



LOCATION:

Northwest corner of the signalized intersection of SC Hwy 101 (5 lanes) and SC Hwy 296

FACTS:

Parcel Size: 23.69 acres

GLA: 75,000 SF (planned)

Traffic:	Hwy 101	18,700
	Hwy 296	6,100

COMMUNITY:

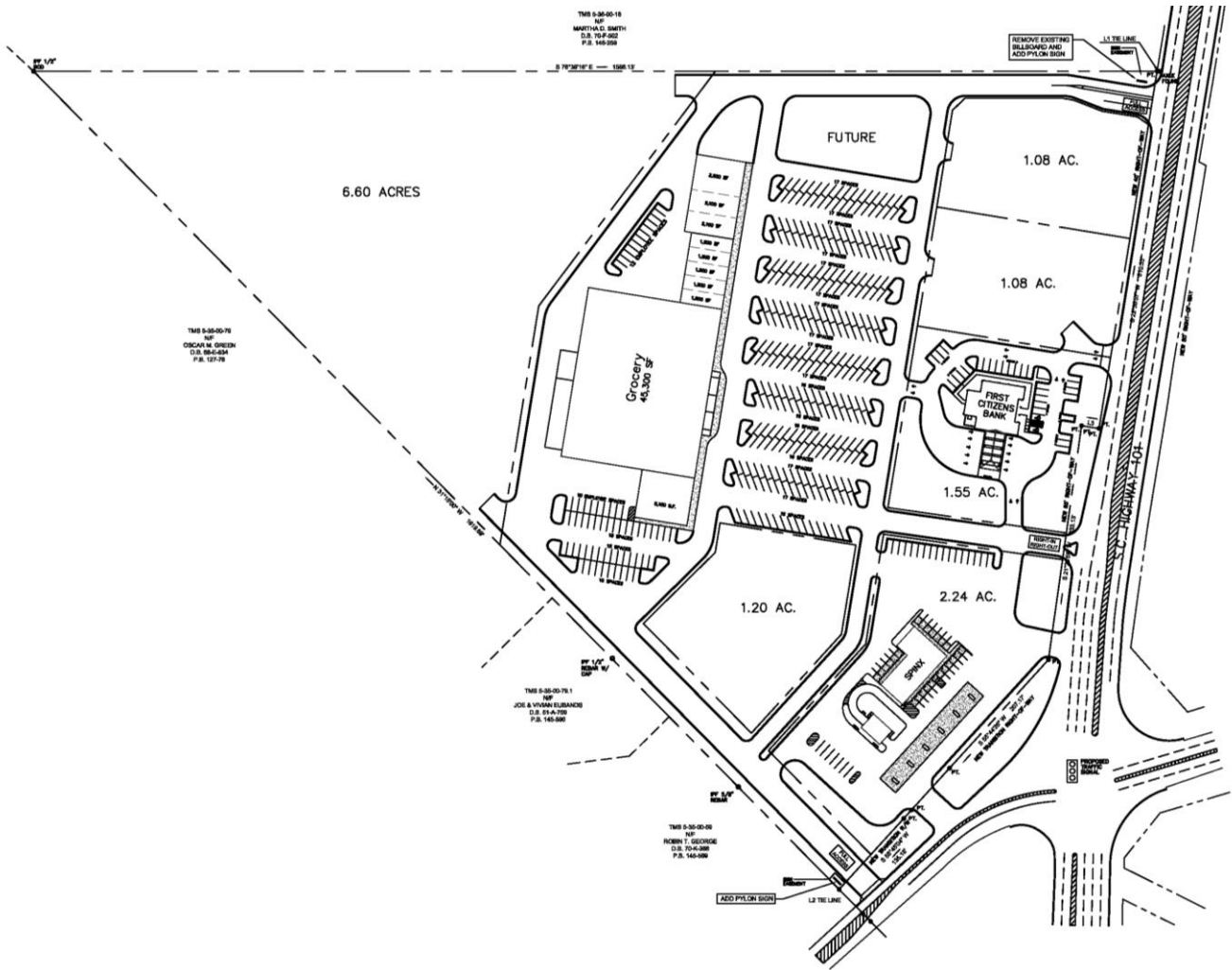
- Crossroads Plaza is a planned grocery-anchored development.
- There are four outparcels: one was sold to Spinx, another to First Citizens Bank, and two are still available at 1.08 acres each.
- The closest grocery stores are Publix and Ingles (5.5 miles to the east) and BI-LO and Publix at Five Forks (6.1 miles to the west).
- Zoning is C-3 (Highway Commercial), allowing for all typical elements of a first-class shopping center.
- **Greer's 2015 retail sales total topped \$1 billion, a 93% increase over the pre-recession high in 2008.**

NEIGHBORHOOD:

- The site provides excellent separation from neighborhood shopping centers and is in the middle of the trade area. The demographics of the trade area are ideal for a neighborhood center.
- Continued growth of new residential is spurred by BMW Manufacturing and associated suppliers four miles north of the site at SC Hwy. 101 and I-85.
- **7 new subdivisions underway in the immediate area for a total of 862 new lots.**

DEMOGRAPHICS:

	2017 Estimates	5 Mile
	Population	33,375
Population Growth 2010 – 2017		21%
Avg. Household Income		\$93,905



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