

FOR LEASE

Retail For Lease | 260 John C Calhoun Drive, Orangeburg, SC 29115

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

RETAIL FOR LEASE

OFFERING SUMMARY



PRICE

\$8 PSF
Modified Gross



7,350 SF

1,800 SF

TOTAL AVAILABLE: 9,150 SF



ZONING

B-1 ZONING
CITY OF ORANGEBURG



ACRES

TOTAL AC:
1.89



MUNICIPALITY

CITY OF ORANGEBURG



TAX ID

0173-20-04-007.000

HIGHLIGHTS

- Strategic location between Columbia and Charleston
- Convenient access to I-26, I-95, US-301 and US-601
- Orangeburg serves as a regional retail and service hub
- Approximately \$352 million in annual retail sales

SUMMARY

This flexible space is positioned to benefit from Ferrara Candy Company's \$675 million manufacturing operation just 5 minutes down the road. ±7,350 SF of retail/showroom available for lease at \$8.00/SF Modified Gross along John C. Calhoun Drive (Hwy 301) in Orangeburg, SC. The property is zoned B-1 (General Business District) and is already exposed to approximately 10,500 VPD along one of Orangeburg's largest thoroughfares.

The building offers a large, adaptable footprint at an attractive rate for tenants looking to capitalize on nearby population and household income growth. Ideal potential users include furniture or mattress showrooms, flooring and home-improvement retailers, fitness or training concepts, discount/closeout retailers, automotive parts or accessory businesses, and other service-commercial operations.

MARKET OVERVIEW

Location Highlights:

- Surrounded by established retail and service users, including Farmers Home Furniture and Dollar Tree
- Convenient access to US-301, I-26 and I-95, connecting the property throughout the Midlands and Lowcountry
- Orangeburg County is strategically positioned between Columbia and Charleston, with the Port of Charleston under an hour from the county
- Orangeburg serves as a regional retail and service destination for surrounding communities throughout the county

Drive-times:

- ±50 minutes to Columbia
- Under 1 hour to the Port of Charleston from Orangeburg County
- Direct regional connectivity via I-26 and I-95
- I-20 and I-77 are within approximately 45 minutes of Orangeburg County
- Within 250 miles of major Southeast markets including Charleston, Atlanta, Jacksonville, Raleigh-Durham and Greenville-Spartanburg

Ideal Uses:

- Furniture & home furnishings
- Discount / value retail
- Building materials & home improvement
- Appliance or electronics showroom
- Flooring/ contractor showroom
- Sporting goods or specialty retail
- Thrift / resale retail
- Retail showroom with back-of-house inventory and receiving

Orangeburg County



Median HH Income:
\$53,885



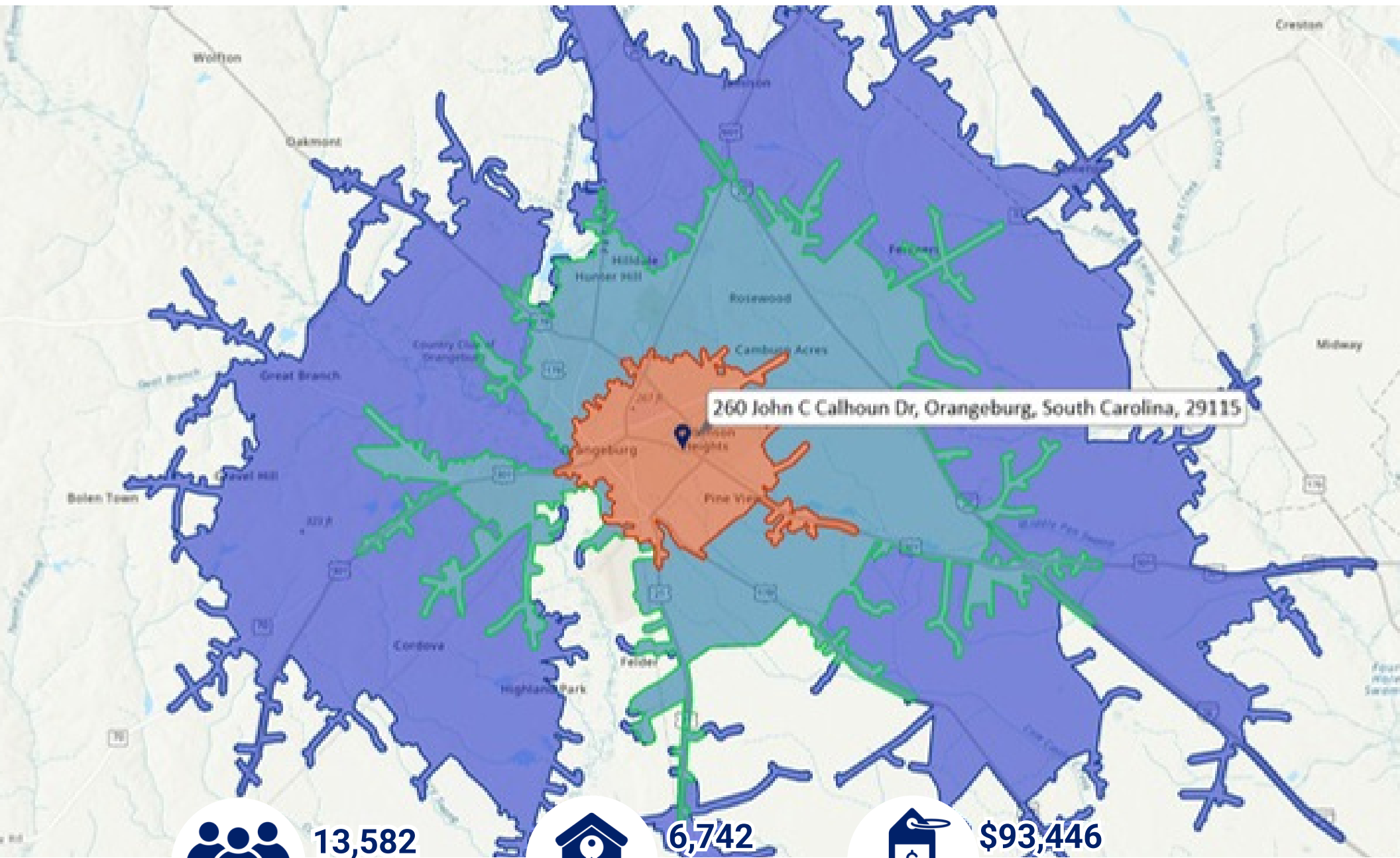
Population:
83,177



Employees:
27,799

RETAIL FOR LEASE

DEMOGRAPHICS - 5,10,15 Minute Drive Time Map



13,582
EMPLOYEES
WITHIN 10 MINS



6,742
HOUSEHOLDS
WITHIN 10 MINS



\$93,446
AVG HH INCOME
WITHIN 15 MINS

RETAIL FOR LEASE

LOCATION MAP



RETAIL MAP



←
DOWNTOWN
ORANGEBURG



FIVE CHOP RD

JOHN C CALHOUN RD

PHOTOS



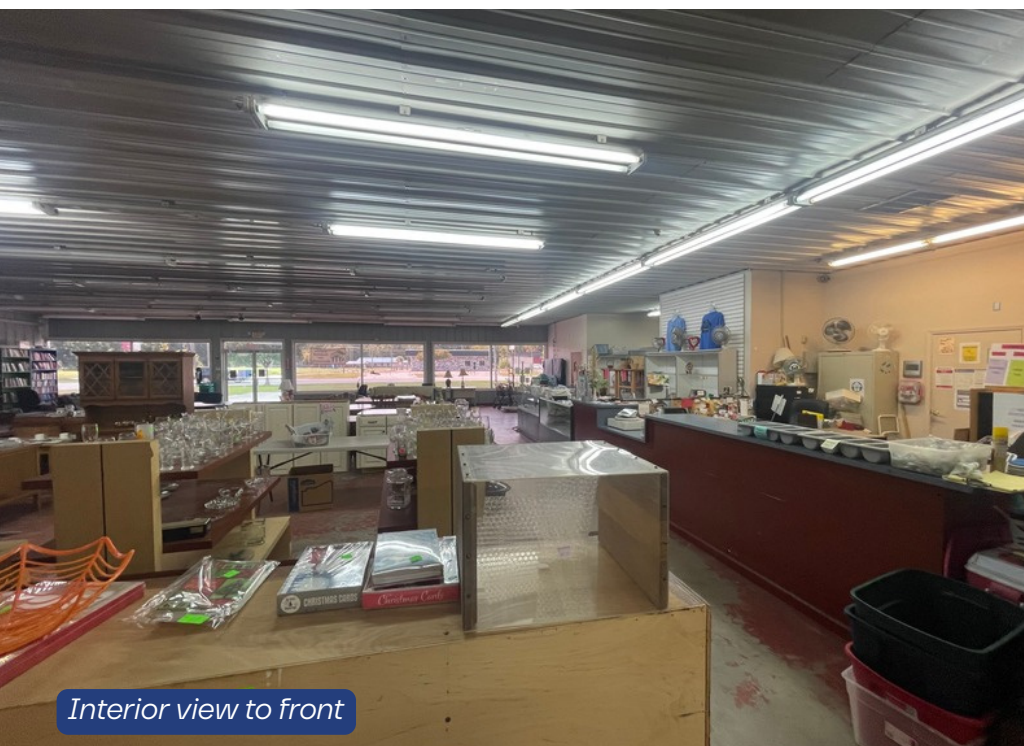
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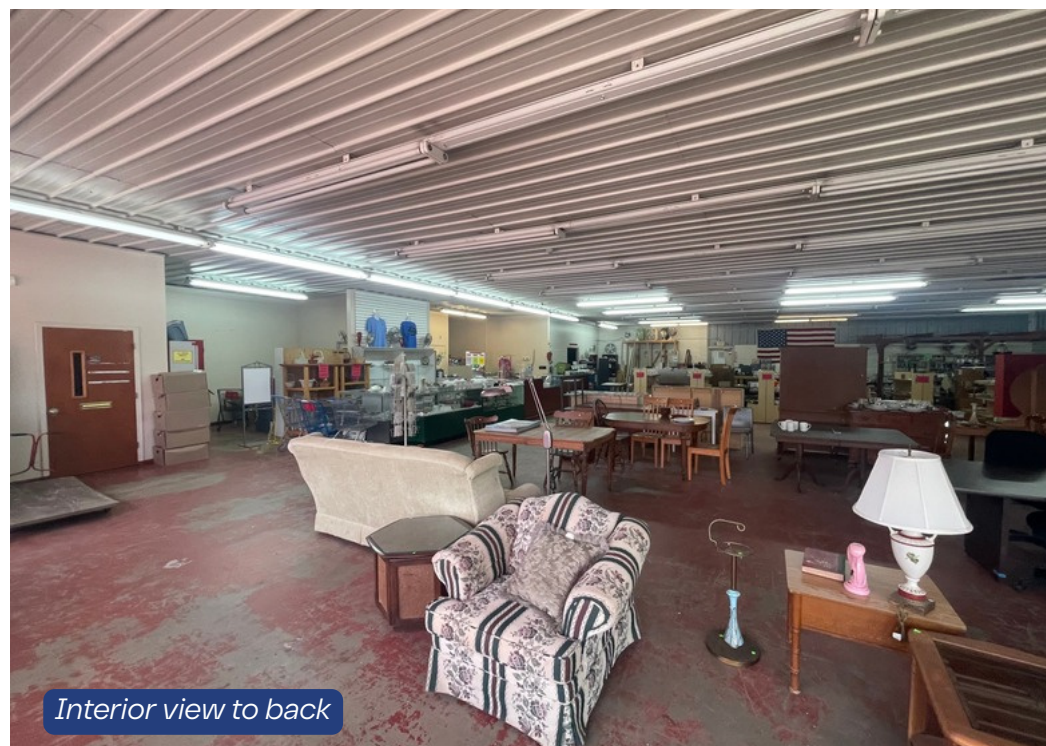
Fenced Lot with small warehouse



Office space



Interior view to front



Interior view to back

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