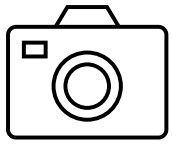


# Cedar Square

2700 Gentry Memorial Highway  
Pickens, SC 29671





# Shopping Center



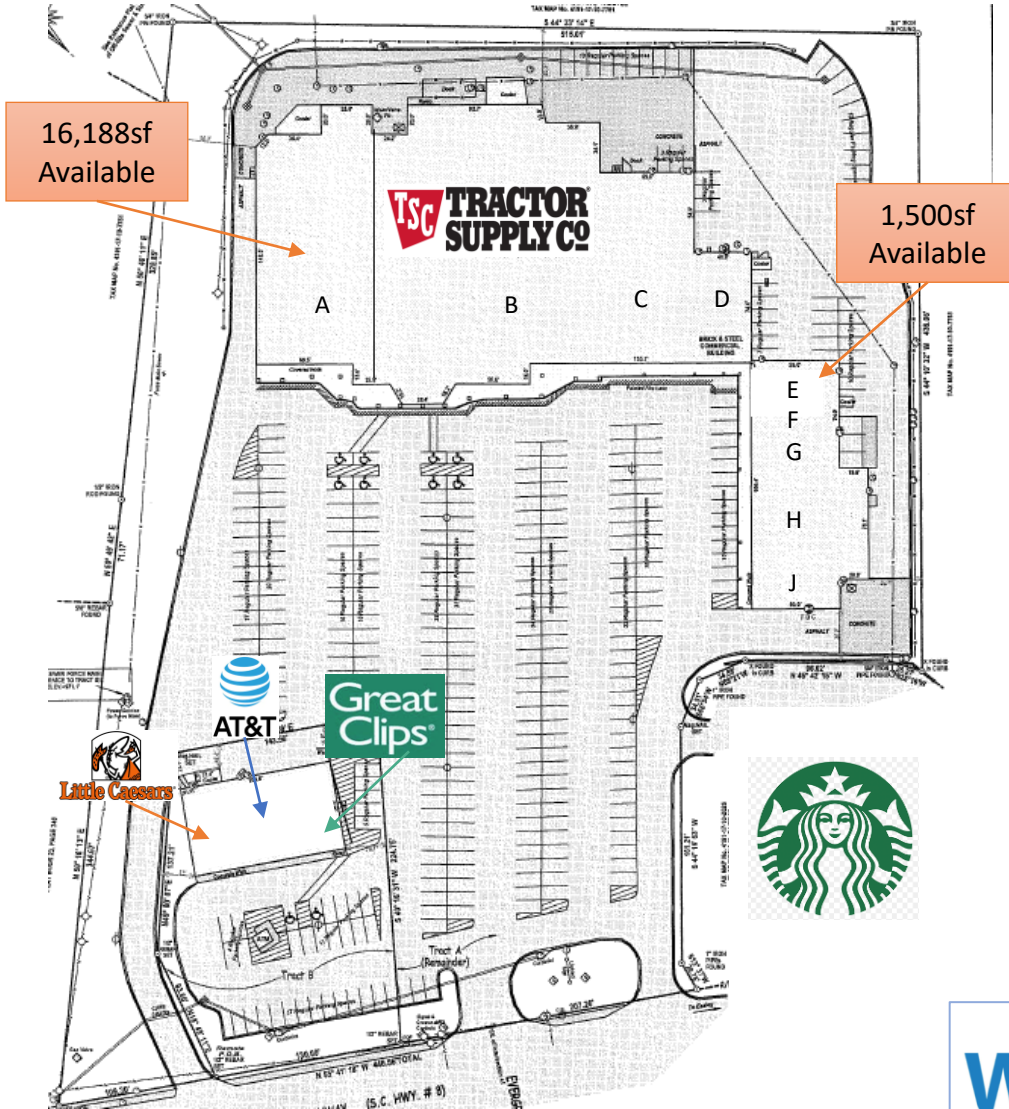


# Availability





# Co-Tenants

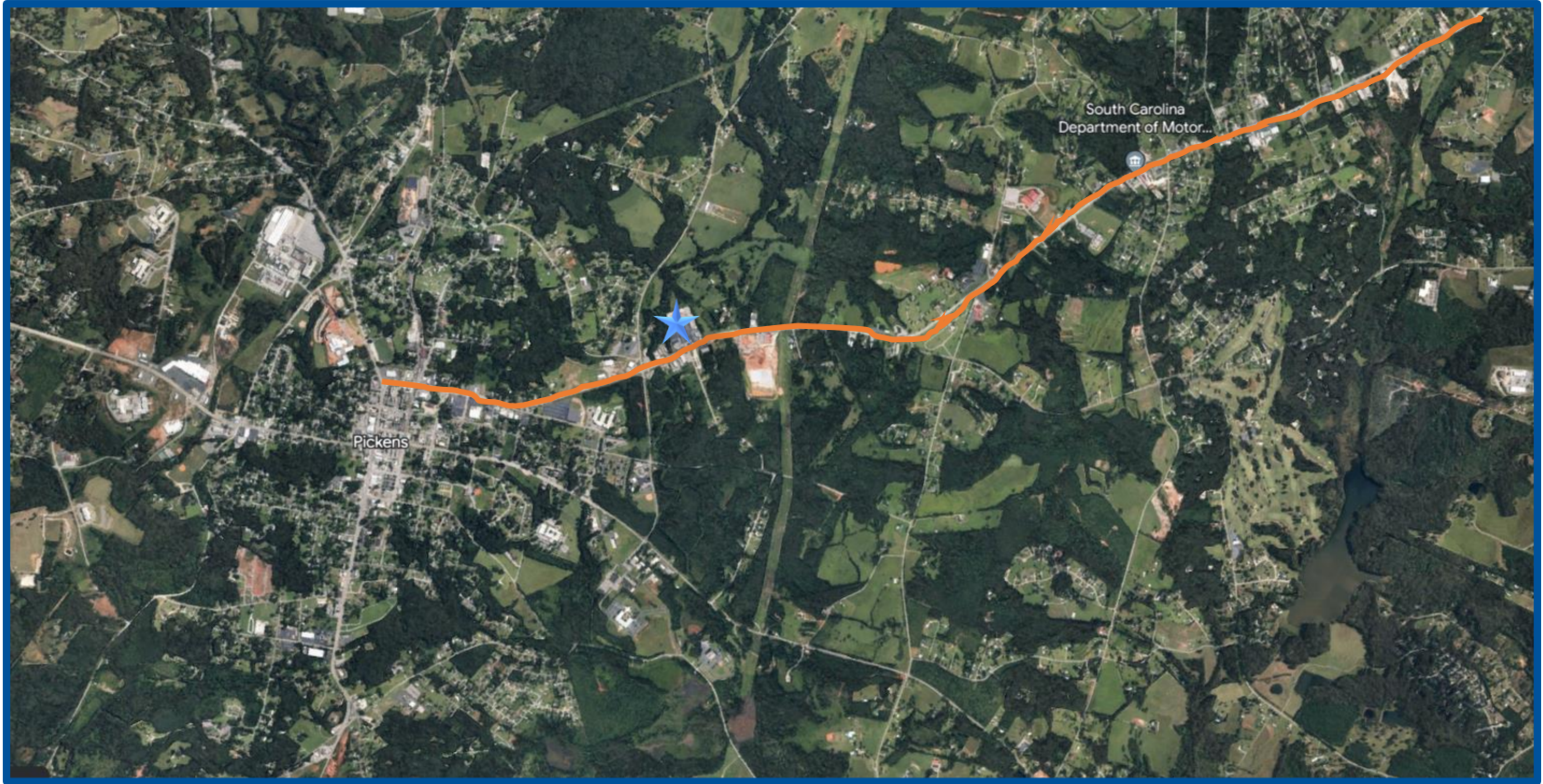


Space	Tenant
*A	16,188sf Available
B	Tractor Supply Company
C	Mattress Store by Wilson
D	Pancho's Grill
*E	1,500sf Available
F	Chang An
G	Goodwill
H	Mission Fitness
J	Liberty Tax






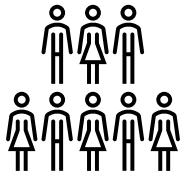
# Traffic Count



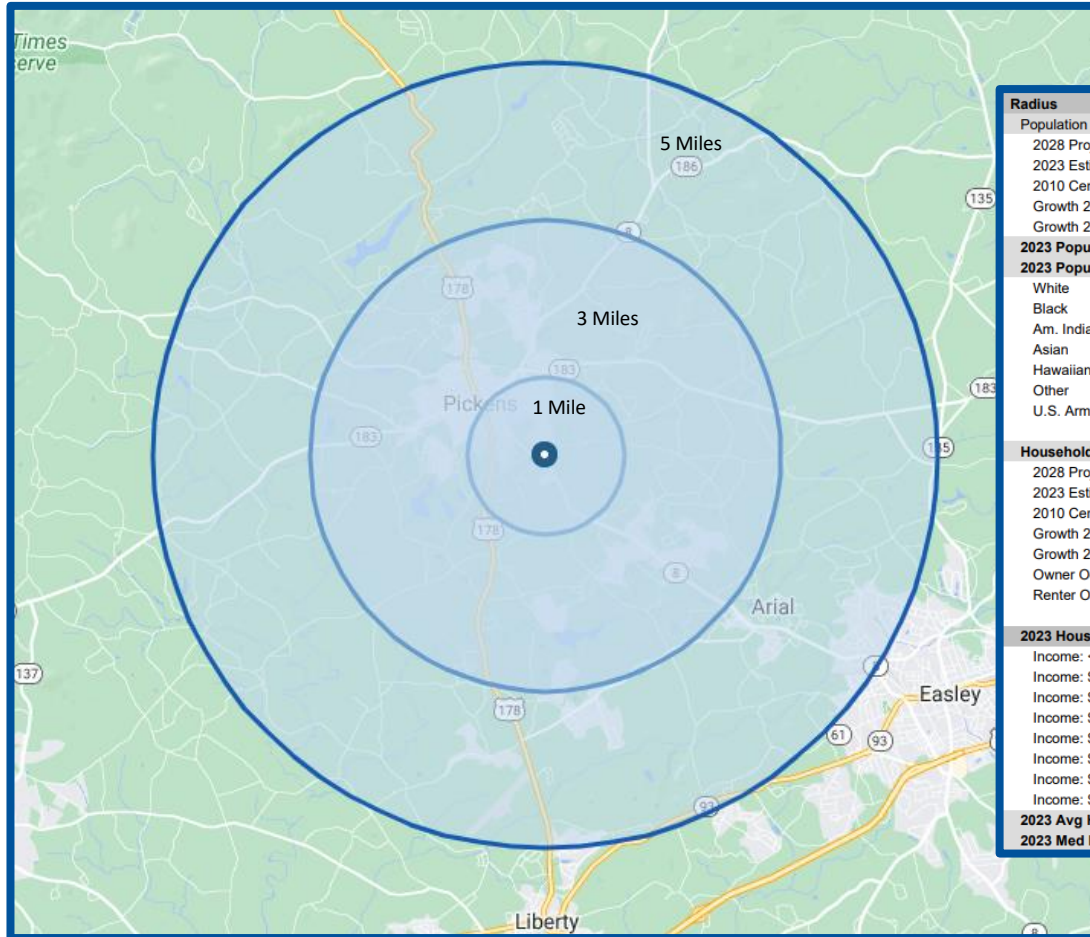
Cedar Square Shopping Center=



Color	Street	Vehicles Per Day
	Gentry Memorial Hwy	17,335/day



# Demographics



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	1,831	11,263	22,677
2023 Estimate	1,776	10,910	21,984
2010 Census	1,756	10,714	21,667
Growth 2023 - 2028	3.10%	3.24%	3.15%
Growth 2010 - 2023	1.14%	1.83%	1.46%
<b>2023 Population by Hispanic Origin</b>			
2023 Population	73	391	868
<b>2023 Population</b>			
White	1,473 82.94%	9,892 90.67%	20,149 91.65%
Black	255 14.36%	705 6.46%	1,228 5.59%
Am. Indian & Alaskan	7 0.39%	39 0.36%	75 0.34%
Asian	4 0.23%	67 0.61%	91 0.41%
Hawaiian & Pacific Island	2 0.11%	5 0.05%	9 0.04%
Other	34 1.91%	202 1.85%	432 1.97%
U.S. Armed Forces	0	0	0
<b>Households</b>			
2028 Projection	703	4,467	8,923
2023 Estimate	681	4,324	8,641
2010 Census	677	4,253	8,512
Growth 2023 - 2028	3.23%	3.31%	3.26%
Growth 2010 - 2023	0.59%	1.67%	1.52%
Owner Occupied	449 65.93%	3,173 73.38%	6,513 75.37%
Renter Occupied	232 34.07%	1,151 26.62%	2,128 24.63%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	205 30.06%	1,032 23.87%	2,052 23.74%
Income: \$25,000 - \$50,000	191 28.01%	1,021 23.61%	2,138 24.74%
Income: \$50,000 - \$75,000	185 27.13%	1,008 23.31%	1,853 21.44%
Income: \$75,000 - \$100,000	40 5.87%	655 15.15%	1,331 15.40%
Income: \$100,000 - \$125,000	41 6.01%	334 7.72%	677 7.83%
Income: \$125,000 - \$150,000	9 1.32%	163 3.77%	381 4.41%
Income: \$150,000 - \$200,000	8 1.17%	63 1.46%	119 1.38%
Income: \$200,000+	3 0.44%	48 1.11%	91 1.05%
<b>2023 Avg Household Income</b>	\$50,240	\$60,341	\$60,428
<b>2023 Med Household Income</b>	\$43,202	\$52,589	\$51,792



