



2091 J A Cochran Byp., Unit J

CHESTER, SC RETAIL/FLEX SPACE AND LAND FOR LEASE

Position your concept in the middle of Chester's growing resurgence with this land lease opportunity and 20,585 SF retail space. This established shopping center offers a strategic entry point into this expanding market. Anchored by Citi Trends and Dollar General, the center draws consistent, daily traffic. Unit J provides a massive open floor plan, making it the perfect footprint for large format retailers, hardware concepts, or equipment supply stores looking for a highly functional and visible layout.

Property Highlights:

- ▶ Open, expansive retail/flex/warehouse space
- ▶ Ideal footprint for large format retailers, hardware, or equipment suppliers
- ▶ Land lease perfect for EV charging station, coffee, or drive-thru concepts
- ▶ Located in an established center anchored by Citi Trends, UPS, and Family Dollar
- ▶ Ample shared parking
- ▶ Positioned in a growing market benefiting from recent community revitalization projects



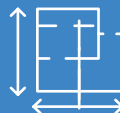
**3D MATTERPORT
TOUR**



Retail Rent
\$11/SF



TICAM est.
\$4.00



Retail
**20,585
SF**



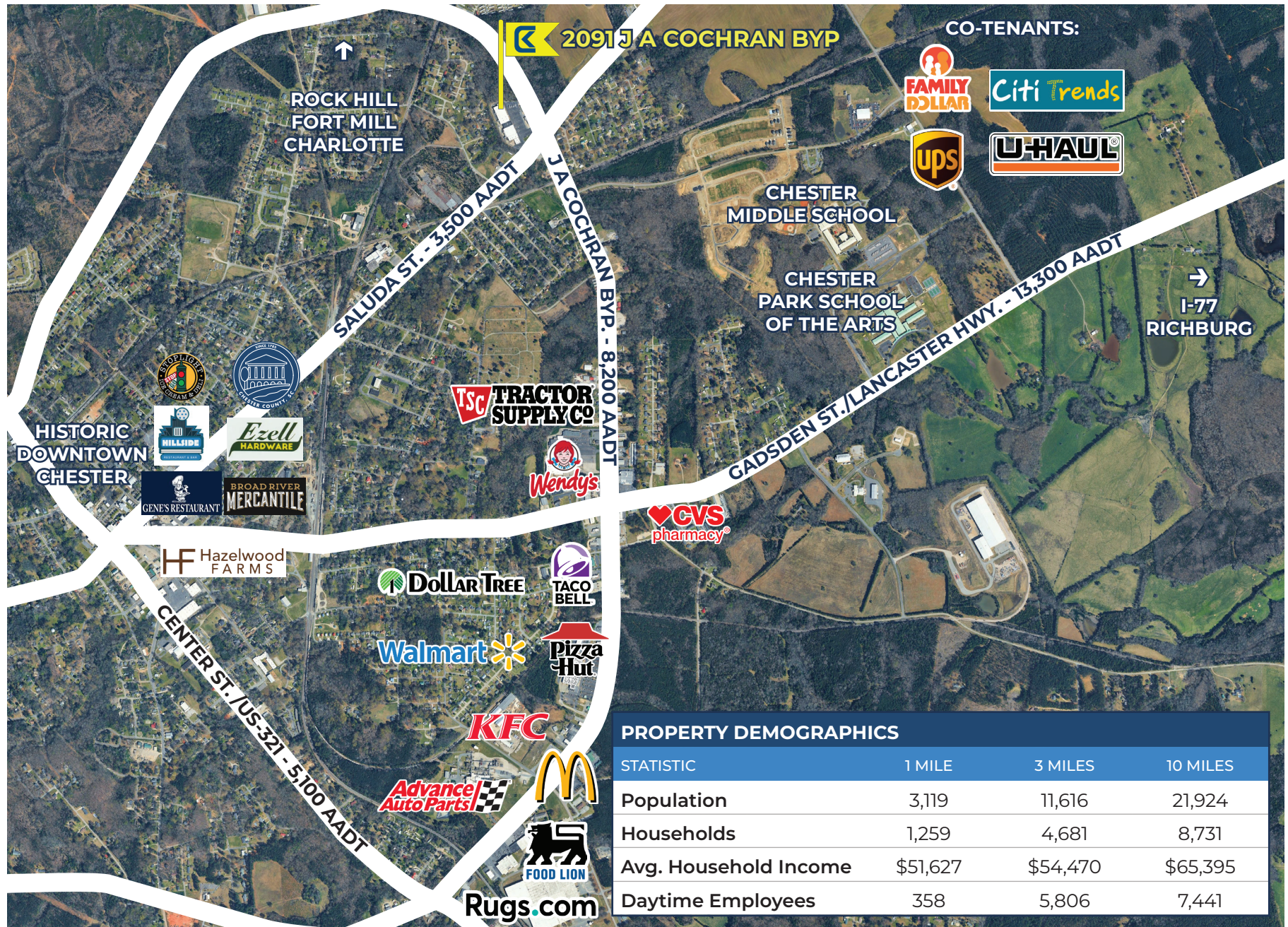
Retail Lease
**Triple Net
(NNN)**



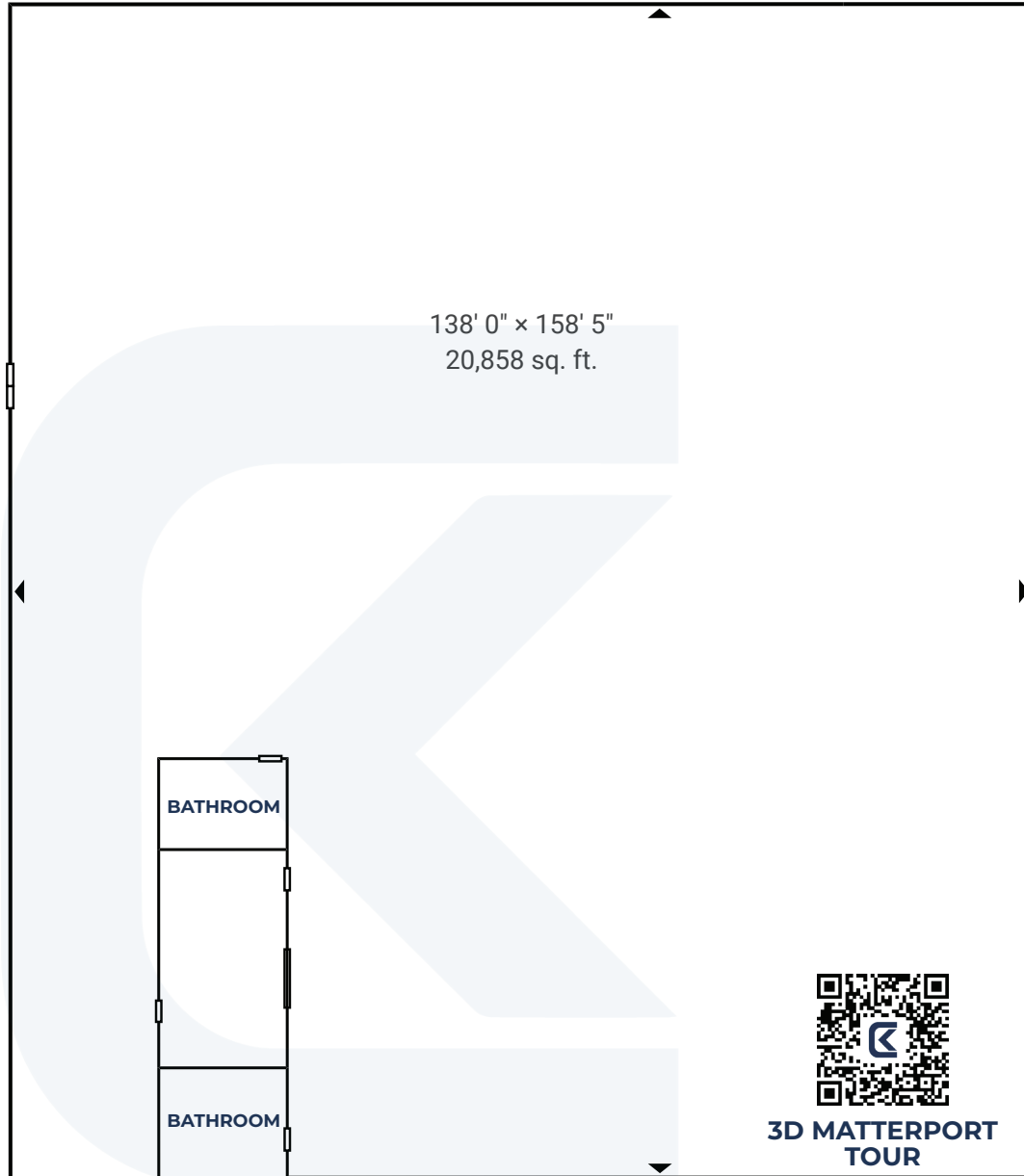
Land Lease
\$50k/yr

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FLOOR PLAN



LAND LEASE

- ▶ 0.533 AC
- ▶ \$50,000/yr
- ▶ Perfect for EV Charging Station, Coffee or Drive-thru Concepts



**PROPERTY DETAILS**

Address	2091 J A Cochran Bypass Unit J Chester, SC 29706
Land Lease	\$50k/yr
Retail Square Footage	20,858 SF
Retail Rent	\$11/SF
TICAM (est)	\$4.00
Lease Type	Triple Net (NNN)

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