



343/349 BELLS HWY | WALTERBORO, SC

WALTERBORO PLAZA

UP TO 8,100 SF AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

Suites 343-349 - 2,880 SF
Suites 371-377 - 8,100 SF

TRAFFIC COUNTS

17,900 ADT on Bells Hwy

PROPERTY HIGHLIGHTS

- Up to 8,100 SF available
- Located on Bells Hwy (17,900 ADT) - the primary commercial corridor in Walterboro
- Shadow anchored by national retailers including Tractor Supply, Belk, and Hibbett, and Citi Trends (regional draw)
- Strategic position just off I-95, capturing highway traffic between Charleston and Savannah
- Serves as a dominant retail hub for Colleton County and surrounding rural trade area
- Growing residential base with expanding subdivisions and steady long-term population trends
- Strong accessibility, surface parking, and ease of ingress/egress

LEASE RATE

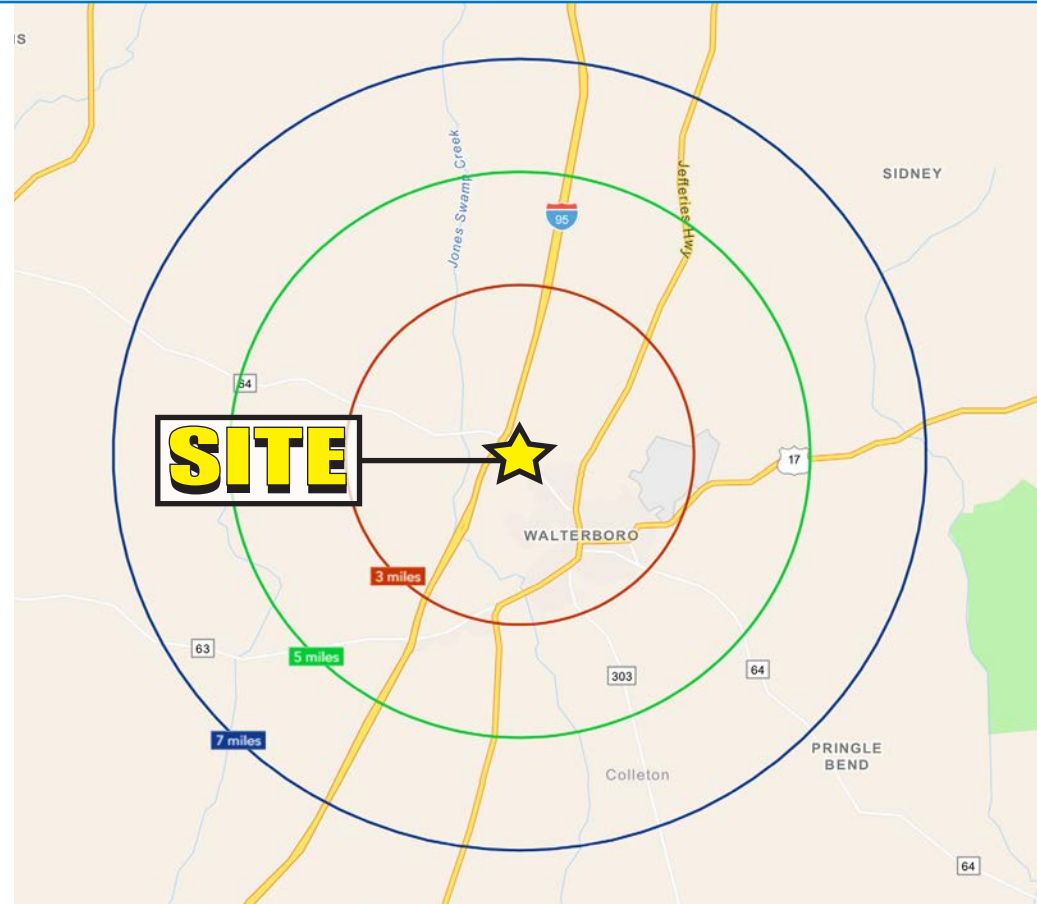
Call to discuss




COUNTY

Colleton

MARKET

Walterboro



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
 TOTAL HOUSEHOLDS	3,780	6,683	8,003
 TOTAL POPULATION	8,996	16,531	19,827
 MEDIAN HH INCOME	\$53,078	\$47,891	\$47,455

AERIAL

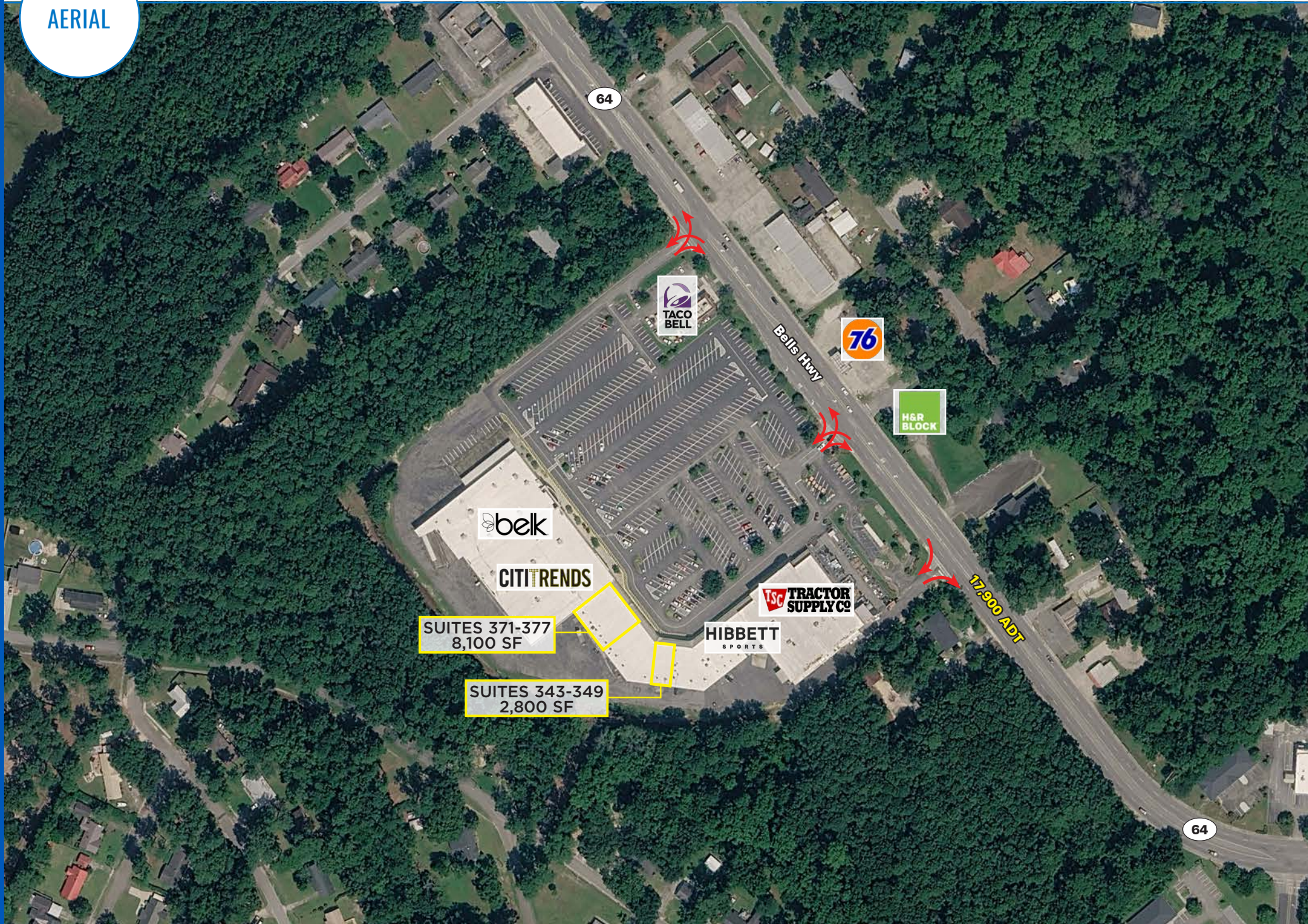


AERIAL



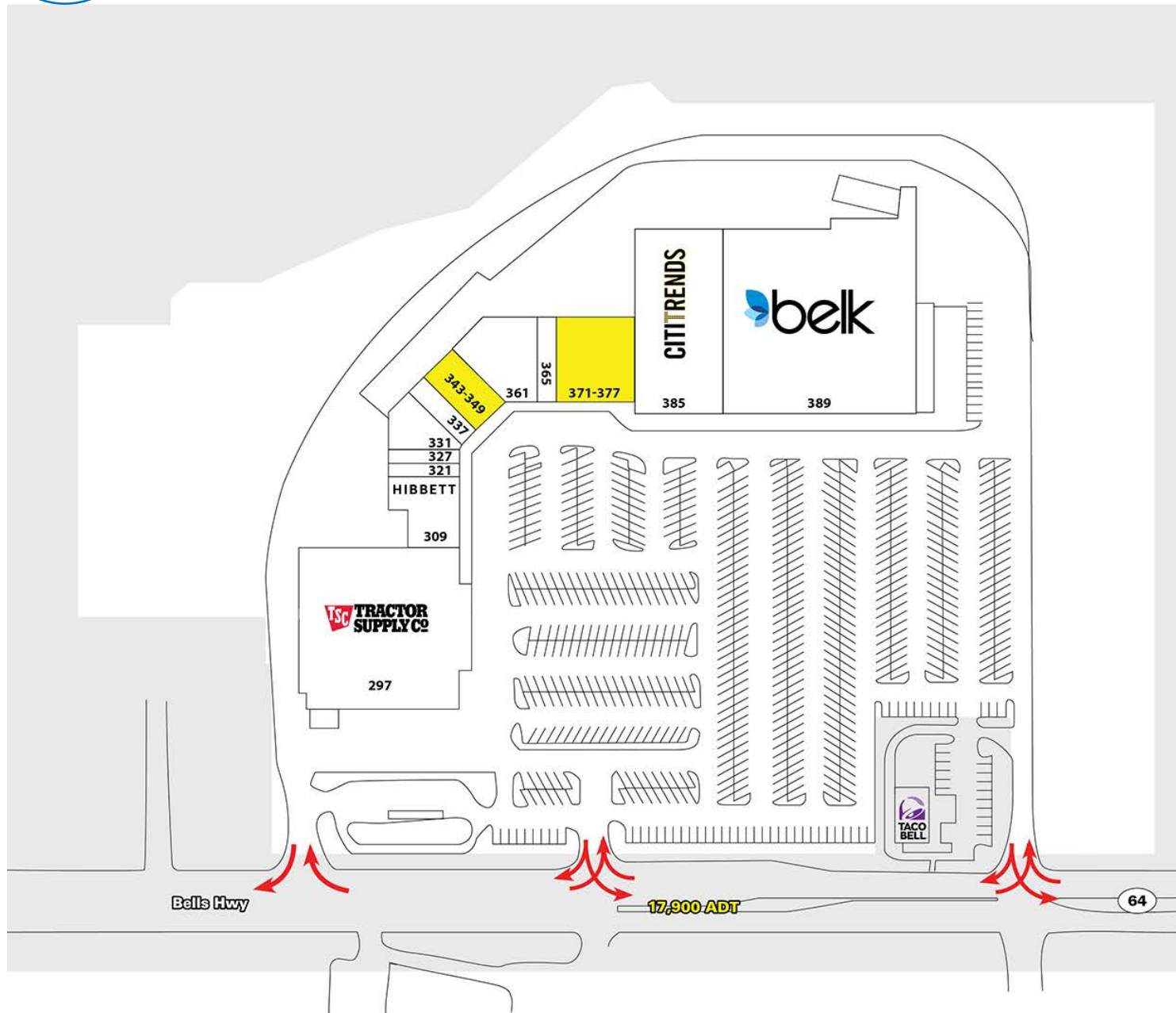
SITE
CRORF II WALTERBORO PLAZA
belk TRACTOR SUPPLY CO. HIBBETT SPORTS
Miracle-Ear CITITRENDS

AERIAL



LEASING PLAN

WALTERBORO PLAZA • UP TO 8,100 SF AVAILABLE FOR LEASE • RETAIL



CROFF II WALTERBORO PLAZA Walterboro, SC

Suite	Tenant	Area (SF)
297	Tractor Supply	31,982
309	Hibbett	5,474
321	Miracle Ear	1,440
327	China Wok	1,440
331	Urban Swaggz	4,060
337	Top Nails	1,440
343-349	AVAILABLE	2,880
361	NYC Beauty	6,140
365	Walterboro Tobacco	1,620
371-377	AVAILABLE	8,100
385	Citi Trends	18,013
389	Belk	48,497
TOTAL		130,986

Landlord does not warrant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

- Options / Leases Expiring within 1 Year
- Problem / Issue
- 30 Day Letter
- Separately Owned Outparcel
- Vacant
- ▼ Notates Grade Change

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PHOTOS





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