



LOCATION:

The site is located along Orangeburg's primary retail corridor, Highway 178.

FACTS:

- Access: Full access from Hwy. 178 via signalized intersection and dedicated curb cut
- Size: 1.5 Acres
- GLA: Up to 4,000 SF
- Year Built: 2018 delivery
- Traffic: Highway 178 28,000 AADT

COMMUNITY:

- Orangeburg is ideally located one hour from both Columbia (west) and Charleston (east).
- In addition to employing 2,000, Husqvarna is constructing a new 513,000 SF distribution center at its Orangeburg headquarters.
- GKN Aerospace announced a new 126,000 SF facility, which will produce parts for the Boeing 737 MAX and 777X.
- Orangeburg is home to South Carolina State University, Claflin University, Southern Methodist College, and Orangeburg Calhoun Technical College.

NEIGHBORHOOD:

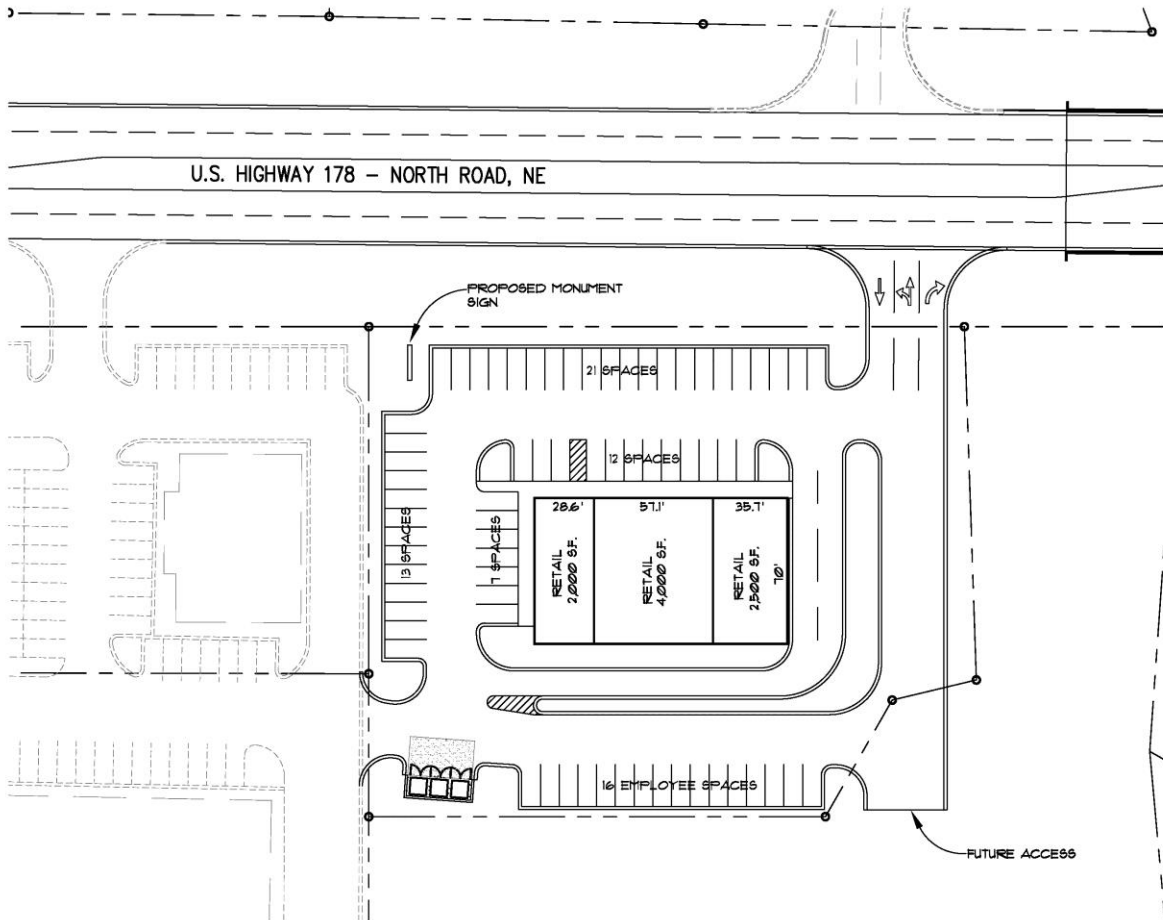
TJ Maxx	OfficeMax	Walmart	Lowe's Home Improvement
Verizon	Aldi	Zaxby's	PetSense
Lidl (planned)	IHOP	JCPenney	Belk
Applebee's	AT&T	Sprint	McDonald's

DEMOGRAPHICS:

2017 Estimates	Trade Area
Population	69,656
Avg. Household Income	\$46,965



SITE PLAN:



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