

# Prime, High Traffic Commercial Sites on Orangeburg's Hottest Growth Corridor

North Road (Hwy 178) ~ Orangeburg, SC



**2016 Traffic Count @ Station 197: 28,600 VPD**

2015 Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Daytime Population:	1,641	34,922	47,587
Average Household Income:	\$58,733	\$49,034	\$47,699
Average Median Income:	\$45,332	\$34,467	\$34,655

**City Utilities Available. Sites have been Graded & are Construction Ready.**



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*For Additional Information, please contact:*

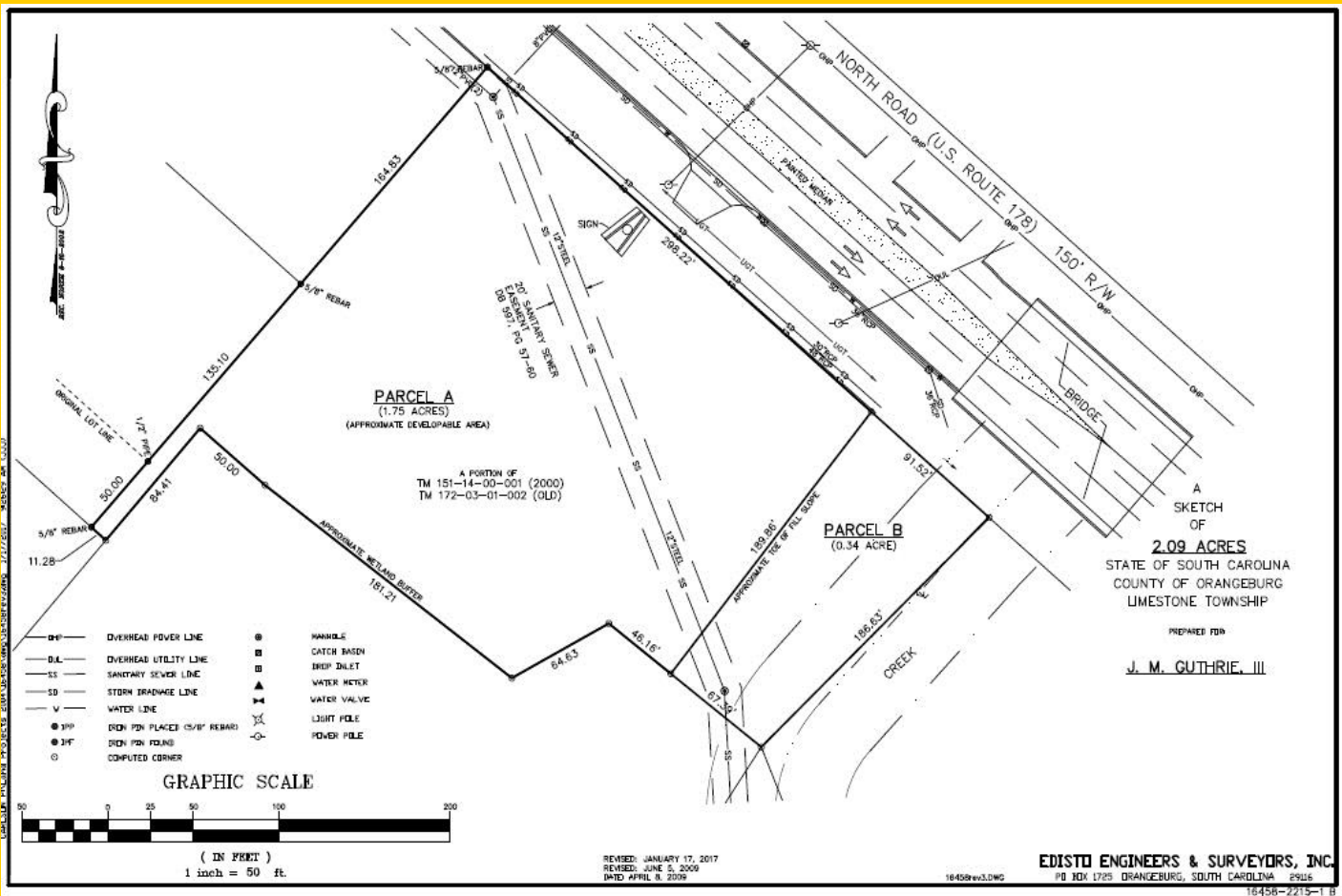


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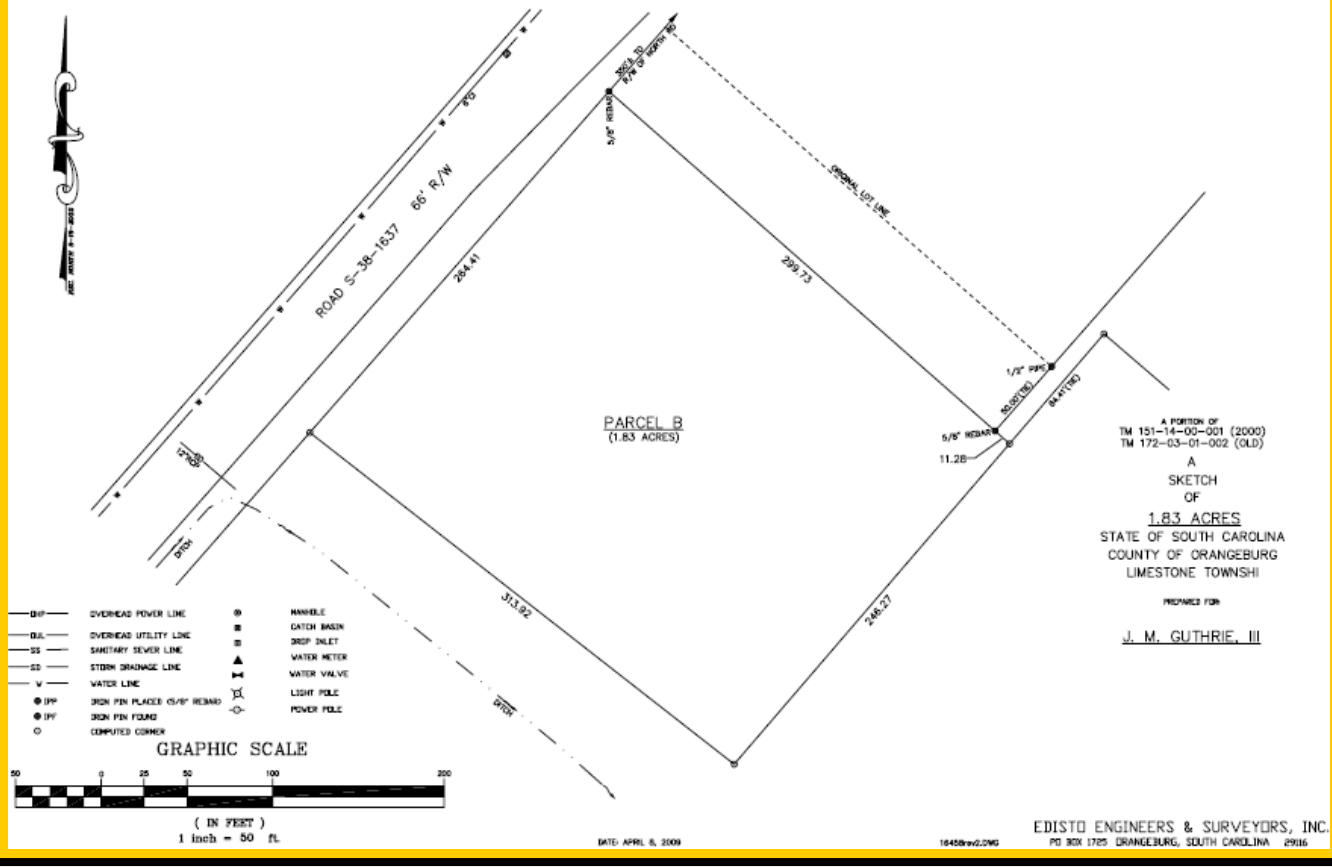
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## 2.09 +/- Acre Site – May Be Sub-Divided

- Site has a total of 389.11' Frontage on the North Road (Hwy 178).
- Curb Cut on North Road
- Convenient Easement Thru Parking Lot b/w IHOP & Dollar Tree(North Fork Crossing Center)
- Traffic Light at the Corner of IHOP/North Fork Crossing Lot
- Rear Easement behind Dollar Tree(NFC) to Side Street
- Actual Buildable Area is 1.75 +/- Acres (See Below Drawing)
- \$12.75 per Square Foot



# 1.83 +/- Acre Site with 264.41' Street Frontage \$10.00 per Square Foot



## **General Information for the Area @ Hwy 178 N**

The primary trade area population in 2014 is estimated to be 54,990, a figure which includes more than half the residential population of Orangeburg County. It should be noted that the daytime population of the primary trade area is likely higher than this number. (Numbers are per a market study completed in June 2014 – Full Report is Available if needed.)

### **The Following are within 5 Miles of the Property:**

**The Regional Medical Center:** 313 Bed Facility with 1,200 Employees. 11,547 Admissions in 2015

**Orangeburg Calhoun Technical College:** 220 Employees & 3,060 Students

**Orangeburg Preparatory Schools:** 2 Campuses (K-12) with 85+ Employees & 826 Students

**South Carolina State University:** 3054 Students & 350+ Staff

**Clafin University:** 2050 Students & 200+ Staff

**Currently Under Construction: City of Orangeburg's 9 Field Baseball & Softball Sports Complex & 50 Acre Magnolia Village Shopping Development**

**One (1) Hotel: Baymont Inn w/69 Rooms**

**Thirteen (13) Restaurants:** IHOP, Sonic, Wasabi Japanese, Church's Chicken, Applebee's, Papa John's Pizza, Chick-It-Out, Hot Wok Tokyo Grill, CiCi's Pizza, Zaxby's, Subway, McDonalds

**Three (3) Grocery Stores:** Aldi, Lidl, WalMart

**Five (5) Convenience Stores:** Shell, Circle K, United, Murphy's, Fast Stop

**Retail:** Dollar General, MediCap Pharmacy, Tractor Supply, Templeton Music, Lowes, Goodyear, OfficeMax, Public Storage, TJ Maxx, Sally Beauty, 2 Nail Salons, Shoe Show, Cato, WalMart, Verizon, Sprint, AT&T Store, Cuz Fashions, Hair Salon, Bootjack, Monro Muffler, Always Cash, Dollar Tree, 1<sup>st</sup> Franklin Financial, H&R Block, Driver's Choice Insurance, O'Reilly Auto Parts, PetSense, Advance America.

**Prince of Orange Mall:** Belk, JC Penney, Bath & Body Works, Hibbitt Sports, Just Casual, Footlocker, Payless Shoes, Shoe Dept, GNC, Kay Jewelers, Regis, Lee Nails, It's Fashion, Rue 21, Denim Lab, T Mobile.