

CHAPIN, SC – COLUMBIA AVENUE RETAIL OPPORTUNITY

INLINE SPACE FOR LEASE (3 Tenants – Middle Unit 1,600 SF AVAILABLE)

FREE-STANDING BTS or PAD / LEASE OR SALE



PLANNED BOULEVARD CORRIDOR UPGRADES TO ACCOMMODATE TRAFFIC/GROWTH
FULL ACCESS WITH PROBABLE TRAFFIC LIGHT
PLANTED MEDIAN
INCREASING TO 4 LANES – NEW INTERSTATE ACCESS

AVAILABLE
1,600 SF



FOR MORE INFORMATION PLEASE CONTACT

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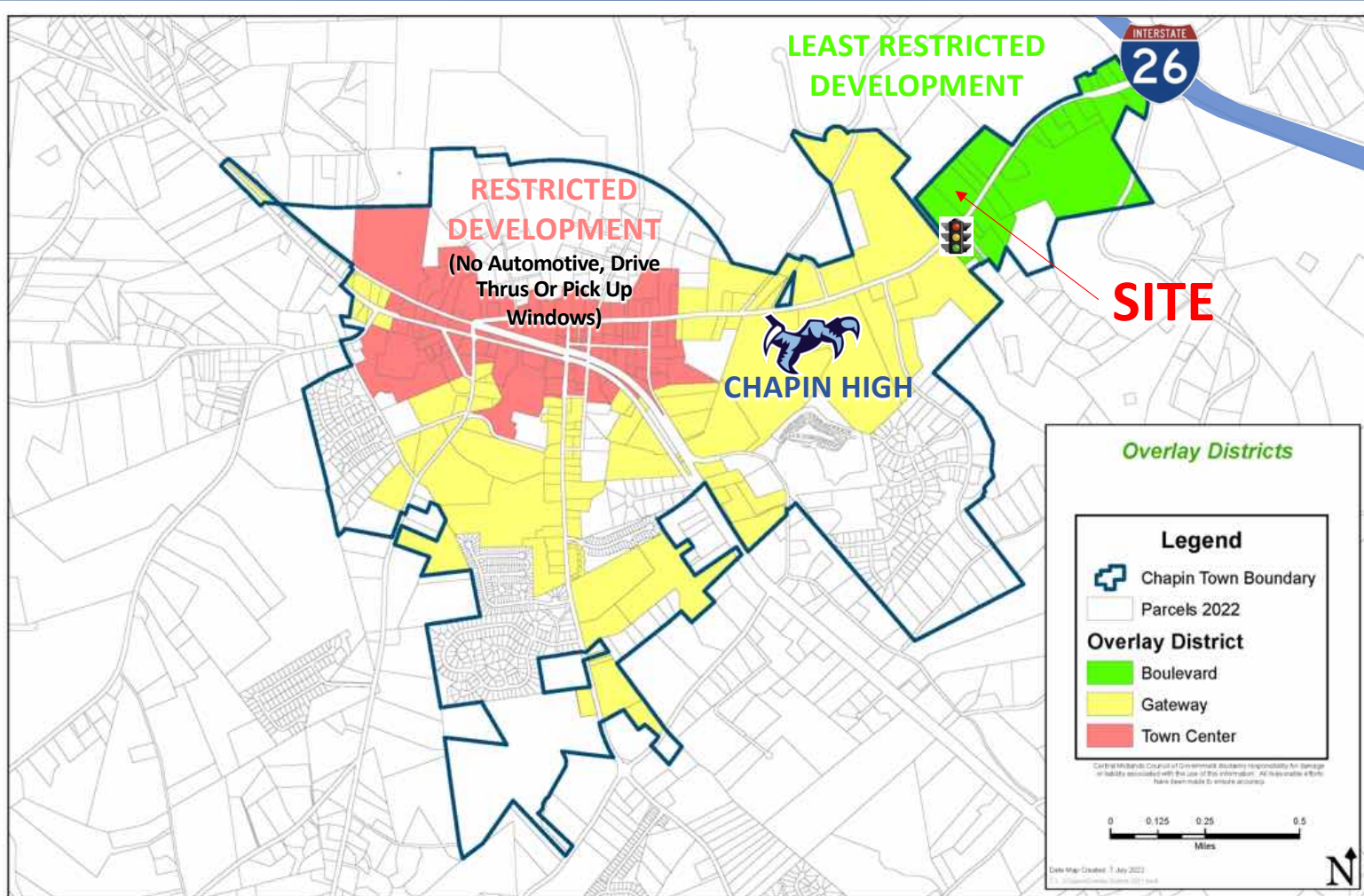
Property Highlights

- Approximately 6,200 SF Retail Building with McAlister's Deli
- Middle Suite (1,600 SF) available
- Delivery in 2025
- **UNDER CONTRACT** +/- 0.9 ac PAD
- **UNDER CONTRACT** +/- 1.0 ac PAD
- Columbia Avenue – Main Boulevard Corridor into fast growing Chapin, SC
- Planned SCDPT Upgrades:
 - Full Access to Columbia Avenue
 - Possible New Traffic Light (one of only 3 median cuts along the thoroughfare)
 - Widening to 4 lanes
 - Completed Interstate 26 Overpass to accommodate growth
- Boulevard Corridor to Chapin, SC (Drive Through and Automotive ALLOWED – Restricted in Chapin Town Center)
- Prisma and Lexington Medical facilities within 0.5 mi.
- Thoroughfare to high incomes and new residential developments
- Underserved Market – Restaurant and Automotive gaps
- Adjacent new Caliber Collision (under development)

1009 Architectural Review Overlay District Standards

The boundaries of the Architectural Review Overlay Districts are established as per Figure 1.

Figure 1: Architectural Review Districts Map



Chapin Business & Technology Park at Brighton



A TOP DESTINATION WITH SMALL TOWN SOUTHERN CHARM

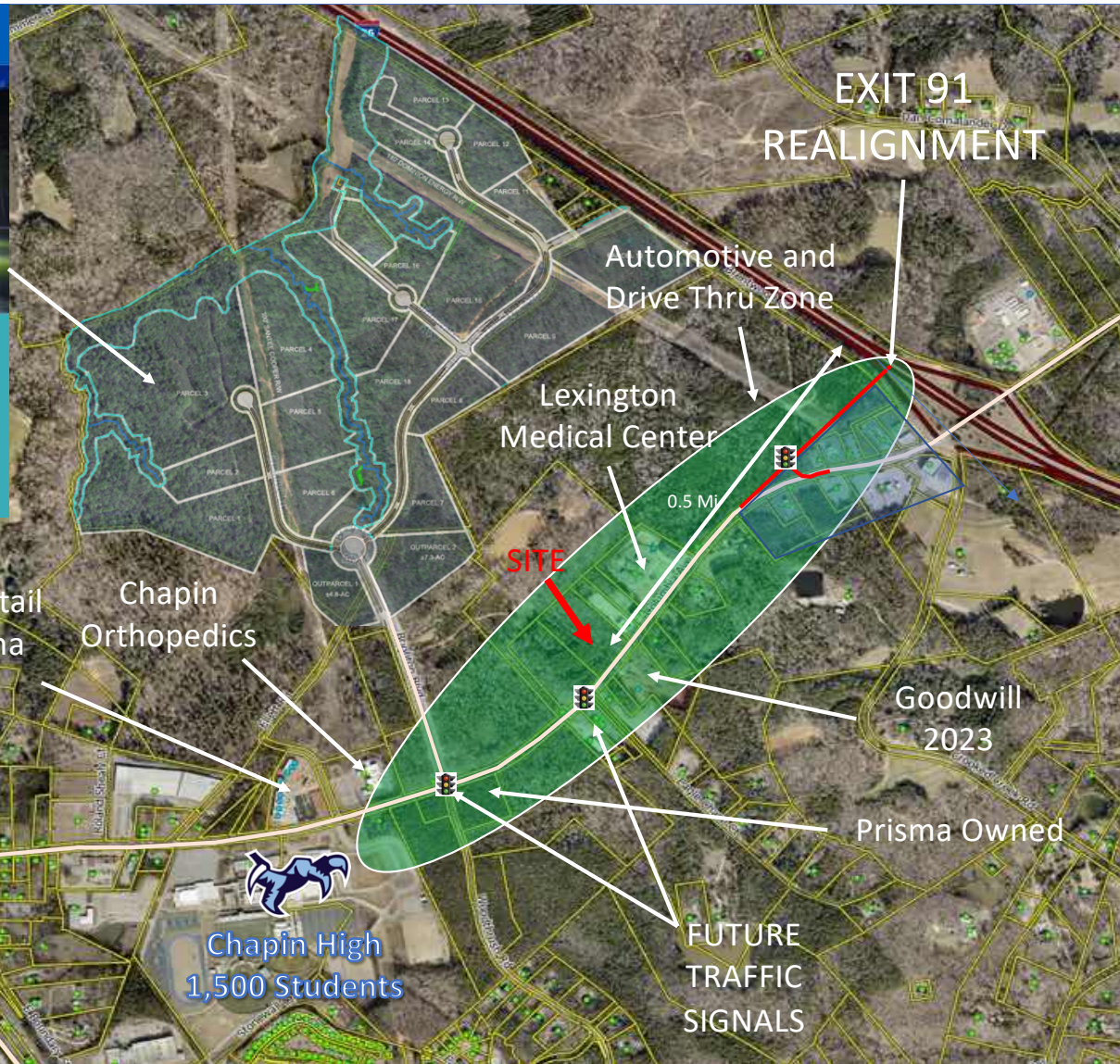
For industry and business pioneers looking to capitalize on Chapin's proximity to the Interstate, Lake Murray and the area's charming culture, the Chapin Business & Technology Park at Brighton is an ideal fit. Pedestrian-friendly with sidewalks throughout, the Park borders I-26 and is easy access to South Carolina's key metropolitan areas including Columbia, Greenville, Spartanburg and Charleston.

INNOVATIVE TECHNOLOGY PARK

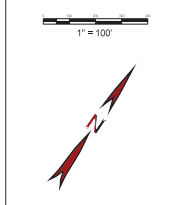
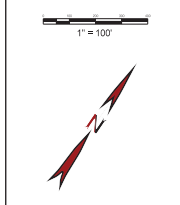
- » Less than 20 minutes to Samsung plant
- » Only minutes to Lake Murray
- » Near Harbison area shopping and dining
- » Award-winning school district

PARK ATTRIBUTES

- » Interstate 26 borders site, close proximity to Highways 76 and 176
- » Multiple sites visible from I-26
- » All utilities available



S-48 (COLUMBIA AVENUE) IMPROVEMENTS
PUBLIC HEARING
JANUARY 17, 2017 (UPDATED SEPTEMBER 2021)
SHEET 2 OF 2



LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- CONTROL OF ACCESS
- CONSTRUCTION LINES
- CURB/SEWER
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- REMOVE EXISTING PAVEMENT
- NEW CONCRETE SIDEWALK
- BRASS BERM OR BUFFER
- CONCRETE MEDIAN OR CURB

UTILITIES

- CHECK OR STREAM
- EXISTING UTILITY
- PROPOSED UTILITY



TABULARY	PROPERTY OWNER	PARCEL REFERENCE	SHEET BOOK & PAGE	PLAT BOOK & PAGE
43	JOHN AIR CHAPIN	000704-014	220-40	0
05	PARKVIEW REALTY & HOLDINGS - BRIGHTON	000704-048	270-509	100-119
47	BRIDGECORP REALTY	000704-129	742-239	34-234

LEGEND

- PROPERTY LINE
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UTILITIES

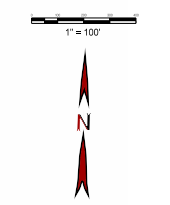
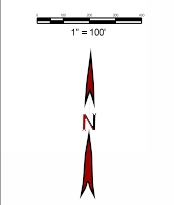
- CHECK OR STREAM
- EXISTING UTILITY
- PROPOSED UTILITY

ALL ELEMENTS SHOWN ARE PROPOSED AND SUBJECT TO CHANGE

S-48 (COLUMBIA AVENUE) IMPROVEMENTS
PUBLIC HEARING
JANUARY 17, 2017
SHEET 1 OF 2



TRACER NO.	PROPERTY OWNER	PROPERTY ADDRESS	DATE/BOOK & PAGE	TRACER NO.	PROPERTY OWNER	PROPERTY ADDRESS	DATE/BOOK & PAGE
46	FIRST CITIZENS BANK & TRUST COMPANY INC	000779-00-011	12/29/85	1790-106			
46	STATE & STONEY	000779-00-007	12/29/85	1800-109			
47	LAURIN G. CARROLL	000779-00-008	9/16/85	818-64			
46	ALICE EDNA RYDINGER	000779-00-009	4/15/86	1100-147			
55	DANIEL A. SMITH & JENNIFER SMITH	000779-00-006	7/05/13	125-173			
143	DOROTHY GORREY ASS'N. LIFE ESTATE	000779-00-023	11/01/89	285-63			
189	CAROLAN W. SHALY LIFE ESTATE	000779-00-001	11/04/11	800-79			
179	CAROLAN W. SHALY LIFE ESTATE	000779-00-001	11/04/11	8			
173	CHAPIN ROAD IMPROVEMENTS LLC	000779-00-002	11/17-114	8320-327			



LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- CONTROL OF ACCESS
- CONSTRUCTION LIMITS
- SUBGRADE
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- REMOVE EXISTING PAVEMENT
- NEW CONCRETE SIDEWALK
- GRASS BERM OR BUFFER
- CONCRETE MEDIAN OR CURB
- ADDITIONAL
- CHECK OF STREAM
- EXISTING STREAM
- PROPOSED STREAM

3 LANE RURAL TYPICAL SECTION

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- CONTROL OF ACCESS
- CONSTRUCTION LIMITS
- SUBGRADE
- EXISTING ASPHALT PAVEMENT
- NEW ASPHALT PAVEMENT
- REMOVE EXISTING PAVEMENT
- NEW CONCRETE SIDEWALK
- GRASS BERM OR BUFFER
- CONCRETE MEDIAN OR CURB
- ADDITIONAL
- CHECK OF STREAM
- EXISTING STREAM
- PROPOSED STREAM

3 LANE URBAN TYPICAL SECTION

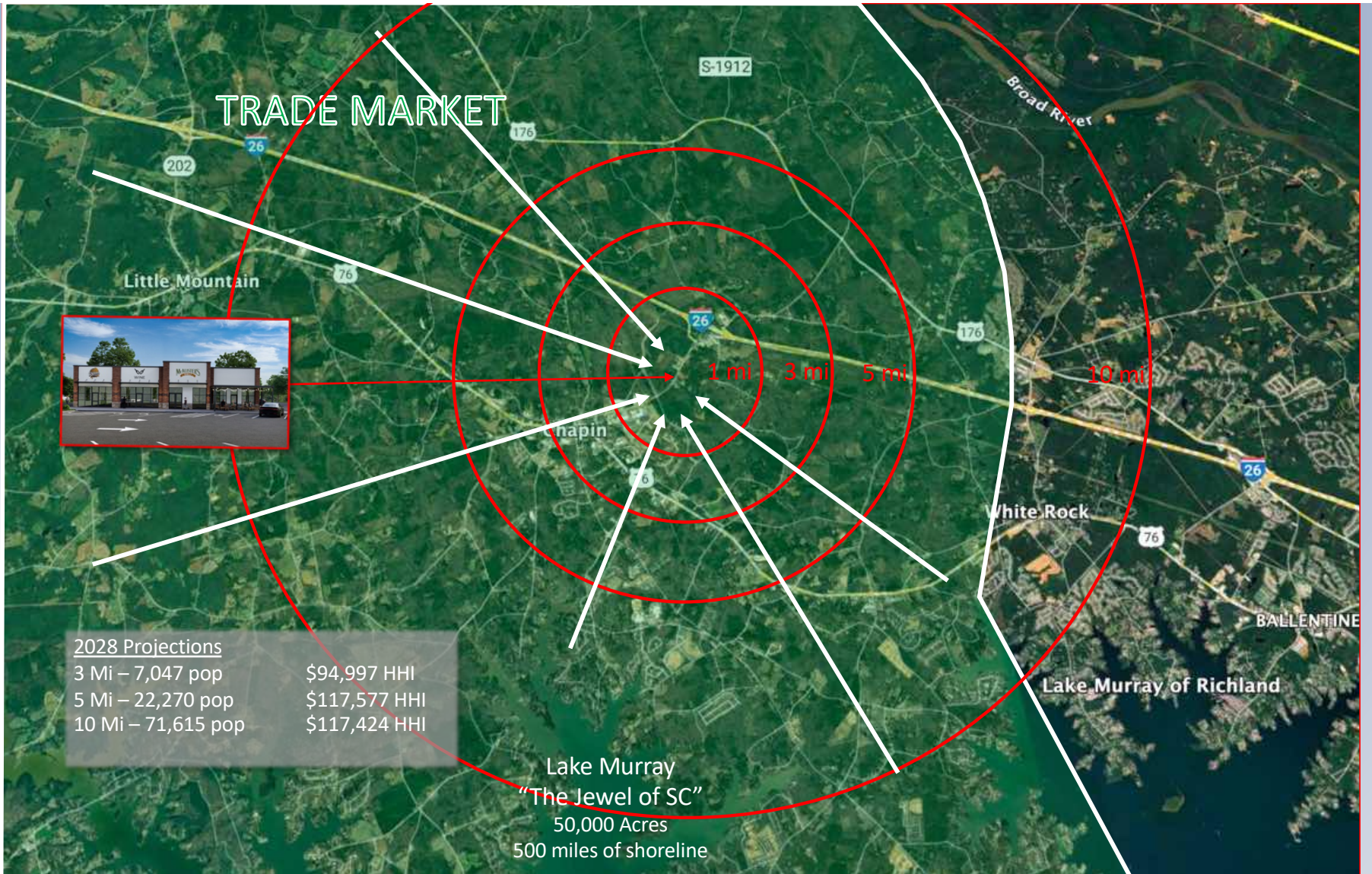
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TRADE MARKET




2028 Projections	
3 Mi – 7,047 pop	\$94,997 HHI
5 Mi – 22,270 pop	\$117,577 HHI
10 Mi – 71,615 pop	\$117,424 HHI

Lake Murray
"The Jewel of SC"
50,000 Acres
500 miles of shoreline



Demographic Detail Report

Columbia Ave, Chapin, SC 29036					
Building Type: Land	Total Available: 0 SF				
Class: -	% Leased: 0%				
RBA: -	Rent/SF/Yr: -				
Typical Floor: -					
Radius	3 Mile	5 Mile	10 Mile		
Population					
2028 Projection	7,047	22,270	73,373		
2023 Estimate	6,835	21,523	71,615		
2010 Census	5,402	16,666	59,444		
Growth 2023 - 2028	3.10%	3.47%	2.45%		
Growth 2010 - 2023	26.53%	29.14%	20.47%		
2023 Population by Age	6,835	21,523	71,615		
Age 0 - 4	354 5.18%	1,013 4.71%	3,413 4.77%		
Age 5 - 9	385 5.63%	1,059 4.92%	3,508 4.90%		
Age 10 - 14	454 6.64%	1,286 5.98%	4,175 5.83%		
Age 15 - 19	477 6.98%	1,542 7.16%	5,072 7.08%		
Age 20 - 24	441 6.45%	1,652 7.68%	5,584 7.80%		
Age 25 - 29	404 5.91%	1,354 6.29%	4,565 6.37%		
Age 30 - 34	398 5.82%	1,126 5.23%	3,773 5.27%		
Age 35 - 39	406 5.94%	1,051 4.88%	3,483 4.86%		
Age 40 - 44	420 6.14%	1,121 5.21%	3,689 5.15%		
Age 45 - 49	442 6.47%	1,267 5.89%	4,152 5.80%		
Age 50 - 54	466 6.82%	1,444 6.71%	4,765 6.65%		
Age 55 - 59	473 6.92%	1,565 7.27%	5,239 7.32%		
Age 60 - 64	451 6.60%	1,574 7.31%	5,323 7.43%		
Age 65 - 69	400 5.85%	1,433 6.66%	4,871 6.80%		
Age 70 - 74	333 4.87%	1,210 5.62%	4,117 5.75%		
Age 75 - 79	240 3.51%	855 3.97%	2,876 4.02%		
Age 80 - 84	149 2.18%	511 2.37%	1,674 2.34%		
Age 85+	142 2.08%	462 2.15%	1,336 1.87%		
Age 65+	1,264 18.49%	4,471 20.77%	14,874 20.77%		
Median Age	41.20	43.00	43.00		
Average Age	40.50	41.80	41.80		



Demographic Detail Report

Columbia Ave, Chapin, SC 29036				
Radius	3 Mile	5 Mile	10 Mile	
2023 Population By Race	6,835	21,523	71,615	
White	5,901 86.34%	19,133 88.90%	58,174 81.23%	
Black	694 10.15%	1,705 7.92%	10,319 14.41%	
Am. Indian & Alaskan	12 0.18%	47 0.22%	201 0.28%	
Asian	80 1.17%	266 1.24%	1,606 2.24%	
Hawaiian & Pacific Island	7 0.10%	14 0.07%	51 0.07%	
Other	142 2.08%	358 1.66%	1,263 1.76%	
Population by Hispanic Origin	6,835	21,523	71,615	
Non-Hispanic Origin	6,590 96.42%	20,956 97.37%	69,685 97.31%	
Hispanic Origin	246 3.60%	567 2.63%	1,930 2.69%	
2023 Median Age, Male	39.20	41.00	41.20	
2023 Average Age, Male	39.20	40.70	40.90	
2023 Median Age, Female	42.90	44.80	44.60	
2023 Average Age, Female	41.80	42.80	42.60	
2023 Population by Occupation Classification	5,545	17,857	59,503	
Civilian Employed	3,450 62.22%	11,430 64.01%	37,700 63.36%	
Civilian Unemployed	126 2.27%	239 1.34%	812 1.36%	
Civilian Non-Labor Force	1,964 35.42%	6,182 34.62%	20,927 35.17%	
Armed Forces	5 0.09%	6 0.03%	64 0.11%	
Households by Marital Status				
Married	1,573	5,402	17,587	
Married No Children	869	3,069	10,129	
Married w/Children	704	2,333	7,457	
2023 Population by Education	4,946	15,653	52,680	
Some High School, No Diploma	225 4.55%	625 3.99%	2,142 4.07%	
High School Grad (Incl Equivalency)	1,379 27.88%	3,292 21.03%	10,369 19.68%	
Some College, No Degree	1,561 31.56%	4,353 27.81%	14,934 28.35%	
Associate Degree	223 4.51%	681 4.35%	2,817 5.35%	
Bachelor Degree	1,074 21.71%	4,305 27.50%	14,184 26.92%	
Advanced Degree	484 9.79%	2,397 15.31%	8,234 15.63%	



Demographic Detail Report

Columbia Ave, Chapin, SC 29036			
Radius	3 Mile	5 Mile	10 Mile
2023 Population by Occupation	6,457	21,475	70,313
Real Estate & Finance	197 3.05%	949 4.42%	3,317 4.72%
Professional & Management	1,877 29.07%	7,139 33.24%	23,203 33.00%
Public Administration	266 4.12%	963 4.48%	3,296 4.69%
Education & Health	807 12.50%	2,791 13.00%	8,805 12.52%
Services	574 8.89%	1,318 6.14%	4,831 6.87%
Information	93 1.44%	241 1.12%	825 1.17%
Sales	809 12.53%	2,604 12.13%	8,848 12.58%
Transportation	14 0.22%	16 0.07%	16 0.02%
Retail	338 5.23%	1,159 5.40%	4,188 5.96%
Wholesale	123 1.90%	396 1.84%	933 1.33%
Manufacturing	224 3.47%	801 3.73%	3,129 4.45%
Production	362 5.61%	942 4.39%	2,834 4.03%
Construction	235 3.64%	690 3.21%	1,940 2.76%
Utilities	235 3.64%	747 3.48%	2,058 2.93%
Agriculture & Mining	32 0.50%	78 0.36%	231 0.33%
Farming, Fishing, Forestry	17 0.26%	49 0.23%	126 0.18%
Other Services	254 3.93%	592 2.76%	1,733 2.46%
2023 Worker Travel Time to Job	3,254	10,736	35,639
<30 Minutes	1,699 52.21%	5,297 49.34%	18,811 52.78%
30-60 Minutes	1,372 42.16%	4,575 42.61%	13,839 38.83%
60+ Minutes	183 5.62%	864 8.05%	2,989 8.39%
2010 Households by HH Size	2,072	6,210	22,416
1-Person Households	467 22.54%	1,159 18.66%	4,294 19.16%
2-Person Households	720 34.75%	2,323 37.41%	8,246 36.79%
3-Person Households	371 17.91%	1,113 17.92%	4,087 18.23%
4-Person Households	331 15.97%	1,033 16.63%	3,749 16.72%
5-Person Households	127 6.13%	417 6.71%	1,418 6.33%
6-Person Households	34 1.64%	107 1.72%	437 1.95%
7 or more Person Households	22 1.06%	58 0.93%	185 0.83%
2023 Average Household Size	2.60	2.60	2.60
Households			
2028 Projection	2,715	8,363	27,969
2023 Estimate	2,633	8,081	27,282
2010 Census	2,073	6,209	22,416
Growth 2023 - 2028	3.11%	3.49%	2.52%
Growth 2010 - 2023	27.01%	30.15%	21.71%



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3/19/2024

Demographic Detail Report

Columbia Ave, Chapin, SC 29036			
Radius	3 Mile	5 Mile	10 Mile
2023 Households by HH Income	2,632	8,082	27,284
<\$25,000	316 12.01%	724 8.96%	2,548 9.34%
\$25,000 - \$50,000	533 20.25%	1,351 16.72%	4,653 17.05%
\$50,000 - \$75,000	511 19.41%	1,124 13.91%	3,714 13.61%
\$75,000 - \$100,000	366 13.91%	1,137 14.07%	3,617 13.26%
\$100,000 - \$125,000	326 12.39%	1,029 12.73%	2,964 10.86%
\$125,000 - \$150,000	132 5.02%	677 8.38%	2,773 10.16%
\$150,000 - \$200,000	233 8.85%	885 10.95%	3,258 11.94%
\$200,000+	215 8.17%	1,155 14.29%	3,757 13.77%
2023 Avg Household Income	\$94,977	\$117,577	\$117,424
2023 Med Household Income	\$72,370	\$93,513	\$93,848
2023 Occupied Housing	2,634	8,082	27,283
Owner Occupied	2,270 86.18%	7,265 89.89%	24,016 88.03%
Renter Occupied	364 13.82%	817 10.11%	3,267 11.97%
2010 Housing Units	2,563	8,193	28,395
1 Unit	2,530 98.71%	8,105 98.93%	26,598 93.67%
2 - 4 Units	8 0.31%	38 0.46%	310 1.09%
5 - 19 Units	10 0.39%	26 0.32%	857 3.02%
20+ Units	15 0.59%	24 0.29%	630 2.22%
2023 Housing Value	2,270	7,266	24,016
<\$100,000	123 5.42%	311 4.28%	1,893 7.88%
\$100,000 - \$200,000	1,033 45.51%	1,924 26.48%	6,293 26.20%
\$200,000 - \$300,000	457 20.13%	1,698 23.37%	5,804 24.17%
\$300,000 - \$400,000	323 14.23%	1,320 18.17%	3,719 15.49%
\$400,000 - \$500,000	124 5.46%	651 8.96%	1,961 8.17%
\$500,000 - \$1,000,000	125 5.51%	1,058 14.56%	3,280 13.66%
\$1,000,000+	85 3.74%	304 4.18%	1,066 4.44%
2023 Median Home Value	\$197,966	\$282,331	\$265,850
2023 Housing Units by Yr Built	2,881	8,885	30,604
Built 2010+	608 21.10%	1,983 22.32%	5,242 17.13%
Built 2000 - 2010	930 32.28%	2,564 28.86%	6,855 22.40%
Built 1990 - 1999	479 16.63%	1,504 16.93%	6,386 20.87%
Built 1980 - 1989	310 10.76%	1,126 12.67%	4,875 15.93%
Built 1970 - 1979	269 9.34%	844 9.50%	4,121 13.47%
Built 1960 - 1969	92 3.19%	343 3.86%	1,576 5.15%
Built 1950 - 1959	86 2.99%	202 2.27%	571 1.87%
Built <1949	107 3.71%	319 3.59%	978 3.20%
2023 Median Year Built	2000	1999	1994



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3/19/2024