

For Sale/Lease

SALE PRICE: \$495,000

CONTACT BROKER FOR LEASE RATE

Located on the corner of highly traveled Highway 301 & Cannon Bridge Road

- » Zoning: B-1 (General Business District)
- » Zoning Jurisdiction: City of Orangeburg
- » Traffic Count: 28,300 VPD
- » Signalized intersection
- » Great location for a C-store and QSR concepts
- » ±240' of frontage along Hwy. 301

**1911
Old Edisto
Drive**
Orangeburg, SC 29115

**±3.8
acres**



CONTACT

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John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

**TRINITY
PARTNERS**

Location

1911 Old Edisto Dr.
Orangeburg, SC 29115



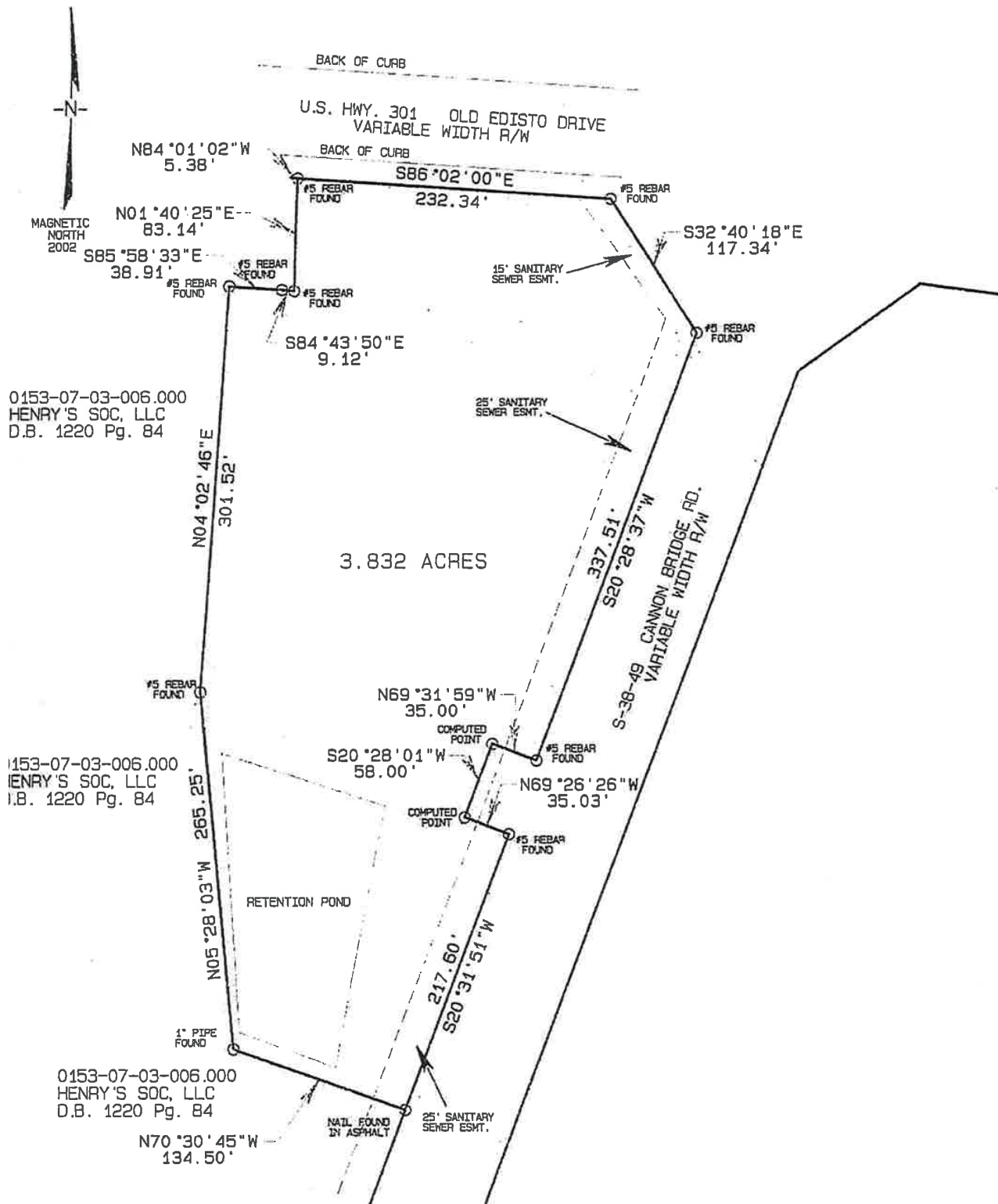
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Plat Map

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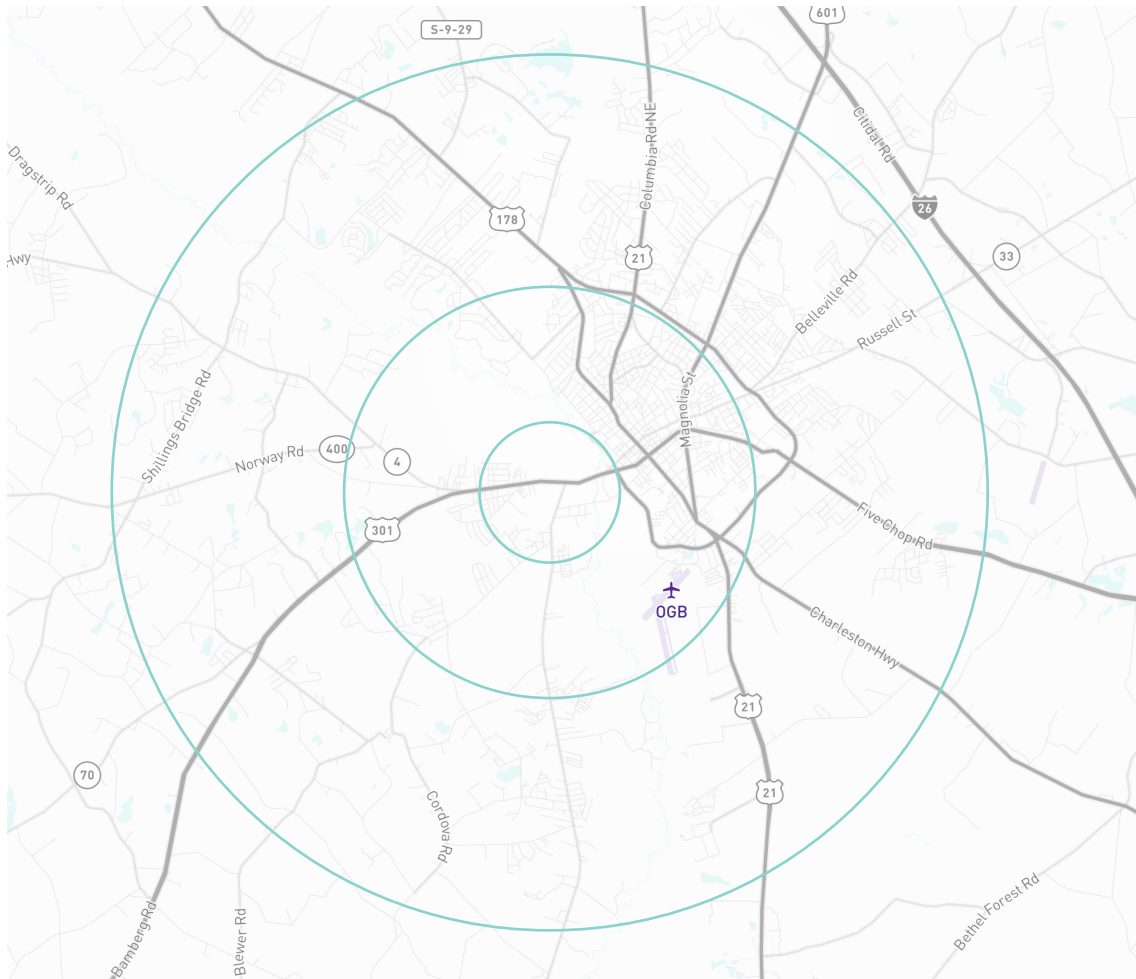


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TRINITY
PARTNERS

Demographics



	1 MILE	3 MILES	5 MILES
Total Households	668	9,175	16,542
Total Population	1,314	17,911	33,119
Population White	252	4,535	9,609
Population Black	1,047	12,784	22,307
Population Hispanic	1	193	817
Population Asian	0	223	442
Population Pacific Islander	0	43	98
Population American Indian	8	25	29
Population Other	0	76	206
Persons Per Household	2	2	2
Average Household Income	\$20,508	\$34,227	\$39,398
Average House Value	\$51,361	\$78,928	\$100,983
Average Age	38.5	38	38.9
Average Age Male	32.5	36	35.4
Average Age Female	40.4	40	41.3

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