

For Sale
±4 AC
Retail Land



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2222 Bells Highway

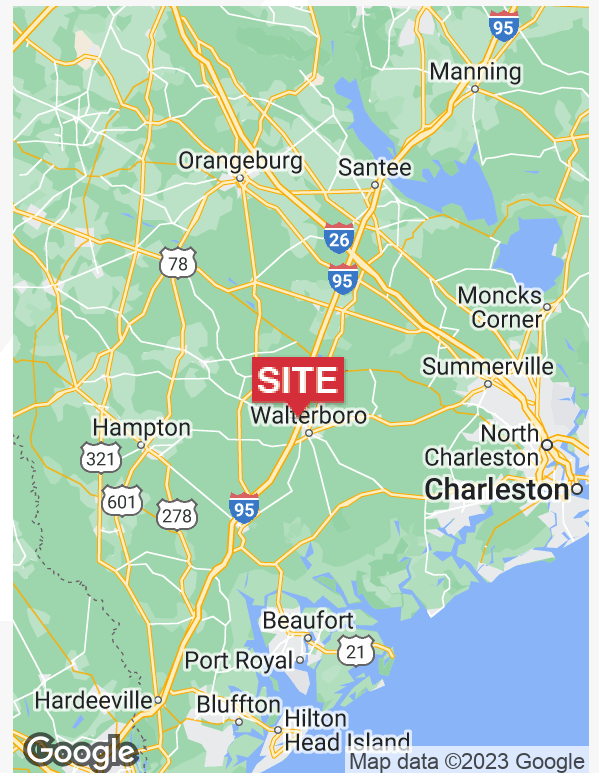
Walterboro, South Carolina 29488

Property Description

Approximately 4 acres suitable for retail development across from the Walmart Supercenter. Located off Interstate 95 along Bells Highway.

Property Highlights

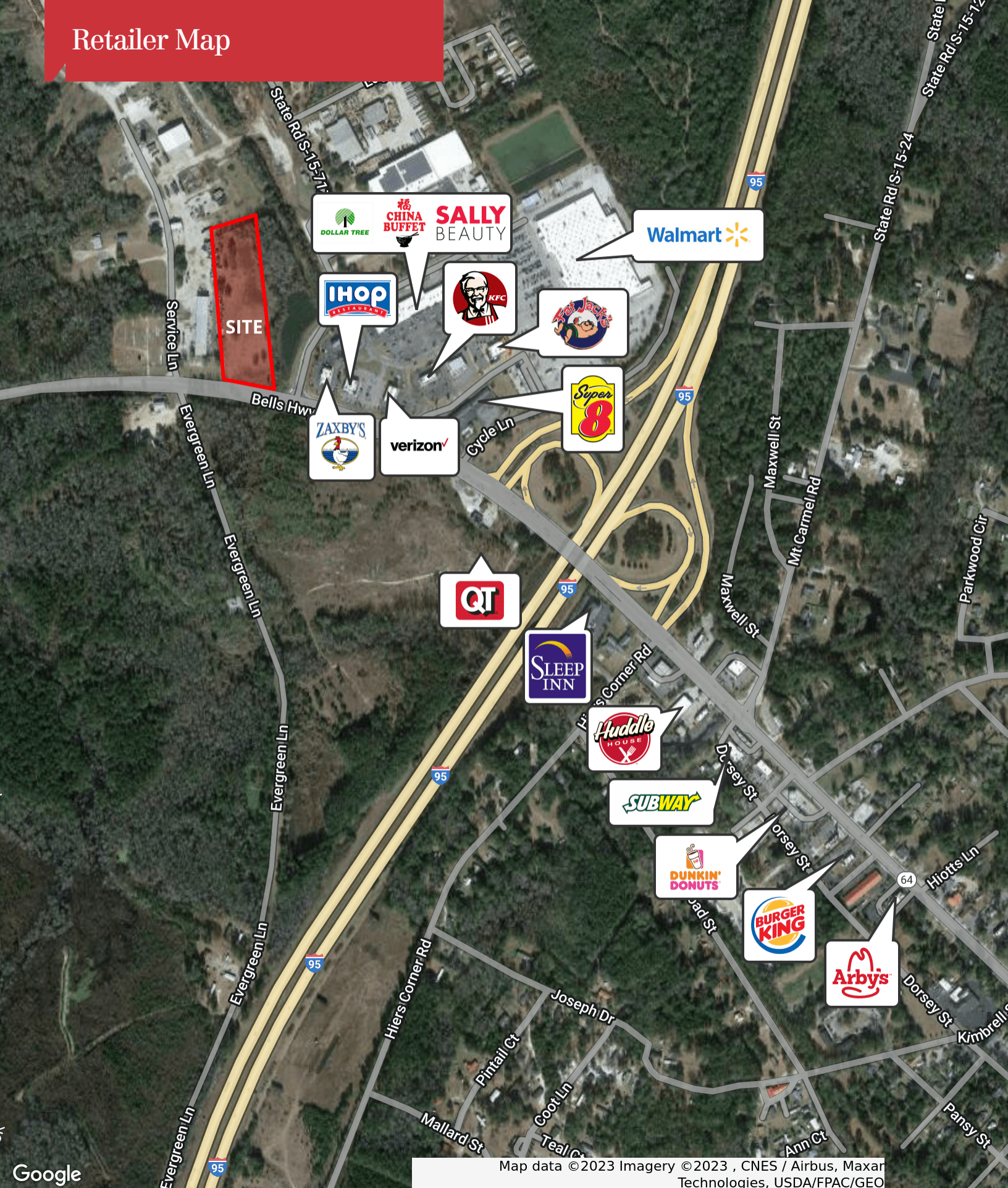
- Excellent access and visibility
- High traffic volume (I-95: 40,600 VPD, Bells Hwy: 16,700 VPD)
- Ideal for retail or hotel development
- Great opportunity to take advantage of I-95 traffic
- Zoning: IICD (Interstate Interchange Commercial District)
- **Sale Price: \$1.5 million**



For more information

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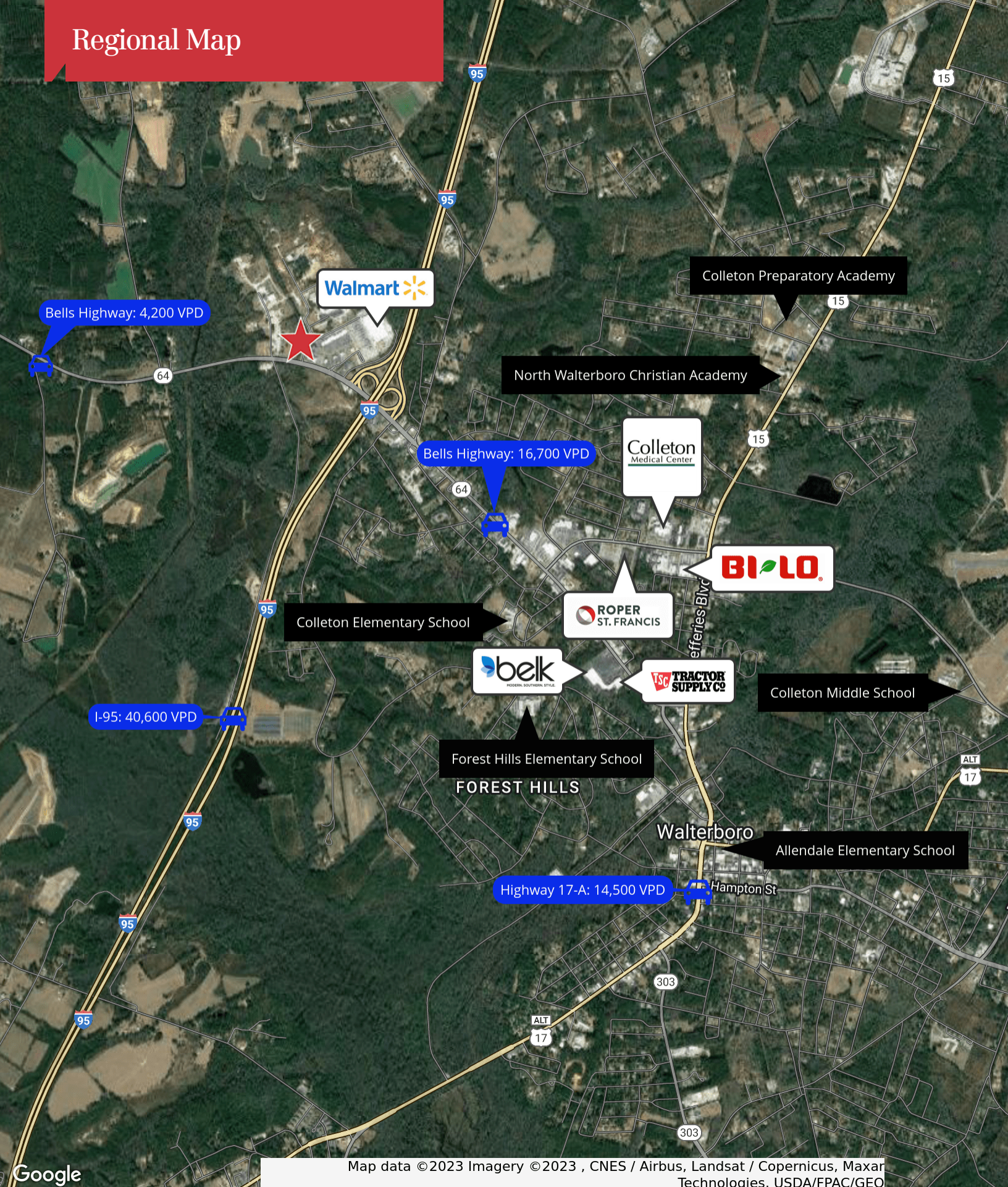
Retailer Map



Google

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Regional Map



Demographics

Bells Hwy & I-95 N, Walterboro, South Carolina, 29488
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 32.93017
 Longitude: -80.68980

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	1,948	11,816	18,102
Households	842	4,571	6,844
Families	543	3,030	4,656
Average Household Size	2.30	2.55	2.60
Owner Occupied Housing Units	596	3,025	4,687
Renter Occupied Housing Units	246	1,547	2,157
Median Age	42.2	39.3	38.8
Census 2020 Summary			
Population	2,045	11,539	17,655
Households	888	4,657	6,991
Average Household Size	2.28	2.44	2.48
2022 Summary			
Population	2,101	11,571	17,687
Households	912	4,685	7,026
Families	564	2,991	4,609
Average Household Size	2.29	2.44	2.47
Owner Occupied Housing Units	609	3,033	4,693
Renter Occupied Housing Units	303	1,652	2,333
Median Age	44.2	40.9	40.5
Median Household Income	\$46,685	\$37,396	\$37,448
Average Household Income	\$63,580	\$54,665	\$53,775
2027 Summary			
Population	2,171	11,551	17,623
Households	949	4,726	7,075
Families	585	3,003	4,619
Average Household Size	2.27	2.41	2.45
Owner Occupied Housing Units	647	3,110	4,797
Renter Occupied Housing Units	301	1,616	2,278
Median Age	45.0	42.0	41.7
Median Household Income	\$49,119	\$39,222	\$39,670
Average Household Income	\$68,038	\$59,680	\$59,192
Trends: 2022-2027 Annual Rate			
Population	0.66%	-0.03%	-0.07%
Households	0.80%	0.17%	0.14%
Families	0.73%	0.08%	0.04%
Owner Households	1.22%	0.50%	0.44%
Median Household Income	1.02%	0.96%	1.16%