



Offering Memorandum

An aerial photograph of an industrial area in Lancaster, South Carolina. The image shows several large industrial buildings and parking lots. A prominent feature is a large, rectangular area outlined in cyan, which is the subject of the offering memorandum. The area is bounded by a road on the left and a road on the right. Other roads visible include W 4th St, W 3rd St, E 4th St, and E 5th St. The surrounding area consists of smaller residential or commercial lots.

**Rail Served Heavy Industrial Land - 7.6 Acres - With
Separate 1.85 Acre HI Parcel Included - Lancaster
TMS#'s 0156A-0E-002.0 & 0156H-0E-009.00**

7748 KERSHAW CAMDEN HWY, KERSHAW, SC 29067

PRESENTED BY:

GILBERT BRADHAM

O: 803.325.1000

gilbert.bradham@svn.com

SC #3844

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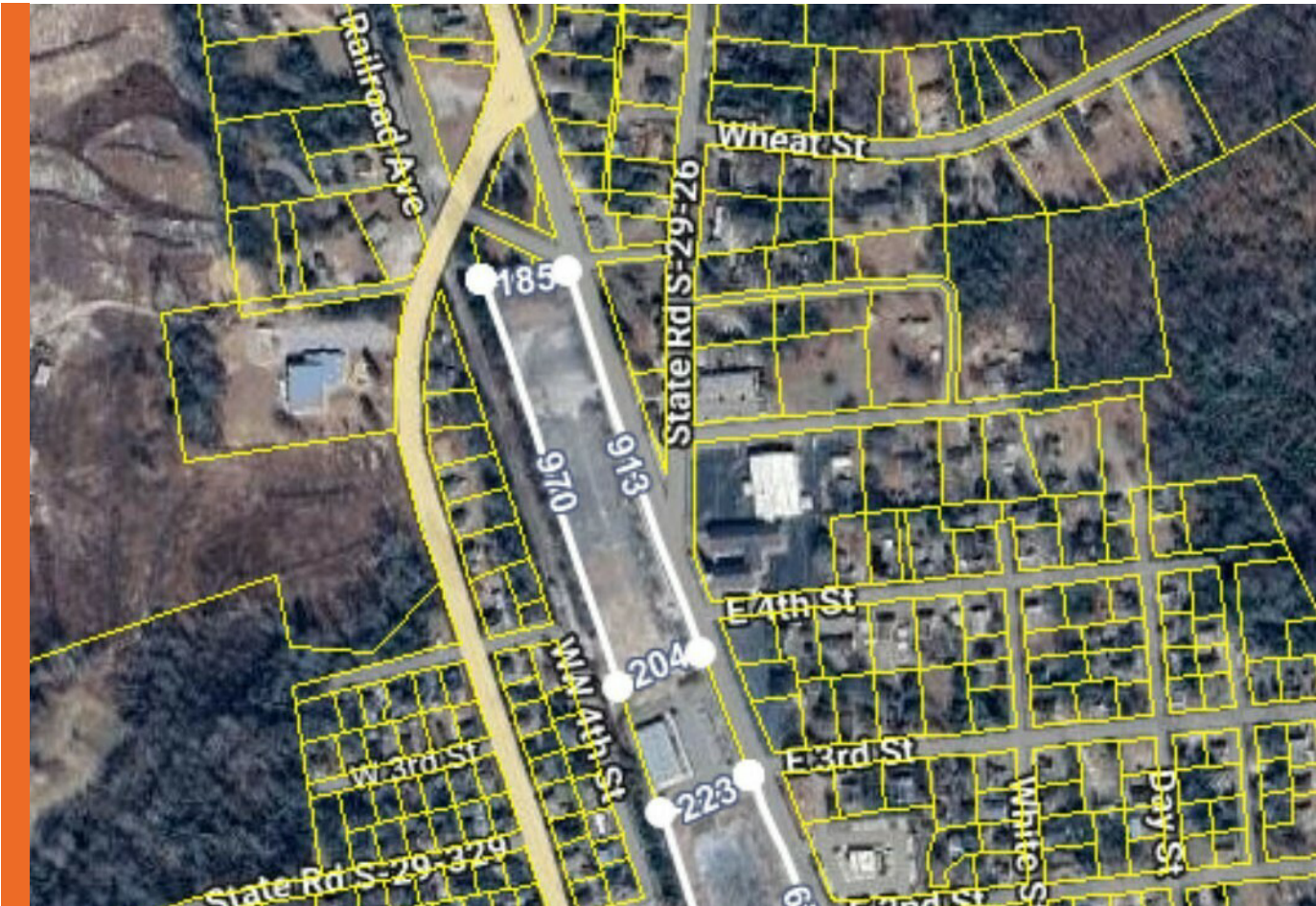
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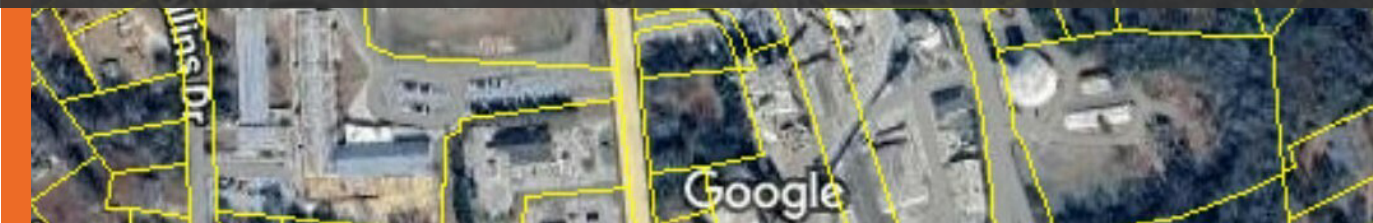
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The Team





GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethics and collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered with expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political Science with Pre-Law & Legal Subfield
Summa Cum Laude Institutional Honors

CGC M.A. in Intelligence & Securities Studies Graduate May 2023

CGC Master of Science in Leadership Studies Graduate May 2025

Citadel Zucker Family School of Education, M.Ed. in Higher Education Leadership, Projected May 2028

[linkedin.com/in/gilbradhamjr29487](https://www.linkedin.com/in/gilbradhamjr29487)

MEMBERSHIPS

Commercial Realtor

Charleston Ducks Unlimited Committee Member

SC SLED Authorized State Constable, Volunteer Certified Law Enforcement Officer

SVN | Southern Commercial Real Estate, LLC

116 E. Main Street, Suite 201

Rock Hill, SC 29730

803.325.1000

Gilbert B. Bradham, Jr. | *SVN Senior Advisor*



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 @gilbradhamjr29487

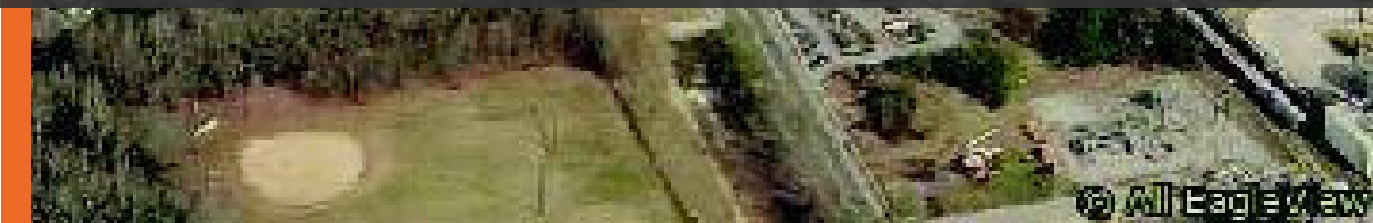
 gilbert.bradham@svn.com

 www.svn-scre.com

116 E. Main Street, Suite 201 | Rock Hill, SC 29730



Property Information



PROPERTY SUMMARY

RAIL SERVED HEAVY INDUSTRIAL LAND - 7.6 ACRES - WITH SEPARATE 1.85 ACRE HI PARCEL INCLUDED - LANCASTER TMS#'S 0156A-OE-002.0 & 0156H-OE-009.00

7748 KERSHAW CAMDEN HWY
KERSHAW, SC 29067

OFFERING SUMMARY

SALE PRICE:	\$861,250
LOT SIZE:	339,742 SF
PRICE / ACRE:	\$110,425

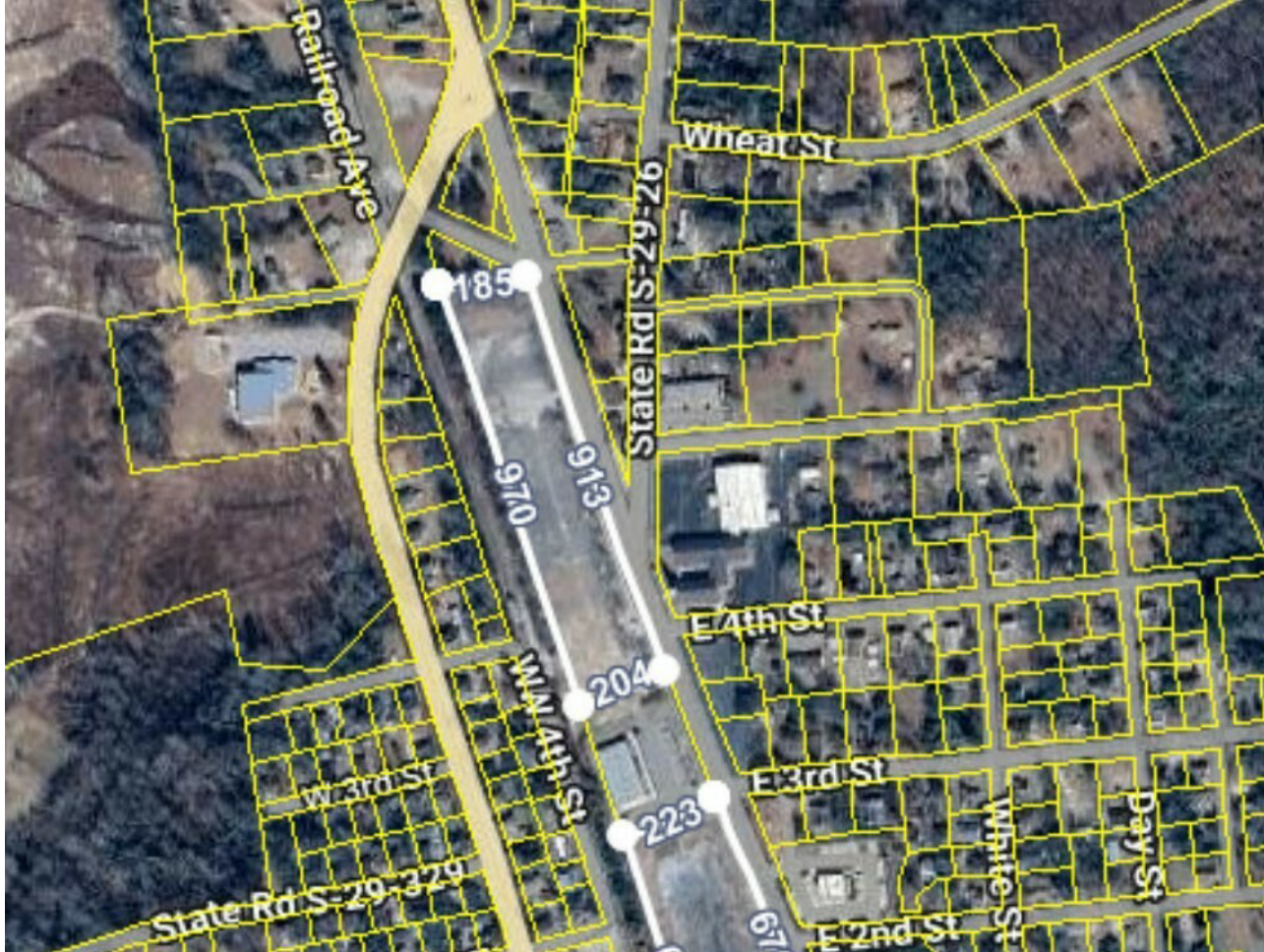
PROPERTY SUMMARY

Heavy Industrial Land Consisting of 7.6 Acres on Rail Served Location. Former Springs Textile Mill Site. Miles to SC Hwy. 521: Located on US 521, Miles to Interstate 20: 25 miles, Miles to Interstate 485: 35 miles, Miles to Interstate 77: 22 miles, Miles to Charlotte Airport: 52 miles, Minutes to Charlotte Airport: 55 minutes, Nearest Municipal Airport (Runway Length): Lancaster County Airport 12 miles (6,000 ft.), Rail: L&C Rail Line with siding connecting to CSX Rail Interchange. Dollar Store partially divides site. Electricity: Duke Power, Natural Gas: Lancaster Co. Natural Gas Authority, Water (Line Size): City of Lancaster (4 inch line), Sewer (Line Size: City of Lancaster (6 inch line), Communications: Comporium (Fiber Network), Fire Service (Rating): City of Kershaw (ISO 6). Lancaster County, SC Heavy Industrial Parcel TMS# 0156H-OE-009.00 is also included within the price of the sale. It is a separate parcel near but not on rail.



PROPERTY HIGHLIGHTS

- Heavy Industrial Land Consisting of 7.6 Acres on Rail Served Location. Former Springs Textile Mill Site.
- Miles to SC Hwy. 521: Located on US 521, Miles to Interstate 20: 25 miles, Miles to Interstate 485: 35 miles, Miles to Interstate 77:
- Miles to Charlotte Airport: 52 miles, Minutes to Charlotte Airport: 55 minutes, Nearest Municipal Airport (Runway Length): Lancaster County Airport 12 miles (6,000 ft.)
- On L&C Rail Line with siding connecting to CSX Rail Interchange.
- Bonus Parcel of: Lancaster County, SC Heavy Industrial Parcel TMS# 0156H-0E-009.00 | 106 East 2nd Street
- Propose terms that work for you and a



7.6 ACs Industrial



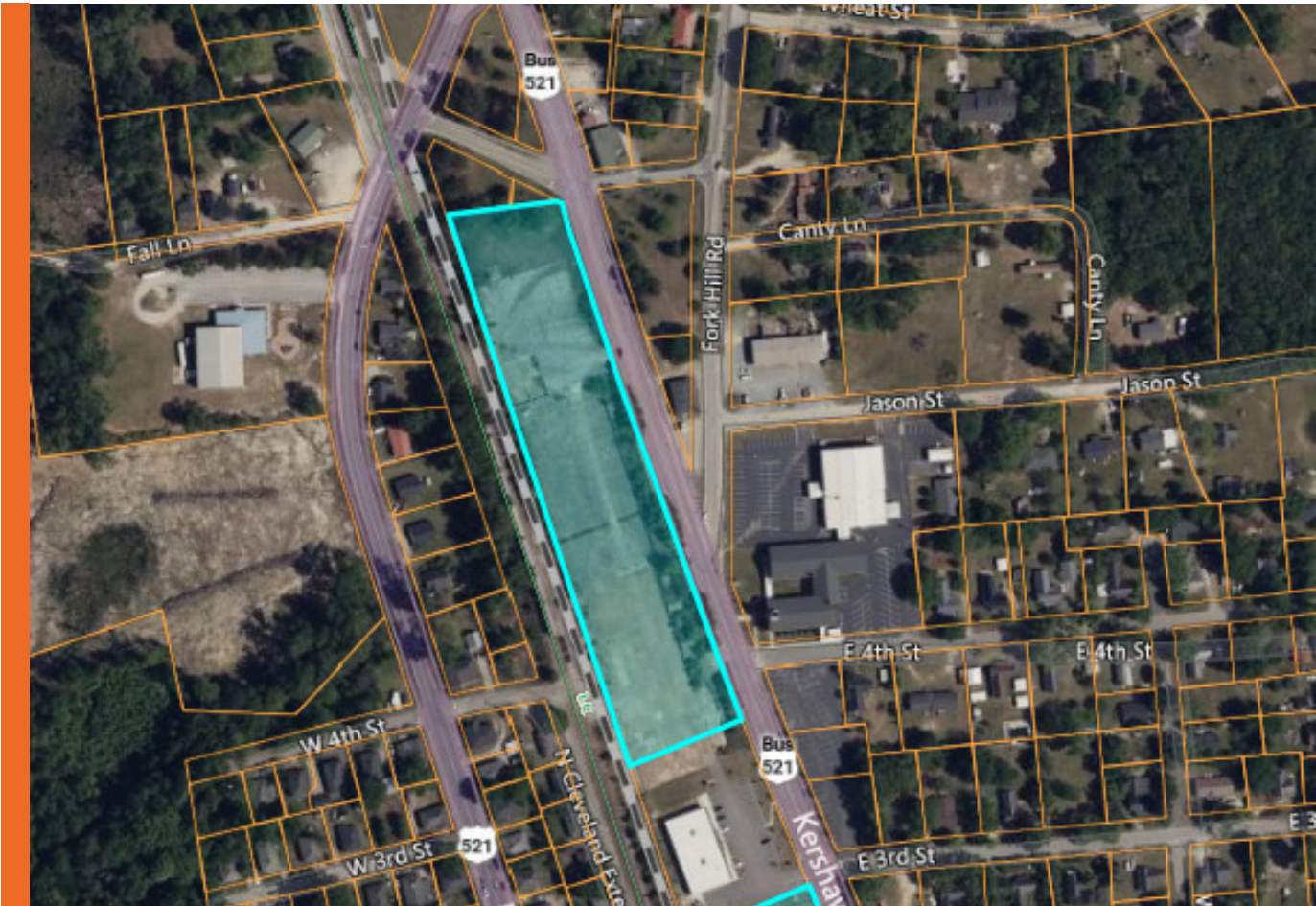
Rail Served



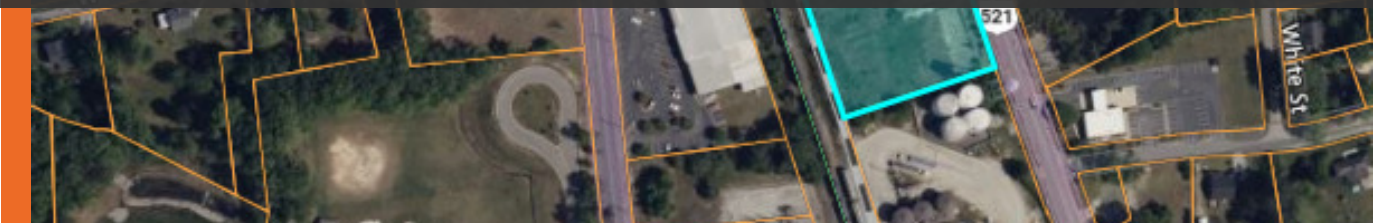
Rail Siding Adjacent

PROPERTY PHOTOS





Location Information

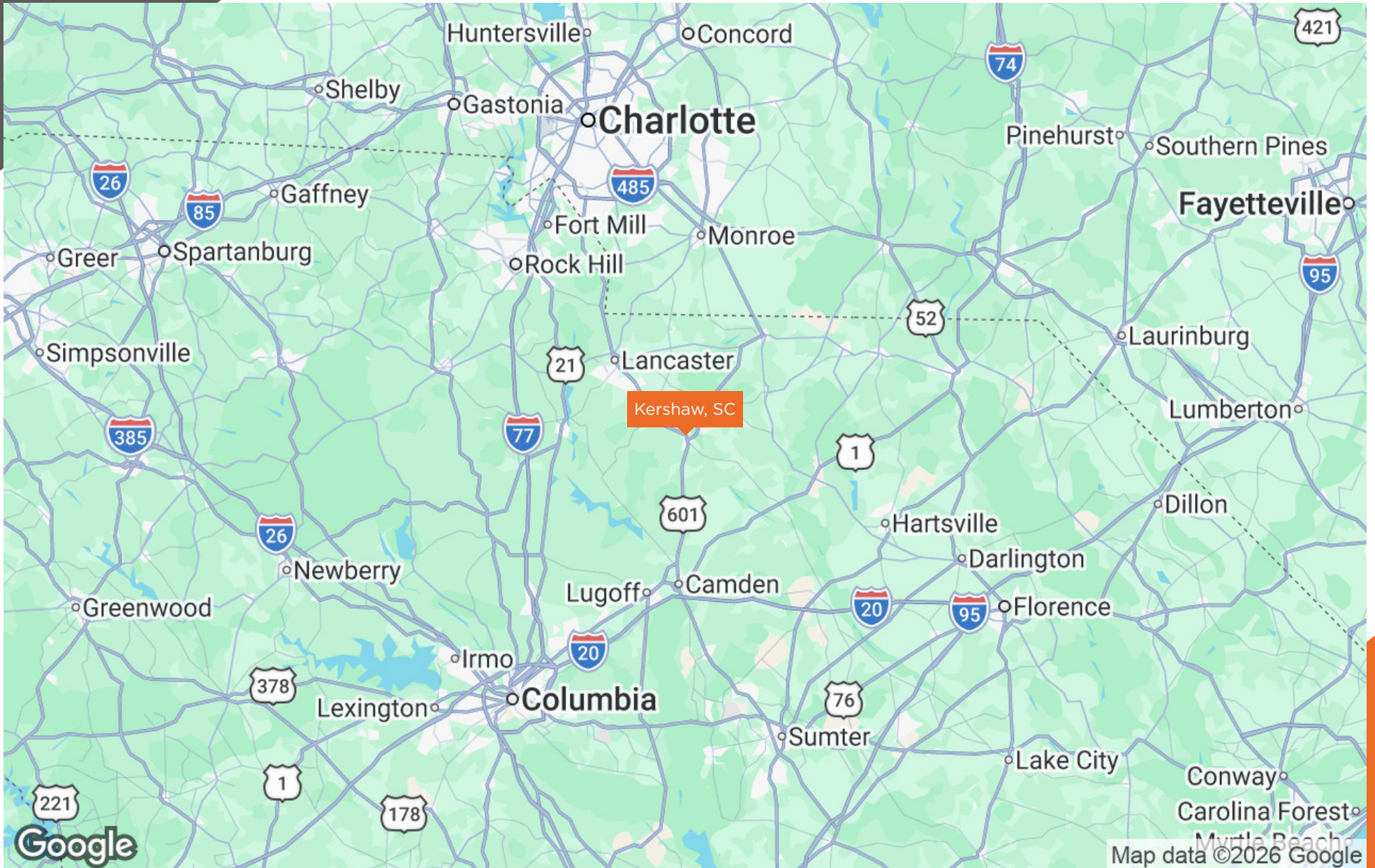


LOCATION DESCRIPTION

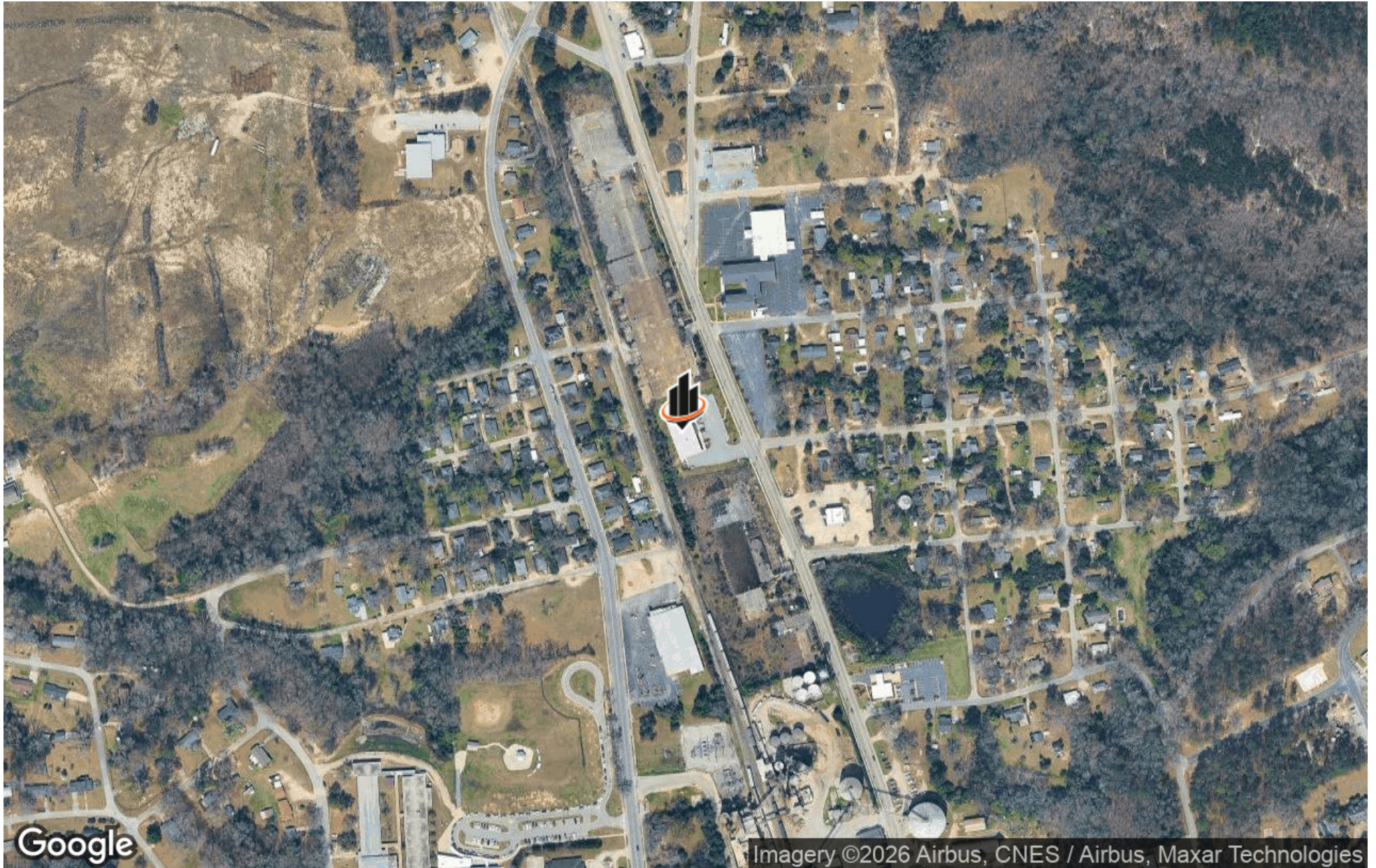


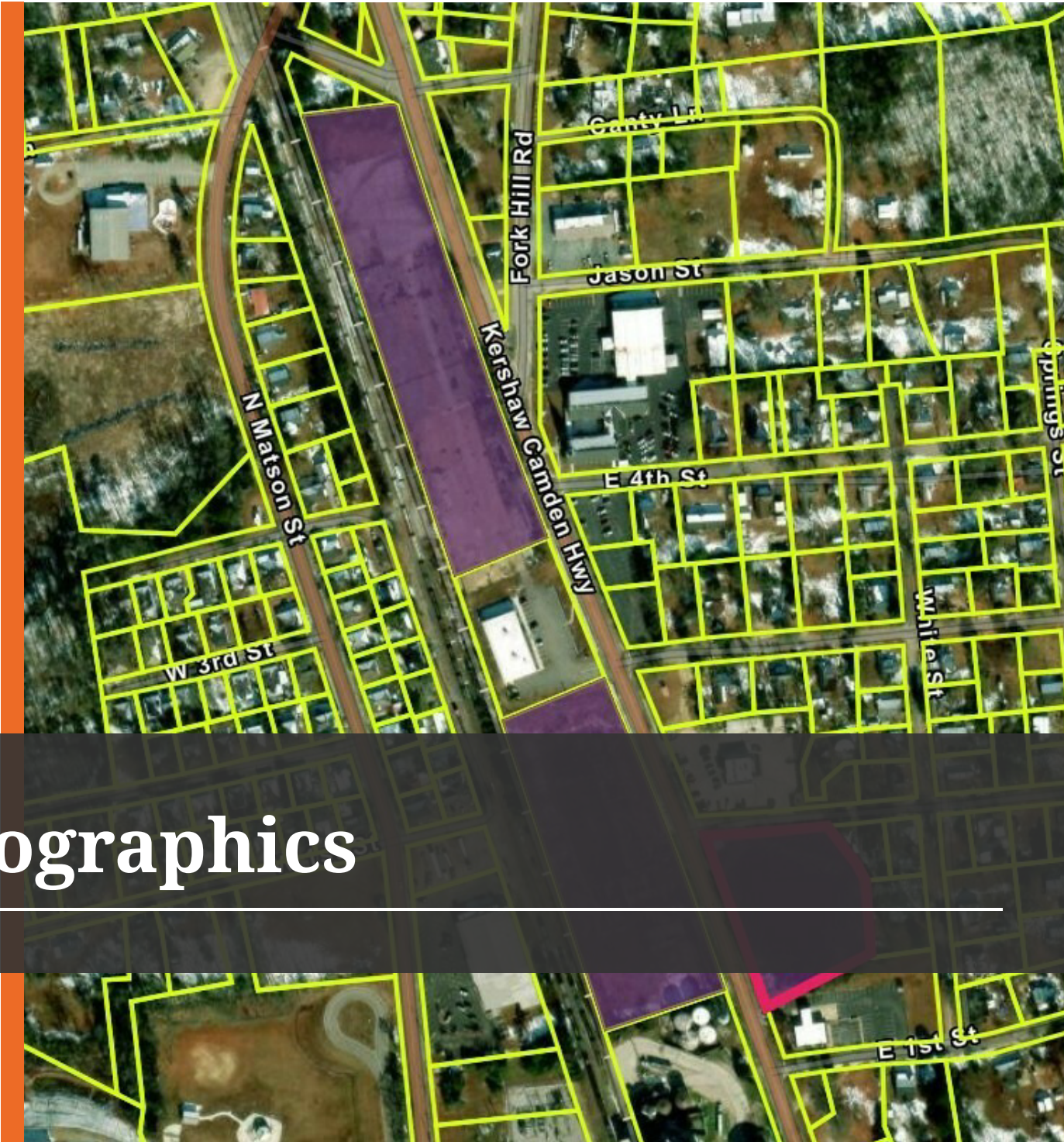
Lancaster County, SC Town of Kershaw. Located on US 521, Miles to Interstate 20: 25 miles, Miles to Interstate 485: 35 miles, Miles to Interstate 77: 22 miles, Miles to Charlotte Airport: 52 miles, Minutes to Charlotte Airport: 55 minutes, Nearest Municipal Airport (Runway Length): Lancaster County Airport 12 miles (6,000 ft.), Rail: L&C Rail Line with siding connecting to CSX Rail Interchange. Additionally Heavy Industrial Site 106 East 2nd Street with small building and pond. TMS# O156H-OE-009.00 consisting of 1.85 acres. Discuss using as a rail loading site.

REGIONAL MAP



AERIAL MAP



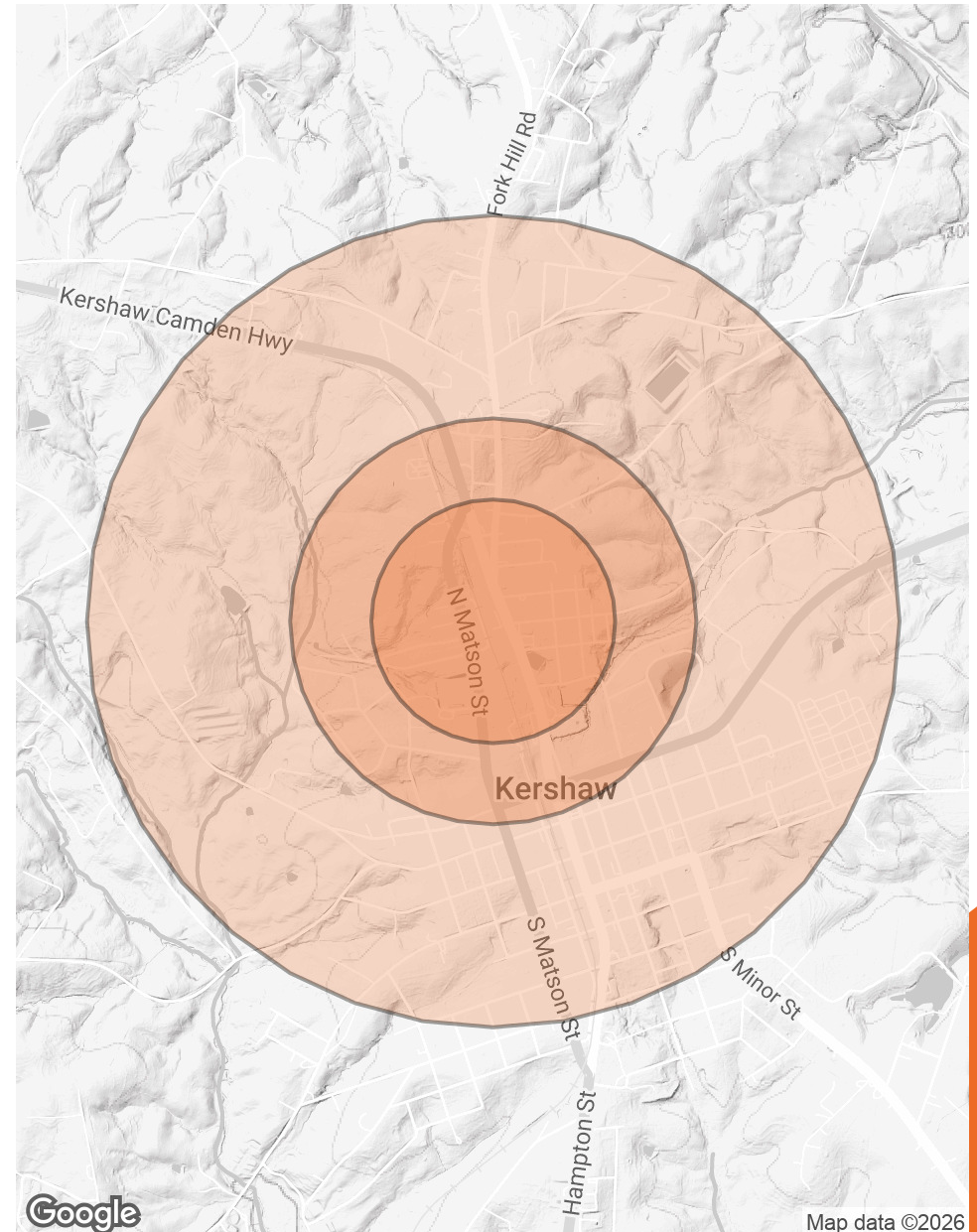


Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	315	711	1,966
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	129	288	770
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$68,310	\$66,701	\$66,322
AVERAGE HOUSE VALUE	\$151,228	\$149,536	\$149,738

Demographics data derived from AlphaMap





THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the **collective strength** of our network

Proactive promotion of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

More offices in the US than any other CRE company

Comprehensive **training & support**

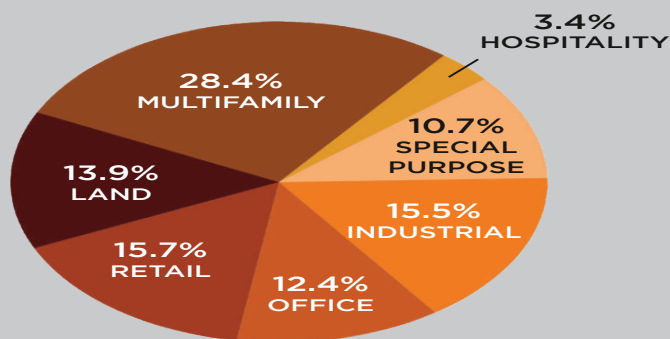
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

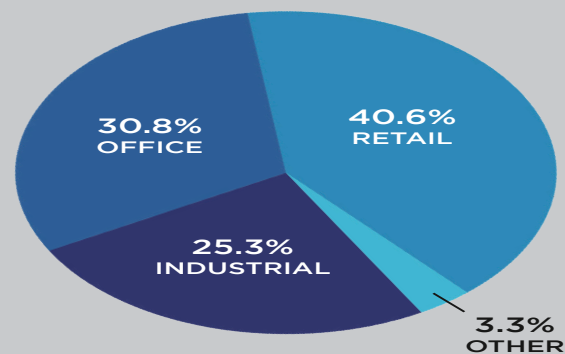
WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

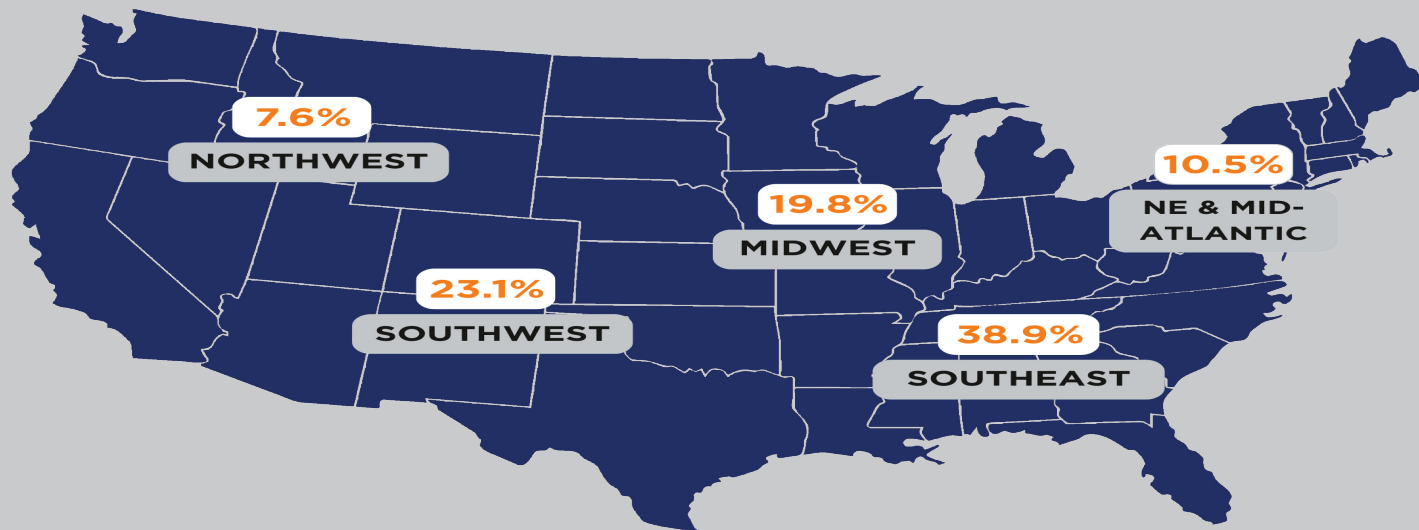
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

SVN[®] Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to **network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES

PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

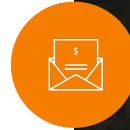
LEASE ADMINISTRATION



REPAIRS & MAINTENANCE



COLLECTIONS & BILL PAYMENTS



TENANT RELATIONS & OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.

VALUE PROPOSITION

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

116 E. MAIN STREET, SUITE
201
ROCK HILL, SC 29730



SVN-SCRE.COM