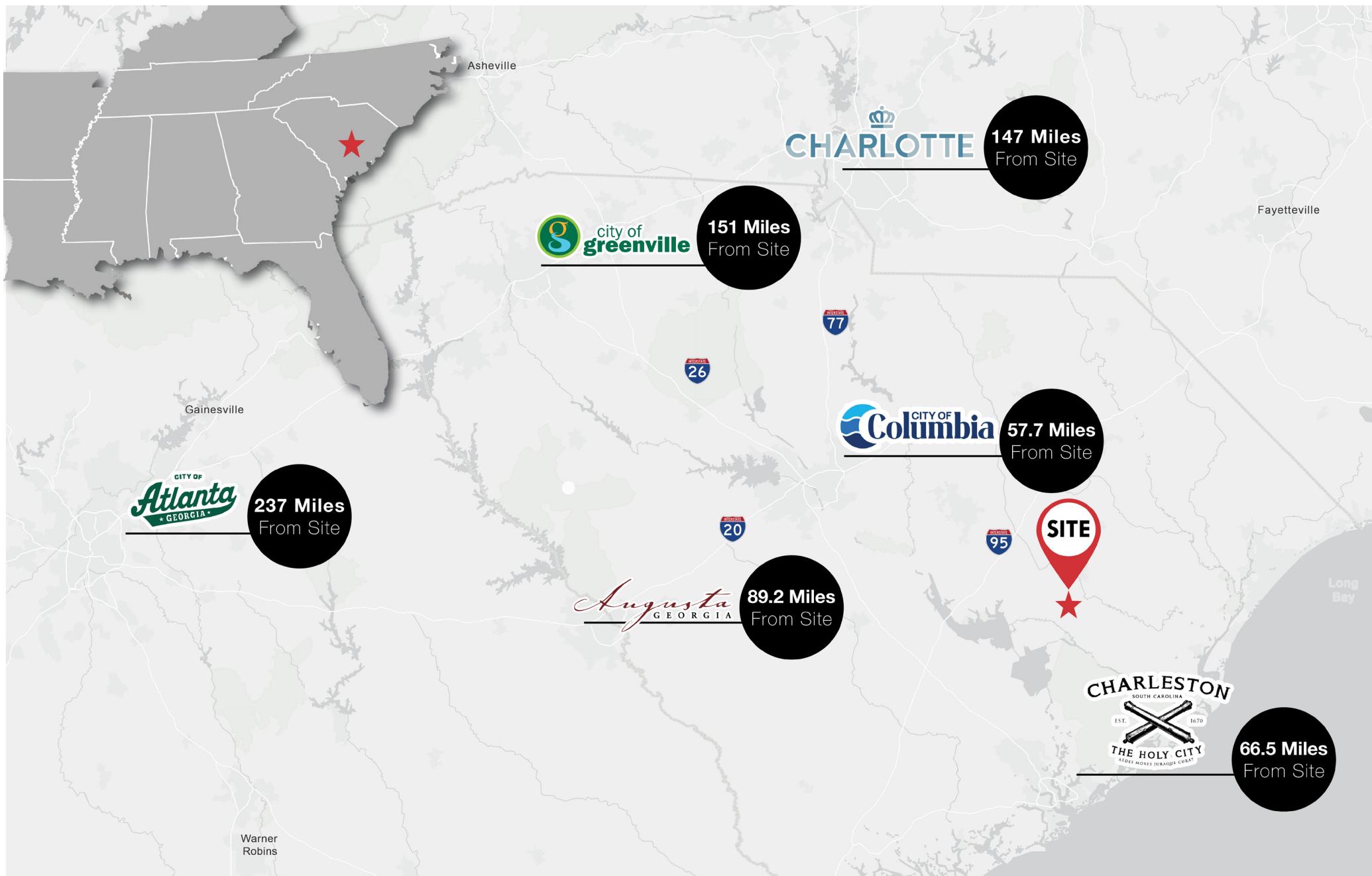
HIGHLIGHTS

- Total Property Size: ±242.38 acres
- ±141 acres available for industrial; ±15 acres available for retail
- Zoning: Business & Industrial District (BI)
- Use: Agricultural
- Surrounding Land Use: Agricultural and Commercial
- Elevation Range:
 - Minimum: 131.00 ft (39.93 m)
 - Maximum: 169.00 ft (51.51 m)
- Primary Soil Type: Loamy sand, sandy loam
- Developable Sites: Eight (8) outparcels totaling 15± acres
- Water/Sewer/Natural Gas Service: Orangeburg Dept of Public Utilities
- Water/Sewer Main Diameter: 12.00 in/30.48 cm Current Land
- Natural Gas Main Diameter: 8.00 in/20.32
- Water/Sewer Line: On-site
- Natural Gas Proximity: Available (gas line pressure is 100 PSI)
- Primary Electricity: Orangeburg Dept. of Public Utilities
- Alternate Electricity Provider: Edisto Electrip CoOp
- Telecom Available: AT&T
- Fiber Optics Available: AT&T
- Cable Available: Undetermined



PROPERTY OVERVIEW

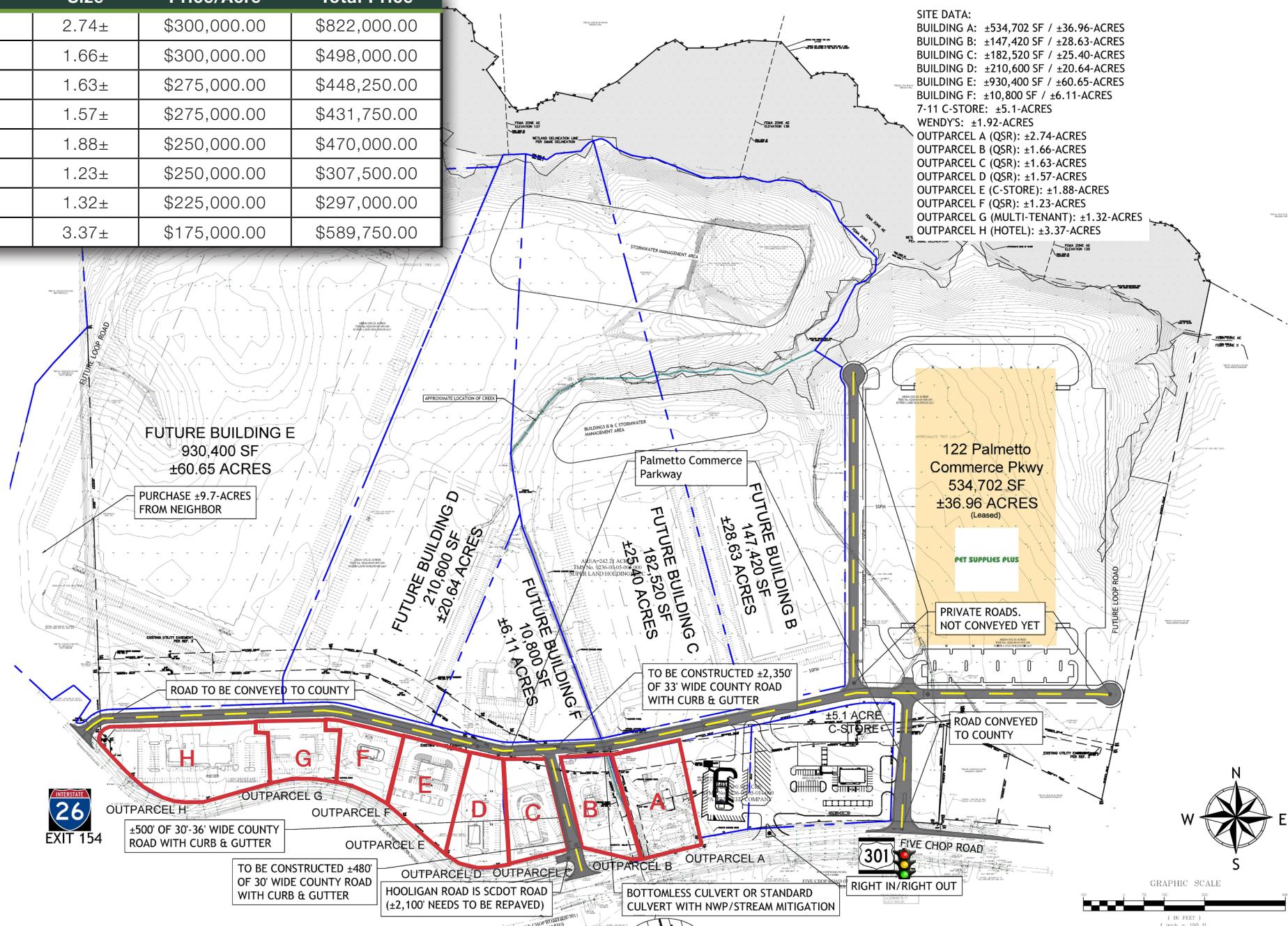
Regional Map



PROPERTY PRICING

Site Plan & Pricing Chart

Parcel	Size	Price/Acre	Total Price
Outparcel A	2.74±	\$300,000.00	\$822,000.00
Outparcel B	1.66±	\$300,000.00	\$498,000.00
Outparcel C	1.63±	\$275,000.00	\$448,250.00
Outparcel D	1.57±	\$275,000.00	\$431,750.00
Outparcel E	1.88±	\$250,000.00	\$470,000.00
Outparcel F	1.23±	\$250,000.00	\$307,500.00
Outparcel G	1.32±	\$225,000.00	\$297,000.00
Outparcel H	3.37±	\$175,000.00	\$589,750.00



PROPERTY OVERVIEW

Points of Interest Map



ABOUT ORANGEBURG COUNTY

Orangeburg, SC



Located between the state's capital, Columbia, and the state's largest port city, Charleston, companies in Orangeburg County have a decisive logistical advantage. Interstate access via I-95 and I-26 keeps products moving while the nearby top-ranked Port of Charleston connects Orangeburg to the world. A robust technical college fostering young talent and a labor force of nearly half a million within 60-minutes ensures success for global brands like Husqvarna and GKN Aerospace. With Volvo's vehicle manufacturing facility less than 20 miles away and thousands of skilled craftspeople within its borders, suppliers are already taking notice, while an abundance of development ready industrial land proves Orangeburg County is ready to welcome new business.

Positioned in the heart of South Carolina, and the rapidly growing Southeast, the Central SC Region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates, and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

Orangeburg County is also home to South Carolina's **Global Logistics Triangle** (GLT) located at the intersection of U.S. Highway 301, Interstate Highways I-26 and I-95. Early projections show this triangular area will become a regional intermodal transportation center over the next decade. The GLT is truly an innovative development for distribution and light manufacturing that will create an ideal location for distribution centers and other transportation-related businesses, while sparking other economic development and job growth. The GLT is also an important component in the future of the Port of Charleston and the Port of Savannah as both class I rail lines traverse the more than 4000 acres of level four certified sights.

ORANGEBURG COUNTY

POPULATION DRIVE TIME

30 MIN	38,483
45 MIN	88,402
60 MIN	412,667

LABOR FORCE

2/3

of the U.S. population
accessible within
a day's drive



DEMOGRAPHIC PROFILE

Five Chop Road, Orangeburg, SC

10
MINUTE
DRIVE TIME

15
MINUTE
DRIVE TIME

20
MINUTE
DRIVE TIME

Summary	2024	2029
Population	5,329	4,896
Households	2,236	2,131
Families	1,342	1,314
Average Household Size	2.36	2.27
Owner Occupied Housing Units	1,617	1,661
Renter Occupied Housing Units	553	470
Median Age	45.1	45.9
Average Household Income	\$58,258	\$67,327

Summary	2024	2029
Population	26,026	25,218
Households	9,969	9,598
Families	5,630	5,530
Average Household Size	2.28	2.23
Owner Occupied Housing Units	5,537	5,783
Renter Occupied Housing Units	4,200	3,816
Median Age	36.5	37.5
Average Household Income	\$50,638	\$58,522

Summary	2024	2029
Population	45,600	44,251
Households	18,206	18,017
Families	10,930	10,781
Average Household Size	2.28	2.23
Owner Occupied Housing Units	11,811	12,267
Renter Occupied Housing Units	6,395	5,750
Median Age	40.8	41.7
Average Household Income	\$59,729	\$69,153

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807 Gervais Street | Suite 200 | Columbia, SC 29201 | 803.254.0100 | www.naicolumbia.com

NAIColumbia

807 Gervais Street, Suite 200 | Columbia, SC 29201



803.254.0100



naicolumbia.com