

0.85 AC PAD SITE

2723 Main Street
Newberry, SC 29108

Newberry County

Walmart



LEASING INFORMATION

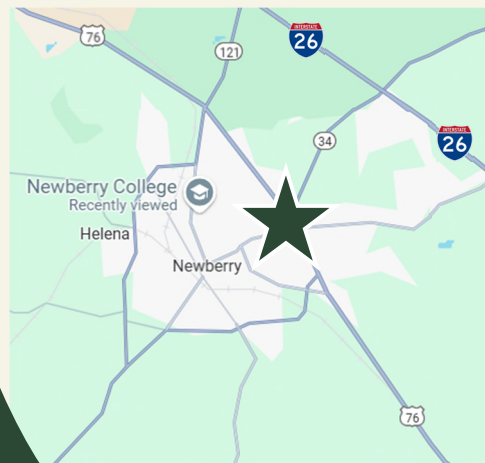
JIMMY DAVIS

770.597.0490

jimmy.davis@bridger-properties.com



BRIDGER
PROPERTIES



- 0.85 AC Pad Site adjacent to the Proposed Whataburger at Wilson Road and Main Street in Newberry, SC.
- Zoned GC with Cross-Access through Whataburger, providing access to the Traffic Light.
- Extremely active retail corridor with recent store openings by Starbucks, Firehouse Subs, Hurricane Express Wash, Home Centric, and Mavis Discount Tire.
- Traffic Counts of 29,400 VPD at the intersection.
- 3,200+ Students within 1.50 Miles of the site, with Newberry College consisting of 1,521 Students.



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TRADE AREA OVERVIEW



**Total
Population**

1 MILE: 2,849

3 MILE: 14,040

5 MILE: 17,002



**Total
Households**

1 MILE: 1,148

3 MILE: 5,263

5 MILE: 6,387



**Average
HH Incomes**

1 MILE: \$65,437

3 MILE: \$58,523

5 MILE: \$60,079



**Total
Employees**

1 MILE: 3,879

3 MILE: 10,495

5 MILE: 12,441

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PROPERTY SURVEY &
EXAMPLE SITE PLAN

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