



Newberry Plaza
1250 Wilson Road Newberry, SC 29108

FOR LEASE ± 13,605 - 17,230 SF Available
JUNIOR ANCHOR OPPORTUNITIES | Owner will consider sub-division

For more Information:
Bobby Baboni, CCIM
+1 803 744 9846
bbaboni@naicolumbia.com

Sam Edens
+1 803 744 9846
sedens@naicolumbia.com

Patrick Palmer, CCIM
+1 803 556 3340
ppalmer@naicolumbia.com



Newberry Plaza

Property Features

- Newberry Plaza is a ±81,000 SF neighborhood shopping center in Newberry, SC with a tenant roster that includes Dollar General, Anytime Fitness, and Citi Trends in-line, with CVS, Starbucks, Hardees, Firehouse Subs, and Popeyes located on out parcels.
- Surrounding retailers in the trade area include Walmart, Starbucks, McDonald's, Lowe's Home Improvement, Wendy's, Tractor Supply, Zaxby's, Bojangles, and more.
- Property is located at the signalized intersection of Wilson Rd. (15,600 VPD) and Main St (9,300 VPD). There are two access points on Wilson Rd., one access point on Main St., and one point of access on Winnsboro Rd.
- Pylon Signage available.
- Ample Parking
- Due to the high demand for shop space, the owner is now pre-leasing redevelopment of junior anchor space F for small shops, as all shop space is currently leased.

Contact Broker For Lease Rate



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

NAI Columbia

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Site Plan



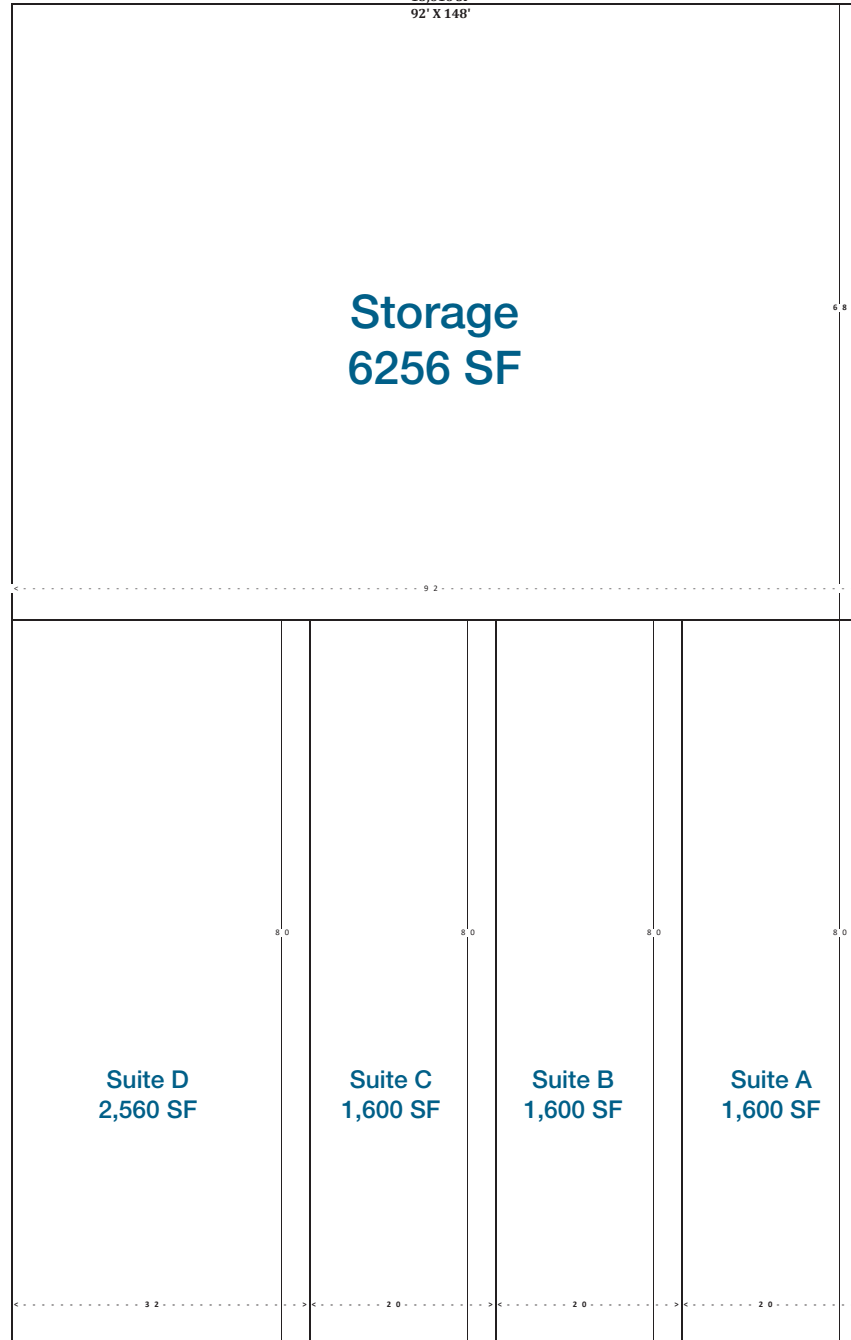
Suite	Sq Ft	Tenant Name
E	12,580	Citi Trends, Inc. #0765
F	13,605	AVAILABLE - will consider subdividing
I	2,184	Tobacco & Vape
L	3,744	Landlord Space
G-H	3,815	Tank Man's Tavern
1220	4,200	Country Clean Laundry and Drycleaning
1224	6,188	Anytime Fitness
1240	13,500	Dollar General
1933	3,574	Newberry Beauty Supply
1220B	17,320	AVAILABLE

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

New Demising Plan for Suite F



Vacant Suite
13,616 SF
92' X 148'



Points of Interest

● Restaurants



Map Updated: Friday, March 17, 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.

NAI Columbia

Demographic Profile

Demographic Profile

1250 Wilson Road | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2020 Census	5,655	14,403	20,392	0 - 4	5.6%	6.4%	6.3%	2022 Estimate	\$50,331	\$42,872	\$45,202
2022 Estimate	5,623	14,315	20,248	5 - 9	5.7%	6.4%	6.4%	2027 Projection	\$54,325	\$50,688	\$52,108
2027 Projection	5,550	14,152	20,010	10 - 14	5.6%	6.2%	6.3%				
% Chg. 2022-2027	-1.3%	-1.1%	-1.2%	15 - 19	7.8%	9.1%	8.1%	Average Household Income			
				20 - 24	7.5%	8.6%	7.7%	2022 Estimate	\$66,008	\$60,136	\$63,702
Households				25 - 34	12.2%	13.3%	13.3%	2027 Projection	\$73,654	\$66,525	\$71,928
2020 Census	2,233	5,379	7,696	35 - 44	10.4%	10.8%	11.3%				
2022 Estimate	2,216	5,355	7,663	45 - 54	10.4%	10.1%	10.9%	Per Capita Household Income			
2027 Projection	2,189	5,314	7,603	55 - 64	11.0%	10.8%	11.7%	2022 Estimate	\$25,801	\$22,803	\$24,437
				65 - 74	11.7%	9.7%	10.1%	2027 Projection	\$28,818	\$25,306	\$27,708
Families				75 - 84	7.4%	5.6%	5.4%				
2010 Census	1,390	3,451	5,112	85+	4.6%	2.9%	2.5%	2022 Household Income Dist.			
2022 Estimate	1,315	3,283	4,888					Less than \$15,000	15.8%	16.3%	14.5%
2027 Projection	1,290	3,236	4,821	Median Age				\$15,000 - \$24,999	9.7%	11.4%	11.7%
				2010 Census	39.0	34.6	35.8	\$25,000 - \$34,999	13.2%	13.8%	13.6%
2022 Housing Data				2022 Estimate	40.0	34.9	36.6	\$35,000 - \$49,999	10.6%	14.1%	13.7%
Owner Occ. Housing Units	1,429	3,194	4,936	2027 Projection	41.3	36.3	37.9	\$50,000 - \$74,999	25.2%	21.8%	20.8%
Renter Occ. Housing Units	772	2,161	2,726					\$75,000 - \$99,999	7.7%	7.4%	8.3%
				Average Household Size				\$100,000 - \$149,999	11.4%	9.6%	10.9%
2022 Business Data				2020 Census	2.28	2.41	2.46	\$150,000 - \$199,999	3.6%	3.8%	4.5%
Total Businesses:	537	787	935	2022 Estimate	2.28	2.41	2.45	\$200,000 and Up	2.7%	1.7%	2.0%
Total Employees:	5,908	11,328	13,557	2027 Projection	2.27	2.39	2.44				