



1,200–4,200 SF Available for Lease

Cheraw Business Plaza — Former Walmart Center

801–855 Chesterfield Hwy, Cheraw, SC 29520 – [Google Maps Link](#)



TENANT ROSTER & AVAILABILITY

114,732 SF GLA · 13 suites · 62% leased at close

8 suites available · 1,200–4,200 SF · 15,400 SF total | Junior anchor: 28,332 SF (Under LOI)

SUITE	TENANT	SF	STATUS	RATE
801	Primary Anchor (To be announced on their timing)	66,000	LEASED	—
821	Vannoy & Sons	2,400	LEASED	—
827	Available Suite	2,000	AVAILABLE	\$13.50 NNN
831	Jr. Anchor	28,332	UNDER LOI	—
839	Available Suite	2,000	AVAILABLE	\$13.50 NNN
843	Available Suite	2,000	AVAILABLE	\$13.50 NNN
847	Available Suite	1,200	AVAILABLE	\$14.00 NNN
849	SPC Credit Union	1,200	LEASED	—
851	Available Suite	1,200	AVAILABLE	\$14.00 NNN
853	Available Suite	1,400	AVAILABLE	\$14.00 NNN
855	McLeod Health	1,400	LEASED	—
857	Available Suite	1,400	AVAILABLE	\$14.00 NNN
861	Available Suite	4,200	AVAILABLE	\$10.50 NNN

NNN expenses estimated at \$1.60/SF

Deal Summary

Rapids Realty is pleased to present leasing opportunities at Cheraw Business Plaza, a 114,732 SF former Walmart center on 13.1 acres at 801–855 Chesterfield Hwy in Cheraw, SC. Anchored by a new 10-year Primary Anchor lease (66,000 SF), the center offers 8 in-line suites from 1,200–4,200 SF plus a 28,332 SF junior anchor box along the main retail corridor of Chesterfield County.

Deal Highlights

- 8 suites available: 1,200–4,200 SF
- Anchored by Primary Anchor
- 114,732 SF former Walmart center
- Chesterfield Hwy: 13,100 VPD
- ~84,000 residents in 30-min drive

Information deemed reliable but not guaranteed

Rob McAlister, Jr.

(803) 727-9741

rob@millracecapital.com

David Z. Brown

(803) 310-4007

david@millracecapital.com



SITE PLAN



8 available suites • 1,200–4,200 SF • Asking rents \$10.50–\$14.00/SF NNN • NNN expenses est. \$1.60/SF

SUITE	TENANT	SF	STATUS	SUITE	TENANT	SF	STATUS
801	Primary Anchor	66,000	LEASED	849	SPC Credit Union	1,200	LEASED
821	Vannoy & Sons	2,400	LEASED	851	Available Suite	1,200	AVAILABLE
827	Available Suite	2,000	AVAILABLE	853	Available Suite	1,400	AVAILABLE
831	Jr. Anchor	28,332	UNDER LOI	855	McLeod Health	1,400	LEASED
839	Available Suite	2,000	AVAILABLE	857	Available Suite	1,400	AVAILABLE
843	Available Suite	2,000	AVAILABLE	861	Available Suite	4,200	AVAILABLE
847	Available Suite	1,200	AVAILABLE				

Information deemed reliable but not guaranteed

Rob McAlister, Jr.

(803) 727-9741

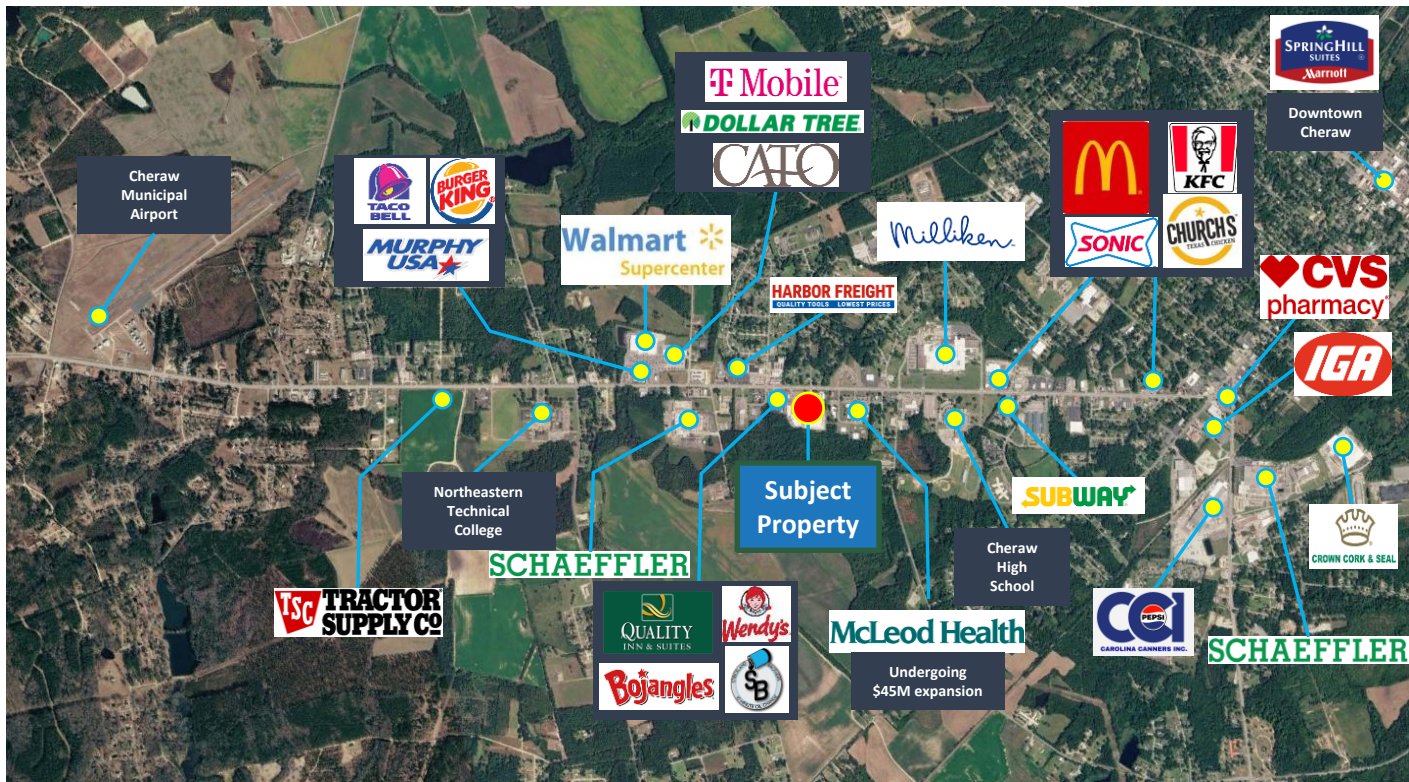
rob@millracecapital.com

David Z. Brown

(803) 310-4007

david@millracecapital.com

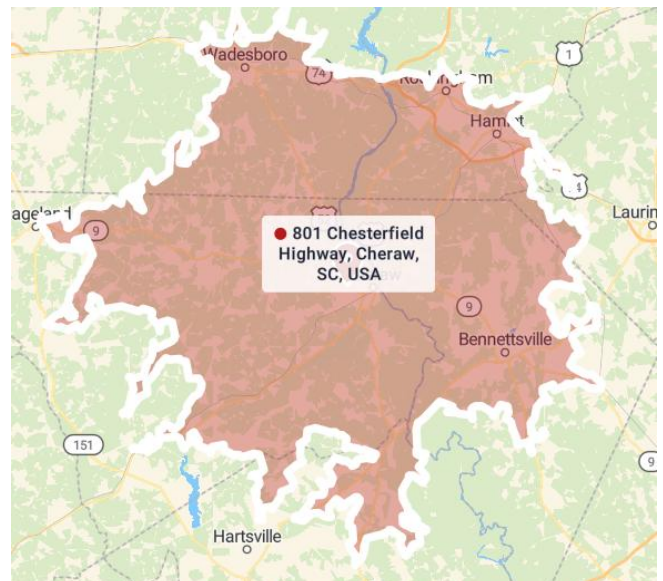
MARKET & ECONOMIC OVERVIEW



Market Highlights & Growth

- Largest city in Chesterfield County — ~84,000 residents within a 30-min drive
- Major employment hub: Schaeffler, Milliken, McLeod Health, NE Technical College & Crown Cork & Seal
- South Carolina — the fastest-growing state in the U.S. (+1.5%)
- McLeod Health undergoing a \$45M expansion; NE Technical College also expanding
- New to market: Milliken (2025), Tractor Supply & Harbor Freight
- Cyclic Materials chose the county for its first East Coast operation
- 918 building permits filed county-wide last year (765 residential)

30-Minute Drive Time



Information deemed reliable but not guaranteed

Rob McAlister, Jr.

(803) 727-9741

rob@millracecapital.com

David Z. Brown

(803) 310-4007

david@millracecapital.com