

# RICHBURG OUTPARCELS 1-4

LANCASTER HIGHWAY, RICHBURG, SC 29729



*Warren Norman*  
COMPANY



## OFFERING SUMMARY

Available Outparcels:	Outparcel 1 - 1.2 Acres
	Outparcel 2 - 0.75 Acres
	Outparcel 3 - 0.75 Acres
	Outparcel 4 - 3.3 Acres

Lease Rate: Build to Suit or Ground Lease

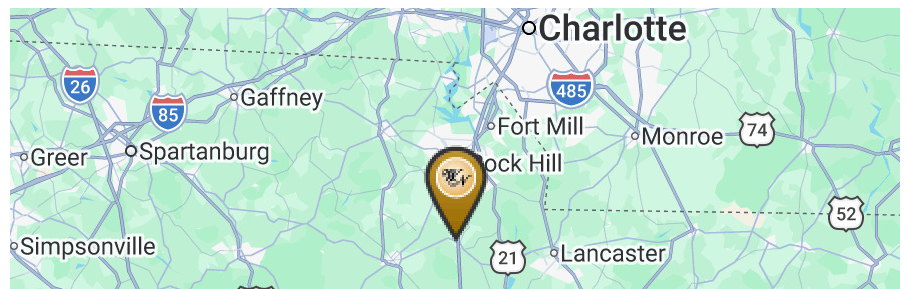
Zoning: GC

## PROPERTY OVERVIEW

Retail outparcels available along Lancaster Highway (SC Hwy 9) in Richburg, SC. Ideal location for new mixed use and commercial development in Chester County.

## PROPERTY HIGHLIGHTS

- Located off I-77 exit 65
- Between Charlotte, NC and Columbia, SC
- Site is less than 1 mile from 1.7 million Square Foot Giti Tire Plant
- I-77 - 45,400 vehicles per day



for more information, contact:

**ANDREA WALTERS**  
803.366.8141  
andrea@warrennorman.com

**JAMES HILL**  
804.305.5022  
jhill@warrennorman.com



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Outparcel 1	Available	1.2 Acres	Ground Lease or Build to Suit	\$80,000 per year	-
Outparcel 2	Available	0.75 Acres	Ground Lease or Build to Suit	\$75,000 per year	-
Outparcel 3	Available	0.75 Acres	Ground Lease or Build to Suit	\$75,000 per year	-
Outparcel 4	Available	3.3 Acres	Ground Lease or Build to Suit	\$90,000 per year	-

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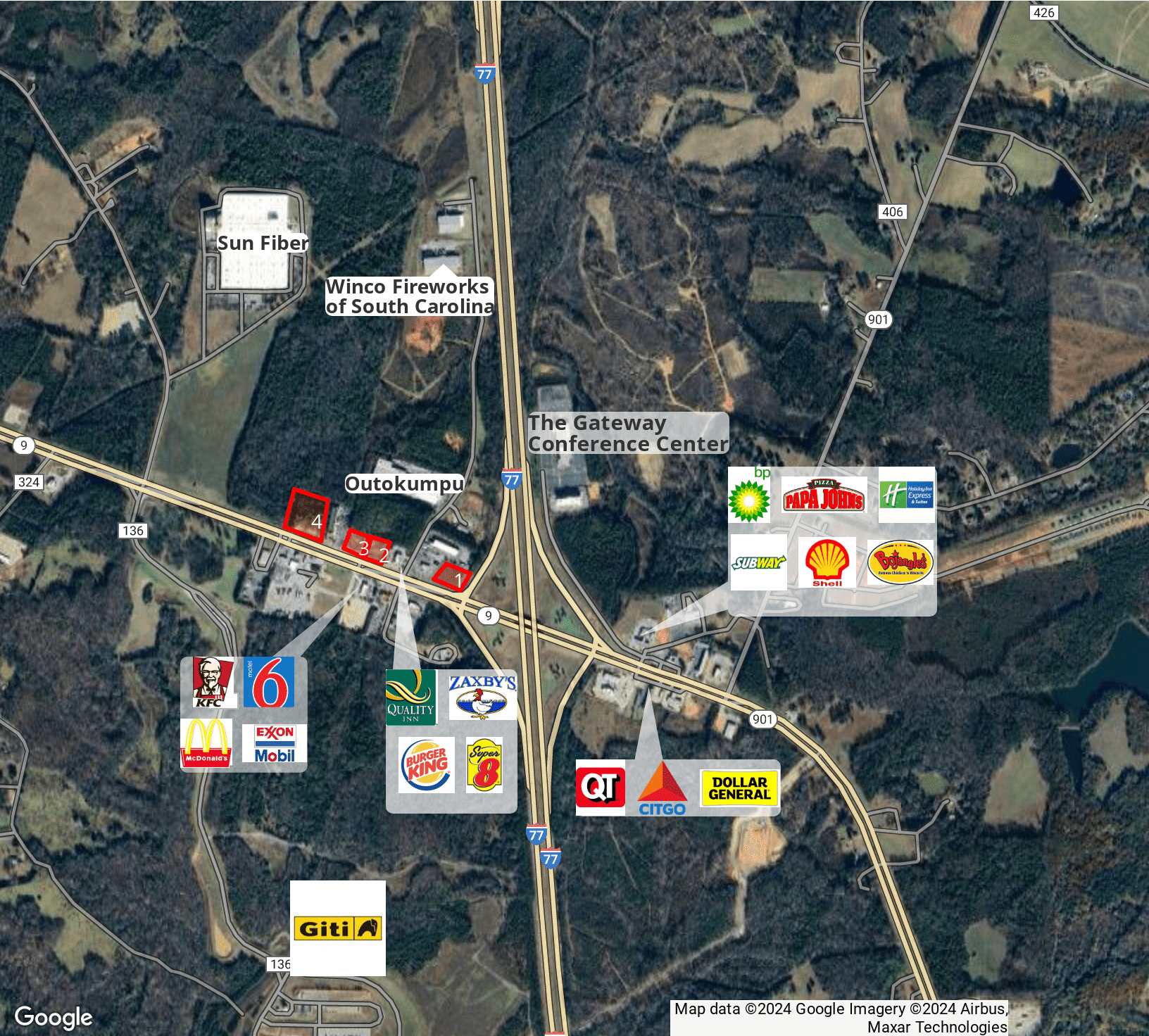


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Google

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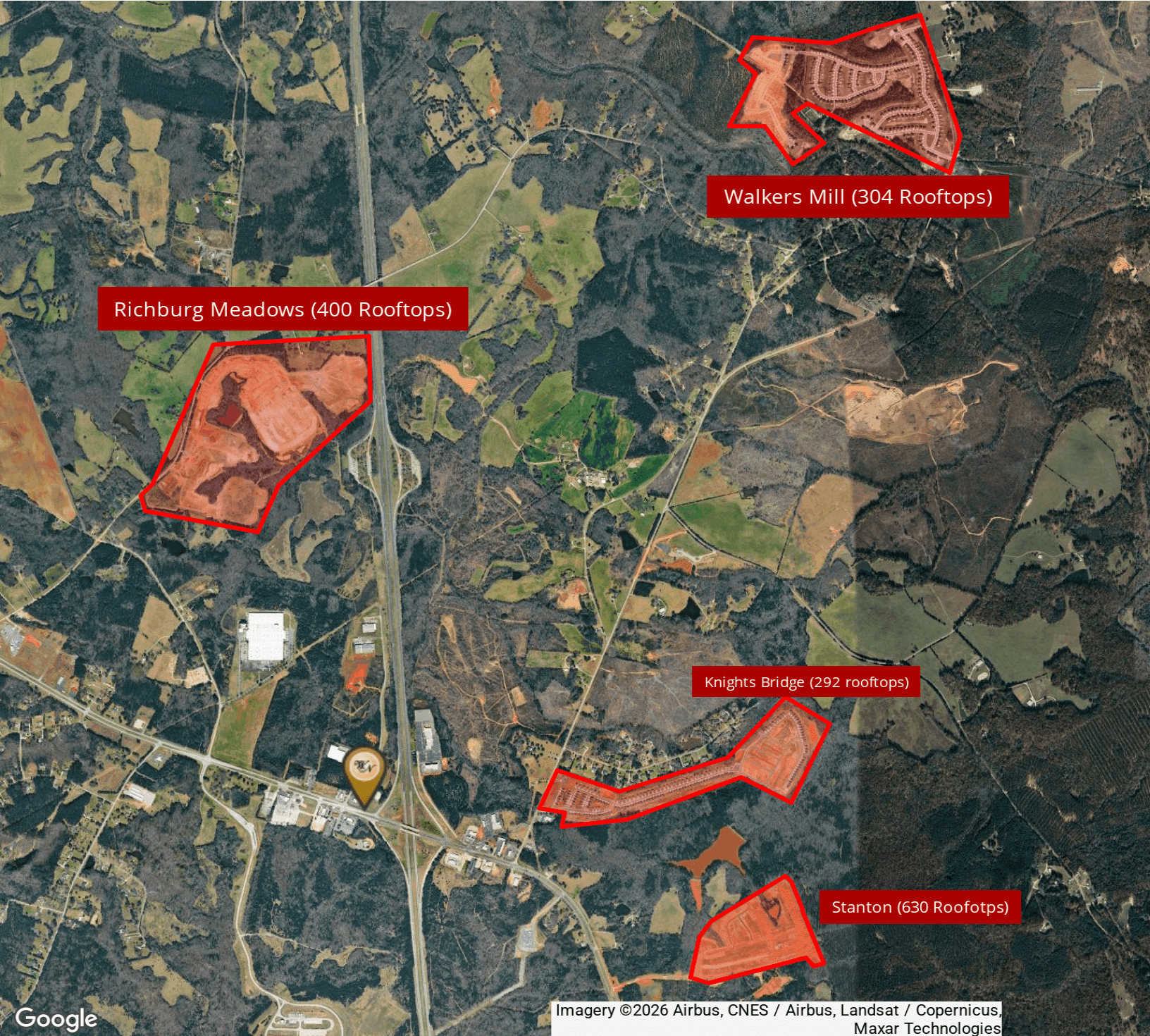


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Richburg Meadows (400 Rooftops)

Walkers Mill (304 Rooftops)

Knights Bridge (292 rooftops)

Stanton (630 Rooftops)

Google

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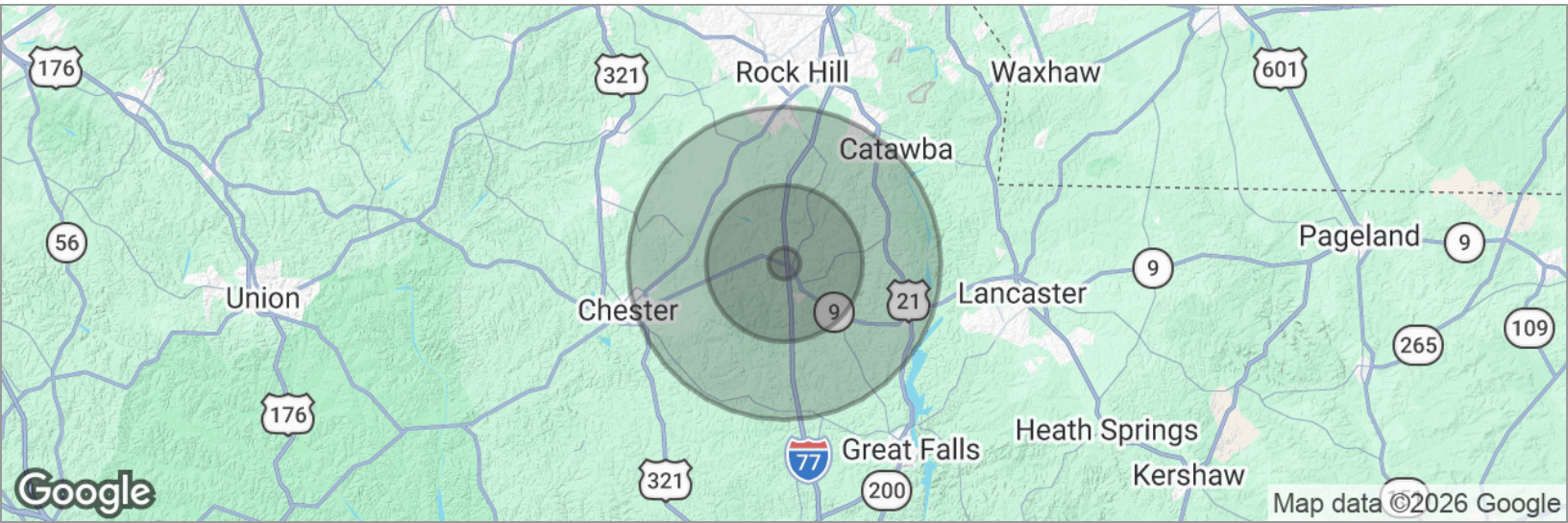


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## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

Total population	172	4,589	28,759
Median age	40.4	39.7	40.1
Median age (Male)	33.5	38.0	37.0
Median age (Female)	46.4	42.8	43.2

## HOUSEHOLDS & INCOME

### 1 MILE

### 5 MILES

### 10 MILES

Total households	80	2,077	12,446
# of persons per HH	2.2	2.2	2.3
Average HH income	\$59,703	\$57,892	\$61,406
Average house value	\$137,218	\$136,490	\$151,387

*\* Demographic data derived from 2020 ACS - US Census*

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