

Retail Outparcels
Available for Ground Lease
with Build-to-Suit Options



Phase II Outparcels | +/- 1.24 - 11.13 AC Available for Ground Lease with Build-to-Suit Options

CONTACT BROKER FOR PRICING

Magnolia Village

2947 Highway 178, Orangeburg, SC 29118

GROUND LEASE OR BTS

Matt Henry

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Property Overview

PROPERTY HIGHLIGHTS

- +/- 1.24 - 11.13 AC Available in Phase 2 of Magnolia Village Center
- Available Ground Lease and Build to Suit options
- Area Retailers: Mavis Tire, Chipotle, Tropical Smoothie Cafe, Firehouse Subs, Dunkin', Waffle House, VA Clinic
- Orangeburg County has ~\$2.1B+ in announced industrial capital investment and 2,000+ new jobs incoming bringing significant growth to the region
- Excellent visibility and full access with proposed traffic signal on North Rd
- Traffic Counts
 - North Road: 28,500 VPD



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Site View



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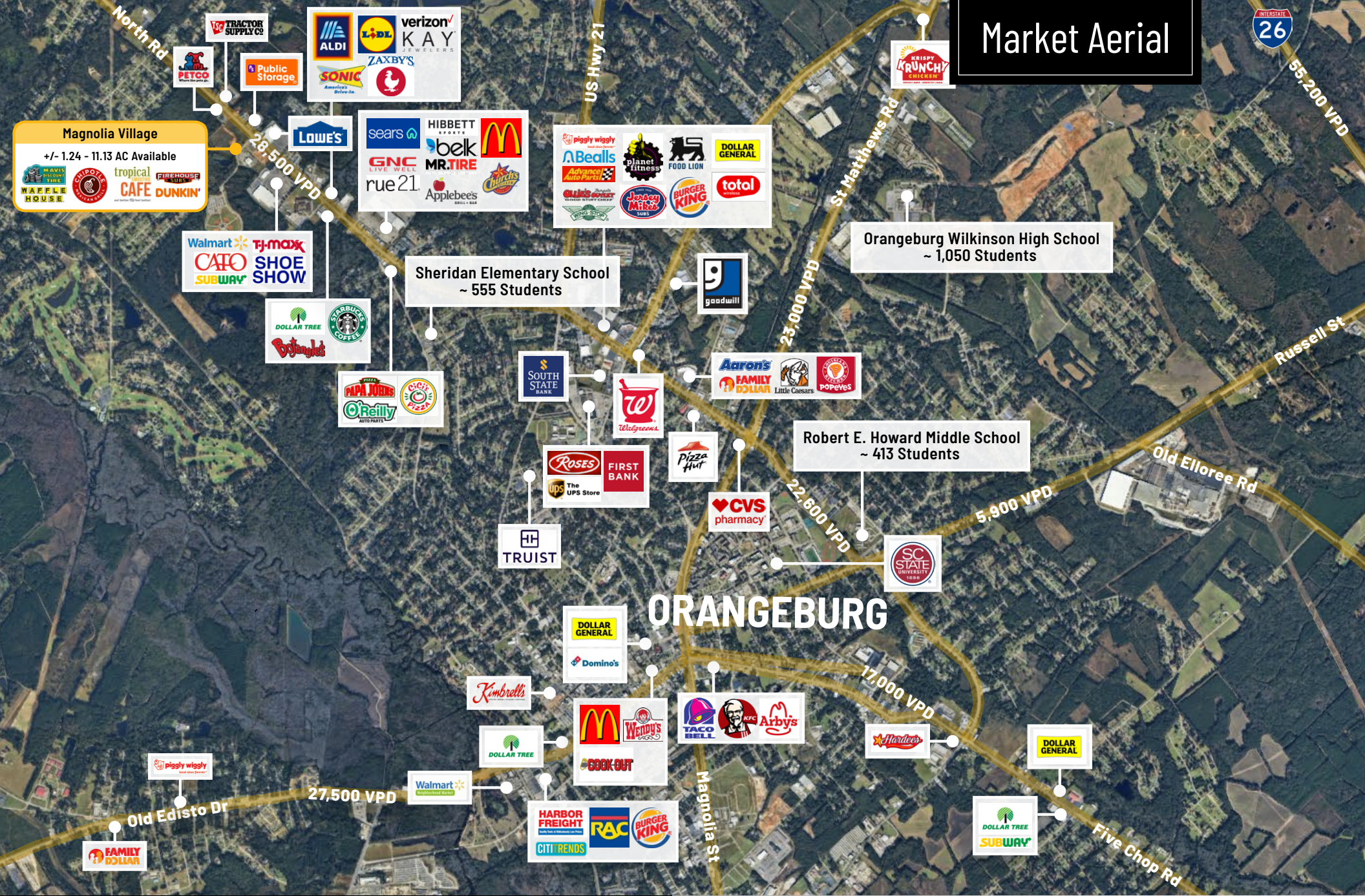
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Market Aerial



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Demographic Profile

ORANGEBURG | SOUTH CAROLINA



\$75,009
Average HH Income



7,168
Households



808
Businesses



8,643
Employees



16,245
Population



Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	1,902	16,245	32,722
2030 Projected Population	1,834	16,245	31,734
Households			
2025 Estimated Households	854	7,168	12,811
2030 Projected Households	842	7,068	12,644
Household Income			
2025 Estimated Avg Household Income	\$99,145	\$75,009	\$64,922
Businesses			
2025 Estimated Total Businesses	104	808	1,703
2025 Estimated Total Employees	1,060	8,643	23,181

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