

# For Lease

Retail Space: 1,600-7,360 SF  
Due to high demand now pre-leasing  
for shop space redevelopment



Newly constructed Starbucks  
& Firehouse Subs

## Newberry Plaza

1250 Wilson Road  
Newberry, SC 29108

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**NAI**Columbia

# Newberry Plaza

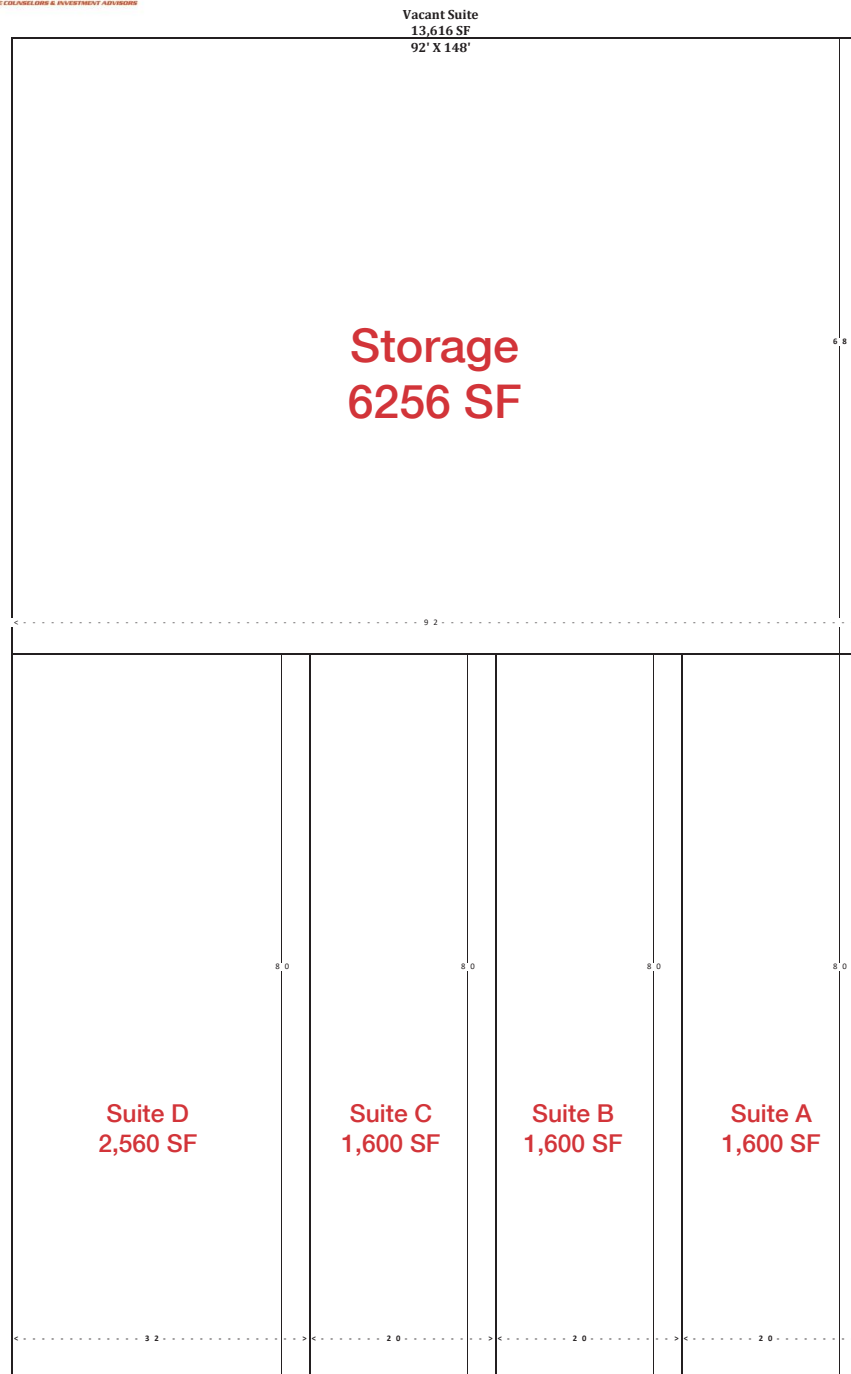
## Property Features

- Newberry Plaza is a ±81,000 SF neighborhood shopping center in Newberry, SC with a tenant roster that includes Dollar General, Badcock Furniture, Anytime Fitness, and Citi Trends in-line, with CVS, Starbucks, Hardees, Firehouse Subs, and Popeyes located on out parcels.
- Surrounding retailers in the trade area include Walmart, Starbucks, McDonald's, Lowe's Home Improvement, Wendy's, Tractor Supply, Zaxby's, Bojangles, and more.
- Property is located at the signalized intersection of Wilson Rd. (15,600 VPD) and Main St (9,300 VPD). There are two access points on Wilson Rd., one access point on Main St., and one point of access on Winnsboro Rd.
- Pylon Signage available.
- Ample Parking
- Due to the high demand for shop space, the owner is now pre-leasing redevelopment of junior anchor space for small shops, as all shop space is currently leased. The redevelopment will include a new storefront, as depicted on page 4.
- ±1,600 SF to 7,360 SF of shop space available -- \$20.00 PSF, NNN.

## Site Plan



# New Demising Plan for Small Shops



# Points of Interest

● Restaurants



Map Updated: Friday, March 17, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

# NAI Columbia

## Demographic Profile

## Demographic Profile

1250 Wilson Road | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
<b>Population</b>				<b>2022 Age Dist.</b>				<b>Median Household Income</b>			
2020 Census	5,655	14,403	20,392	0 - 4	5.6%	6.4%	6.3%	2022 Estimate	\$50,331	\$42,872	\$45,202
2022 Estimate	5,623	14,315	20,248	5 - 9	5.7%	6.4%	6.4%	2027 Projection	\$54,325	\$50,688	\$52,108
2027 Projection	5,550	14,152	20,010	10 - 14	5.6%	6.2%	6.3%				
% Chg. 2022-2027	-1.3%	-1.1%	-1.2%	15 - 19	7.8%	9.1%	8.1%	<b>Average Household Income</b>			
				20 - 24	7.5%	8.6%	7.7%	2022 Estimate	\$66,008	\$60,136	\$63,702
<b>Households</b>				25 - 34	12.2%	13.3%	13.3%	2027 Projection	\$73,654	\$66,525	\$71,928
2020 Census	2,233	5,379	7,696	35 - 44	10.4%	10.8%	11.3%				
2022 Estimate	2,216	5,355	7,663	45 - 54	10.4%	10.1%	10.9%	<b>Per Capita Household Income</b>			
2027 Projection	2,189	5,314	7,603	55 - 64	11.0%	10.8%	11.7%	2022 Estimate	\$25,801	\$22,803	\$24,437
				65 - 74	11.7%	9.7%	10.1%	2027 Projection	\$28,818	\$25,306	\$27,708
<b>Families</b>				75 - 84	7.4%	5.6%	5.4%				
2010 Census	1,390	3,451	5,112	85+	4.6%	2.9%	2.5%	<b>2022 Household Income Dist.</b>			
2022 Estimate	1,315	3,283	4,888					Less than \$15,000	15.8%	16.3%	14.5%
2027 Projection	1,290	3,236	4,821	<b>Median Age</b>				\$15,000 - \$24,999	9.7%	11.4%	11.7%
				2010 Census	39.0	34.6	35.8	\$25,000 - \$34,999	13.2%	13.8%	13.6%
<b>2022 Housing Data</b>				2022 Estimate	40.0	34.9	36.6	\$35,000 - \$49,999	10.6%	14.1%	13.7%
Owner Occ. Housing Units	1,429	3,194	4,936	2027 Projection	41.3	36.3	37.9	\$50,000 - \$74,999	25.2%	21.8%	20.8%
Renter Occ. Housing Units	772	2,161	2,726					\$75,000 - \$99,999	7.7%	7.4%	8.3%
				<b>Average Household Size</b>				\$100,000 - \$149,999	11.4%	9.6%	10.9%
<b>2022 Business Data</b>				2020 Census	2.28	2.41	2.46	\$150,000 - \$199,999	3.6%	3.8%	4.5%
Total Businesses:	537	787	935	2022 Estimate	2.28	2.41	2.45	\$200,000 and Up	2.7%	1.7%	2.0%
Total Employees:	5,908	11,328	13,557	2027 Projection	2.27	2.39	2.44				