

1.06 AC PAD SITE

2723 Main Street
Newberry, SC 29108
Newberry County

Walmart

HOME
...centric

LOWE'S



TSC TRACTOR
SUPPLY CO

LEASING INFORMATION

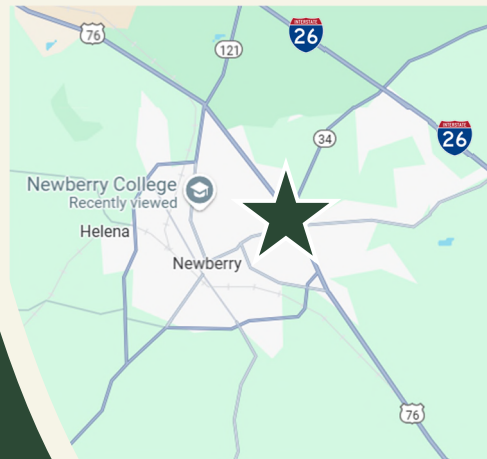
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ESTD 2020

BRIDGER
PROPERTIES



- 1.06 AC Pad Site next to a new 7 Brew Coffee on the corner of Wilson Road and Main Street in Newberry, SC.
- Property is Zoned GC with Cross-Access through 7 Brew, providing a full median curb cut on Wilson Road.
- 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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Site Plan

n/i
West Development, LLC
PD: 342-2-11-1
DB: 1788, PG. 101
PB: 8787, PG. 5

LOT 2
1.06 AC

MAIN STREET (SC Hwy 34/SC Hwy 219)
(Apparent 80 foot Public Right-of-Way)(State Highway)

WILSON ROAD (US Hwy 76/SC Hwy 34 Bypass)
(Apparent 70 foot Public Right-of-Way)(State Highway)

40' 20' 0 40' 80' 120'



GRAPHIC SCALE

SCALE 1" = 40'



= CRITICAL ACCESS DRIVE