

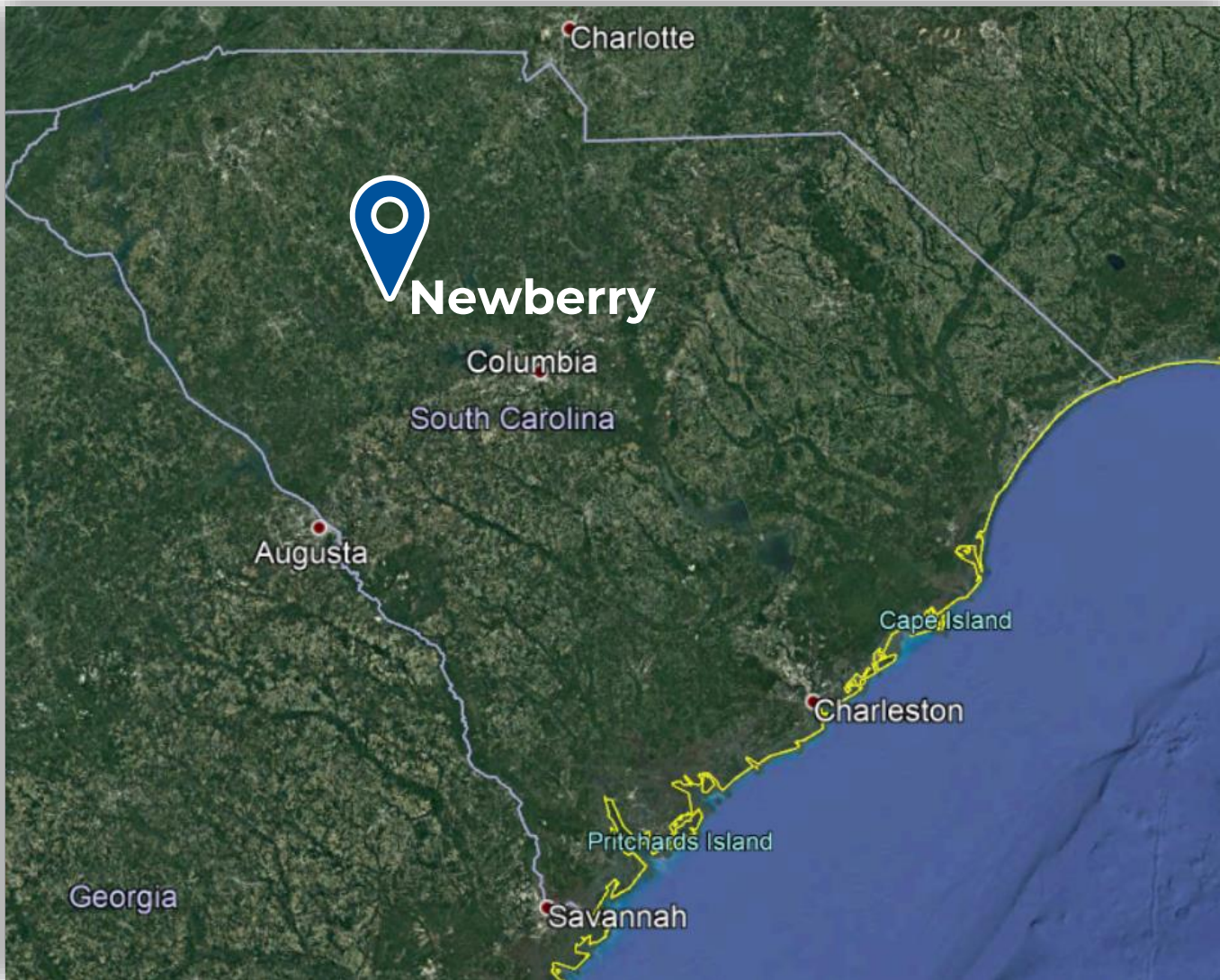
# Commercial Property Overview

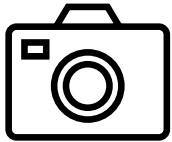
Carolina Park Shopping Center  
1809 Wilson Road  
Newberry, SC





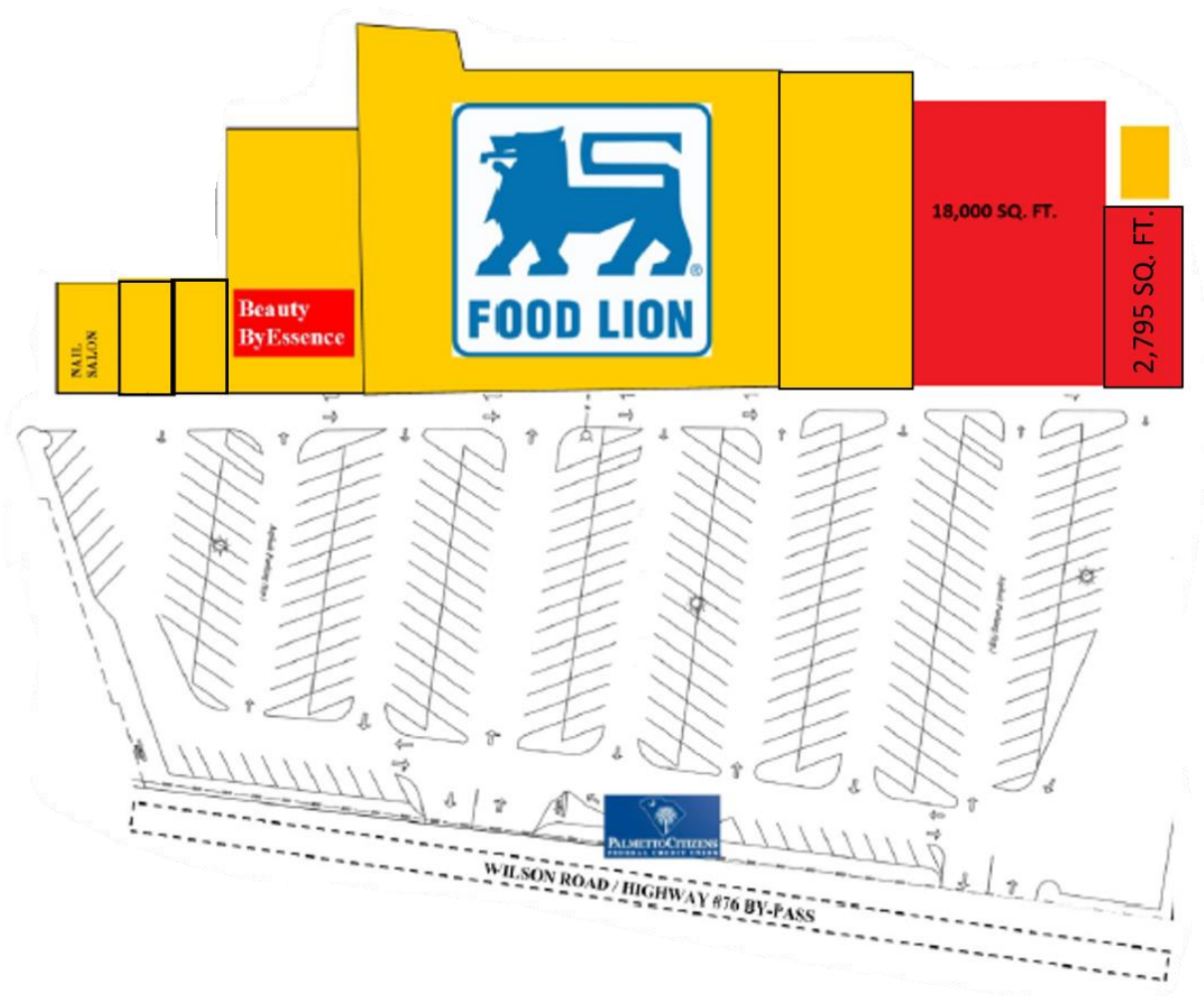
# Newberry, SC





# Carolina Park Shopping Center

TENANT	SQ FT
Nail Salon	1,650
Hair Braiding	780
Seafood Restaurant	2,340
Beauty Supply	8,640
Food Lion	31,044
Liquor Store	5,250
Vacant	18,000
Vacant	2,795
Metal Garage	545
ATM	-
<b>TOTAL</b>	<b>71,044</b>





# Trade Area

1-Mile Radius

3-Mile Radius

5-Mile Radius

 **Newberry High School**

686 Students

 **Boundary St. Elementary**

471 Students

 **Newberry Elementary**

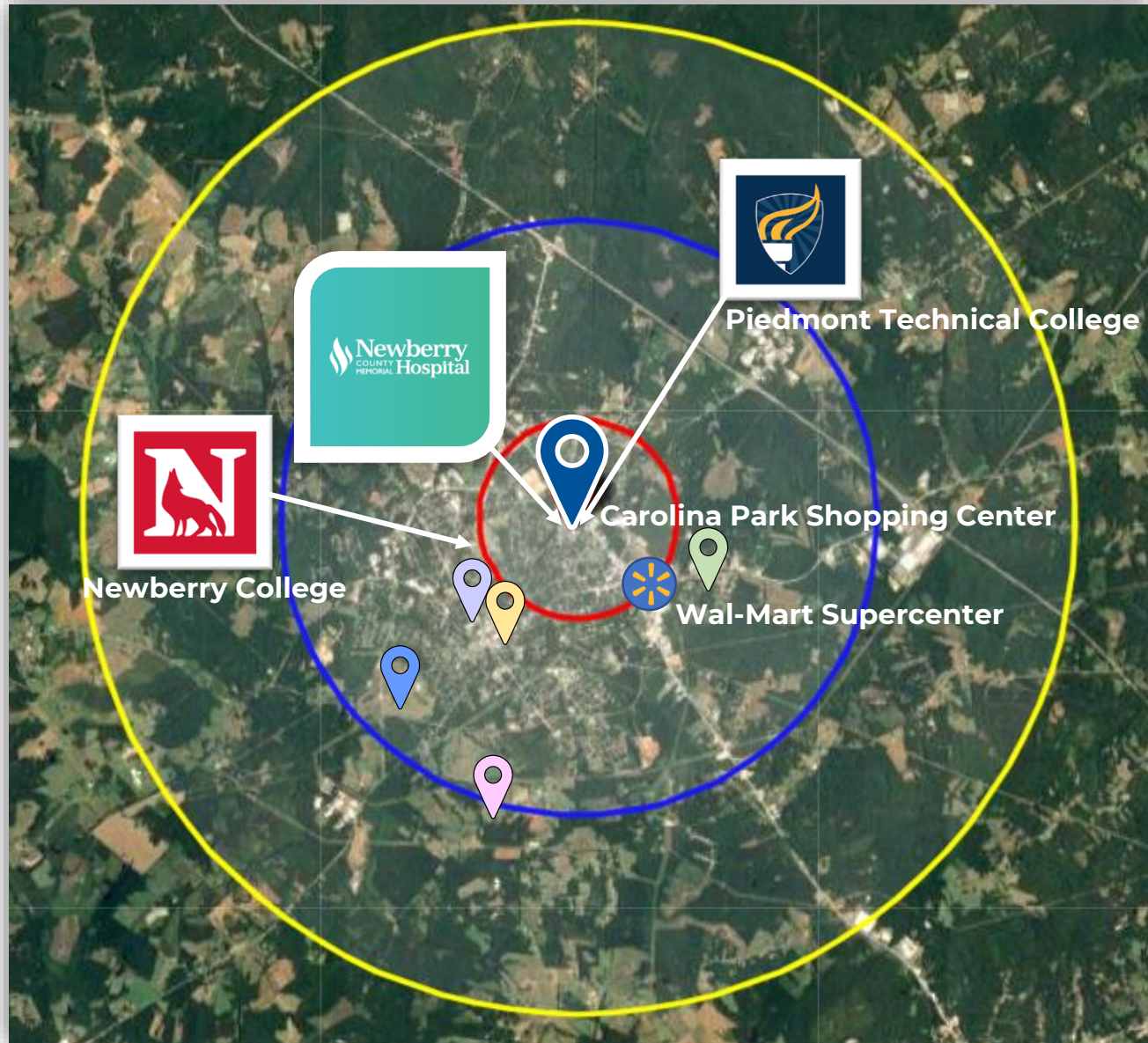
427 Students

 **Newberry Middle**

685 Students

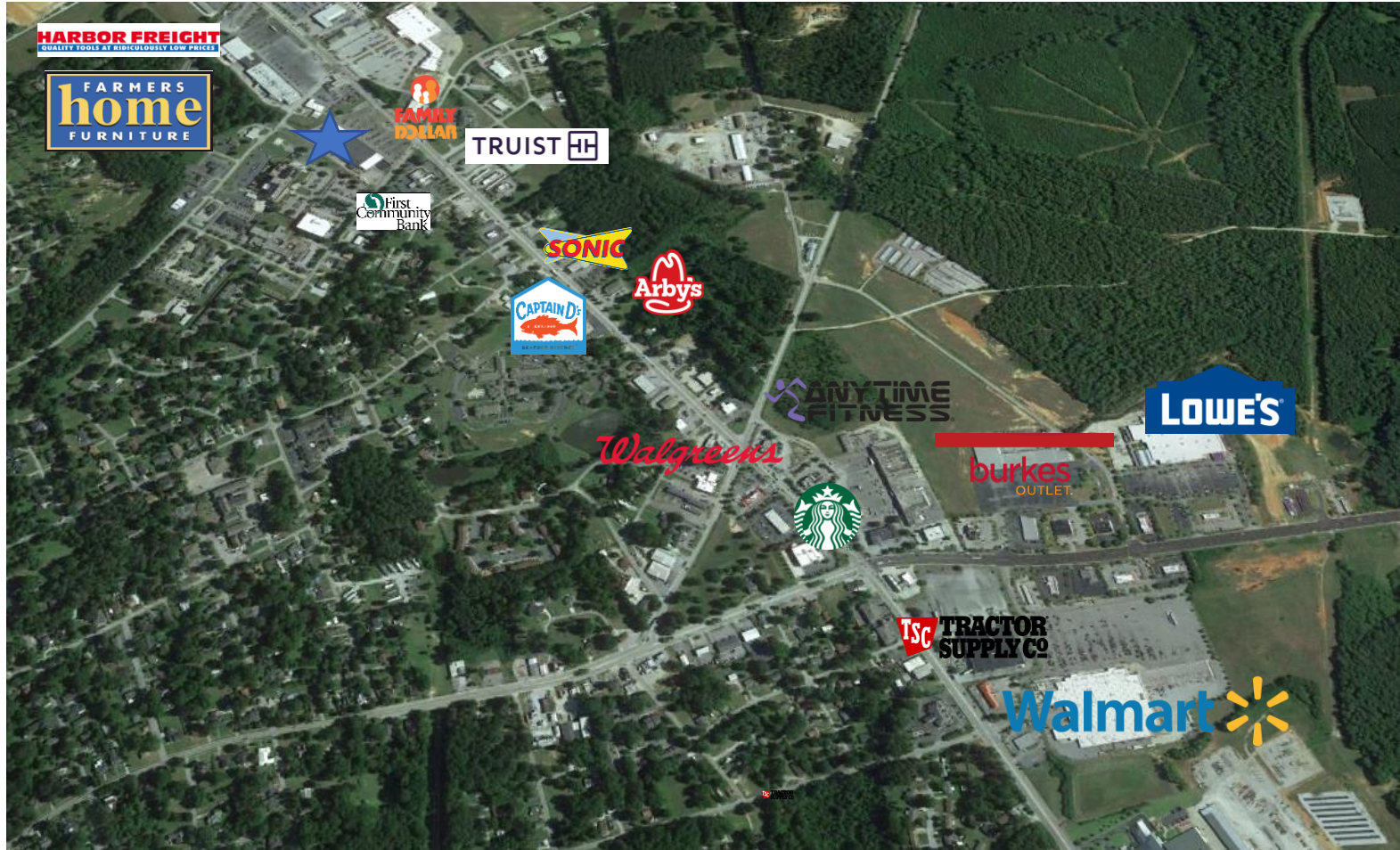
 **Gallman Elementary**

442 Students



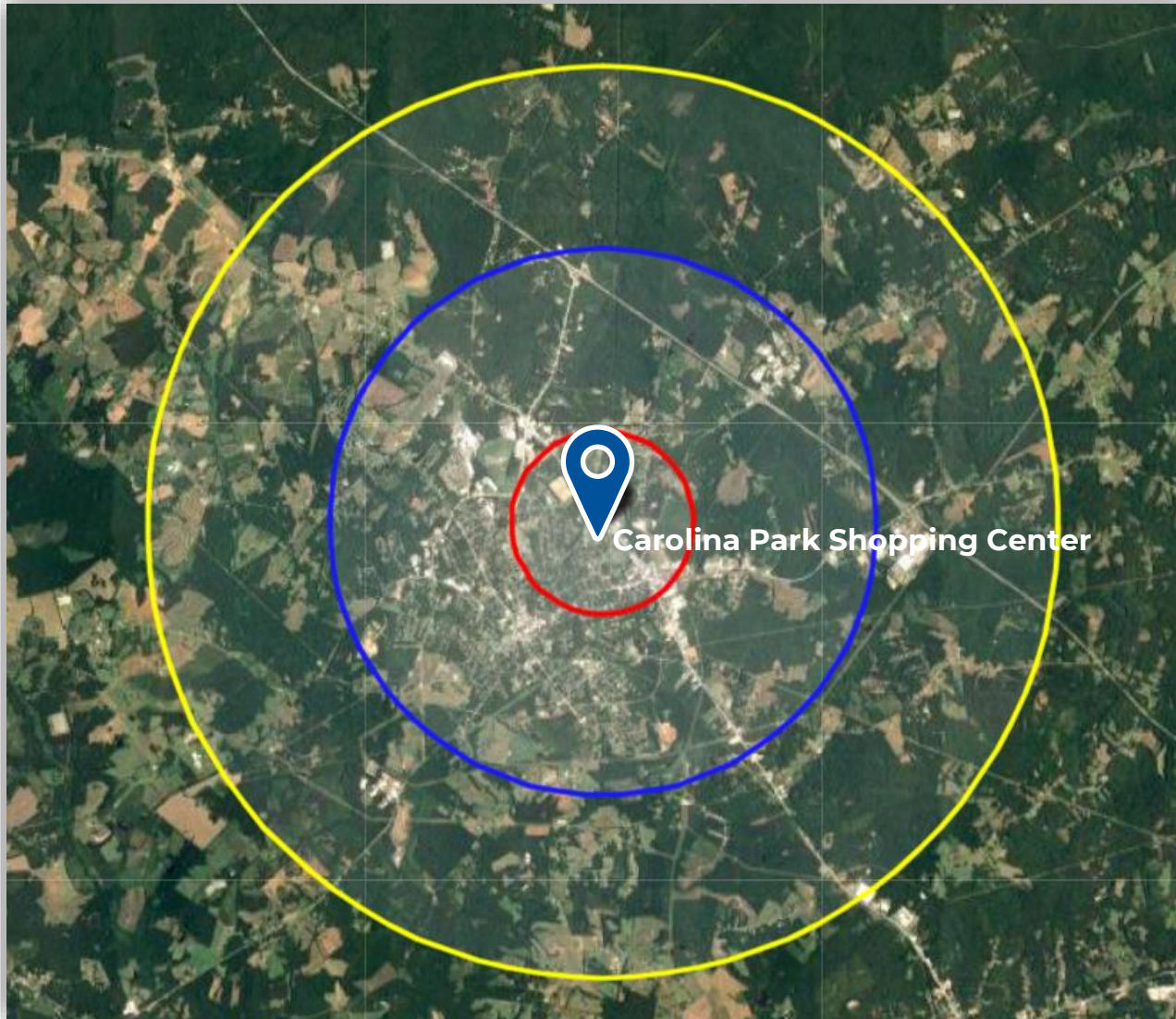


# Trade Area





# Trade Area



## 5-Mile Radius

Population	17,454
Median Age	39.1
% White	46%
% Black	45%
% Other	8%
Single Family Homes	63%
Apartments	37%
Median Income	\$36,750
Average Income	\$48,994

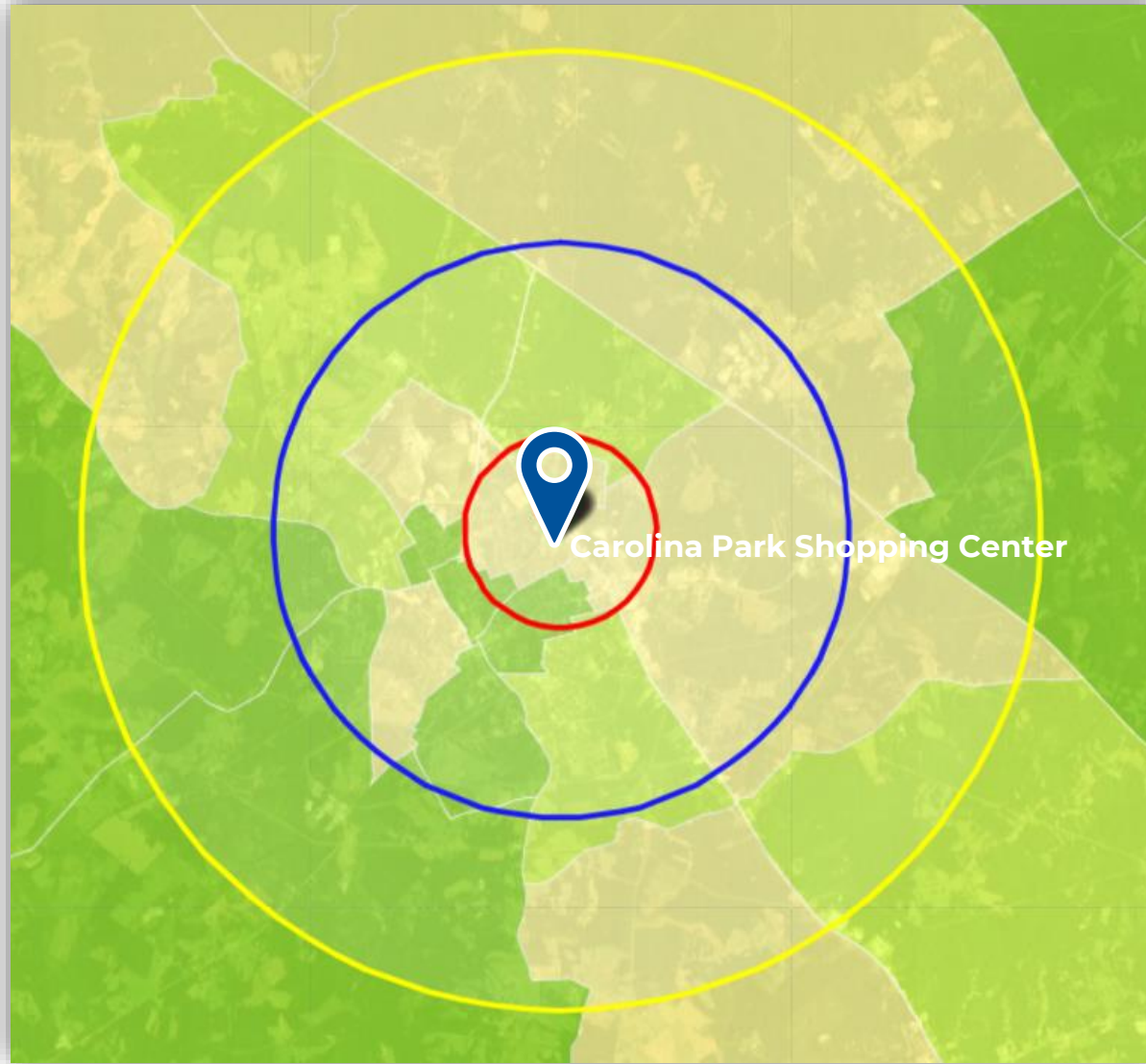
— 1-Mile Radius

— 3-Mile Radius

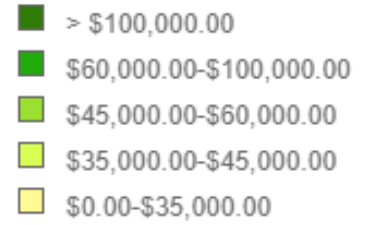
— 5-Mile Radius



# Trade Area



## Median Income



— 1-Mile Radius

— 3-Mile Radius

— 5-Mile Radius



# Trade Area



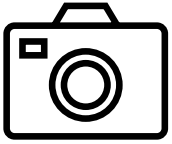
Population per Square Mile

- < 1,000
- 1,000-3,000
- 3,000-5,000
- > 5,000

— 1-Mile Radius

— 3-Mile Radius

— 5-Mile Radius

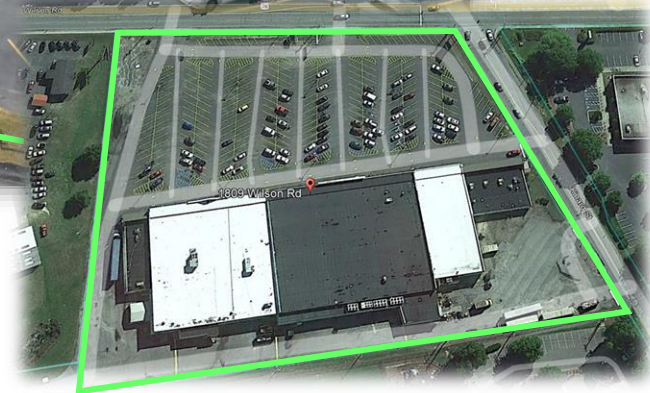


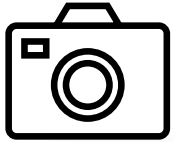
# Carolina Park Shopping Center

Newberry  
COUNTY  
MEMORIAL Hospital



— Property Boundary Line





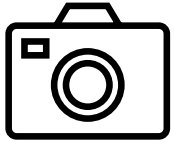
# Carolina Park Shopping Center





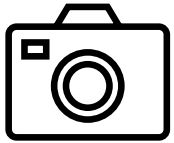
# Carolina Park Shopping Center





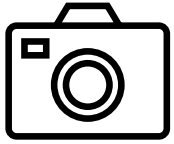
# Carolina Park Shopping Center





# Carolina Park Shopping Center





18,000 SF Vacancy

