FOR LEASE

WALTERBORO PLAZA SHOPPING CENTER



221 ROBERTSON BLVD, WALTERBORO, SC 29488

Harbor
COMMERCIAL PARTNERS

221 ROBERTSON BLVD, WALTERBORO, SC 29488

PROPERTY DESCRIPTION

0.5 acre outparcel for lease in Walterboro Plaza. Co-tenants include Harbor Freight, Napa Auto, RAC, Roses, Southern Beauty, and Sentry Cleaning. It is a short drive to downtown Walterboro, easy access to I-95 and surrounded by other major retailers and amenities.

THE OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
0.5 AC	$3,000/MO	Gross	NOW

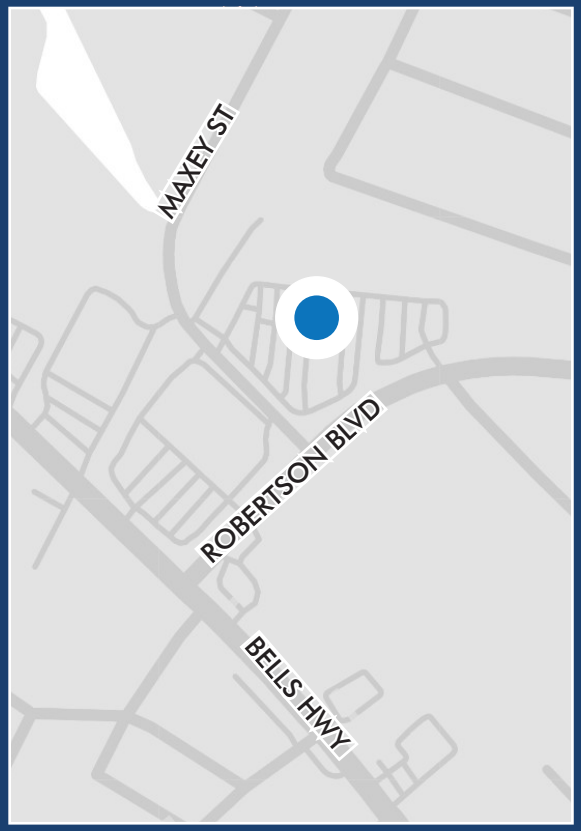


PROPERTY SPECS

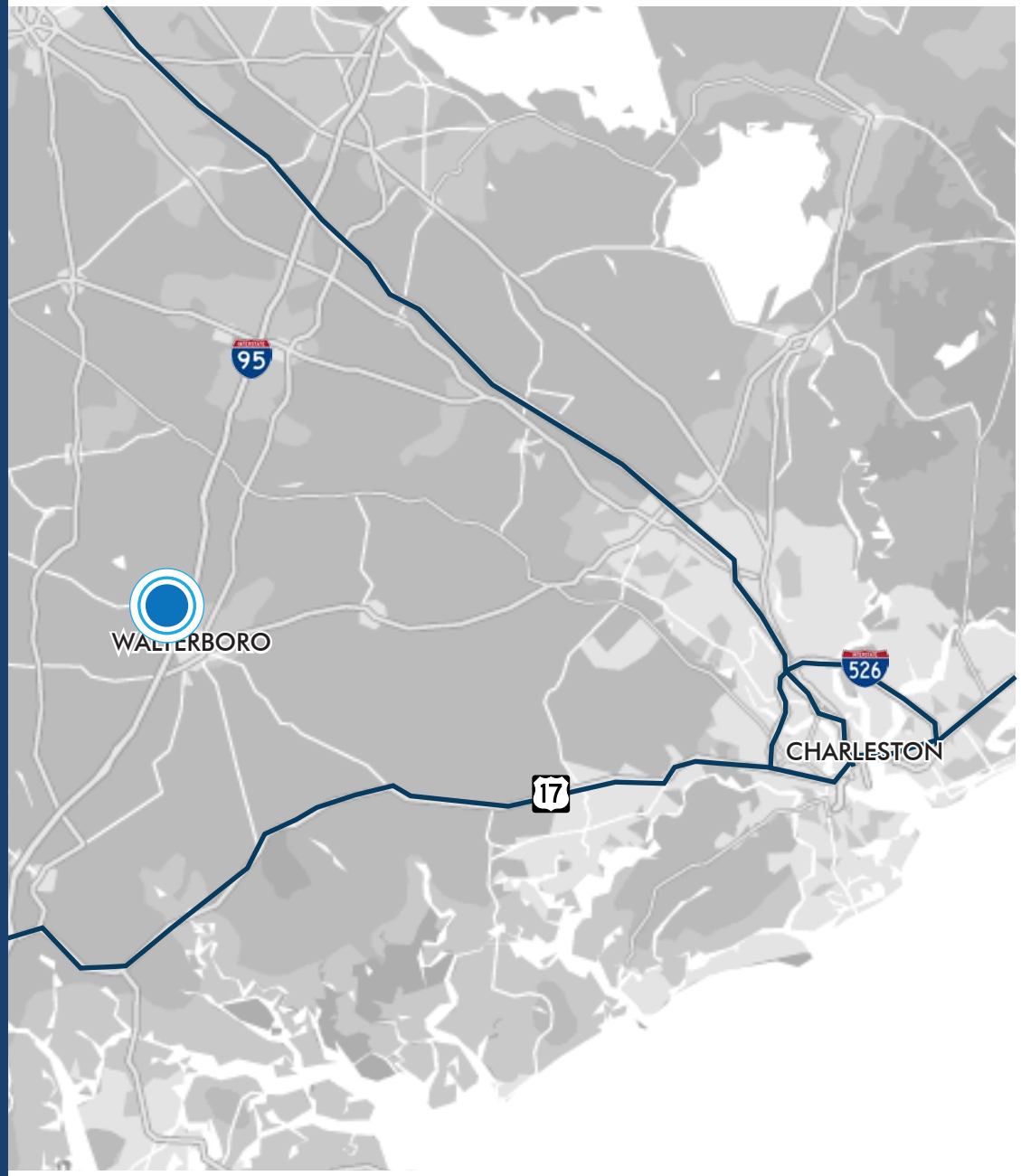
SPACE AVAILABLE	0.5 AC
LEASE PRICE	$3,000/MO
TAX ID/APN	147-00-00-039.000
COUNTY	Colleton
MUNICIPALITY	Town of Walterboro
YEAR BUILT	1965
GLA	96,909 SF
ZONING	Highway Commercial District
ANCHOR	Roses
TRAFFIC COUNT	15,200 VPD

LOCATION

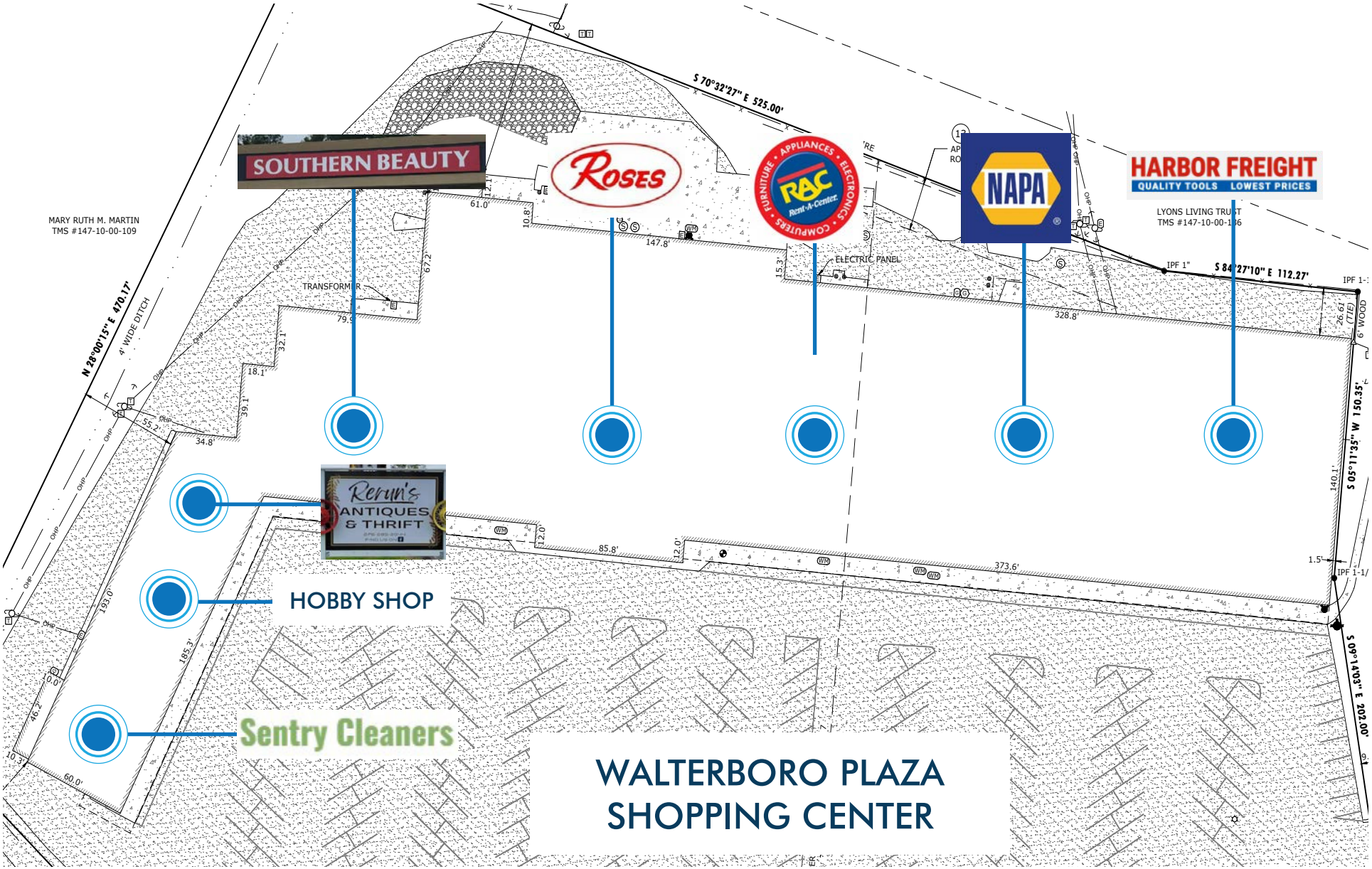
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Walterboro is positioned at the gateway to the South Carolina Lowcountry, in the middle of a triangle formed by Charleston, Savannah, and Columbia. Whether your business relies on the easy movement of goods, services, or people, a Walterboro location makes things simple. Our market access is outstanding, with proximity to major interstates, international and regional airports, and two of the nation's leading ports. (www.walterborosc.org)

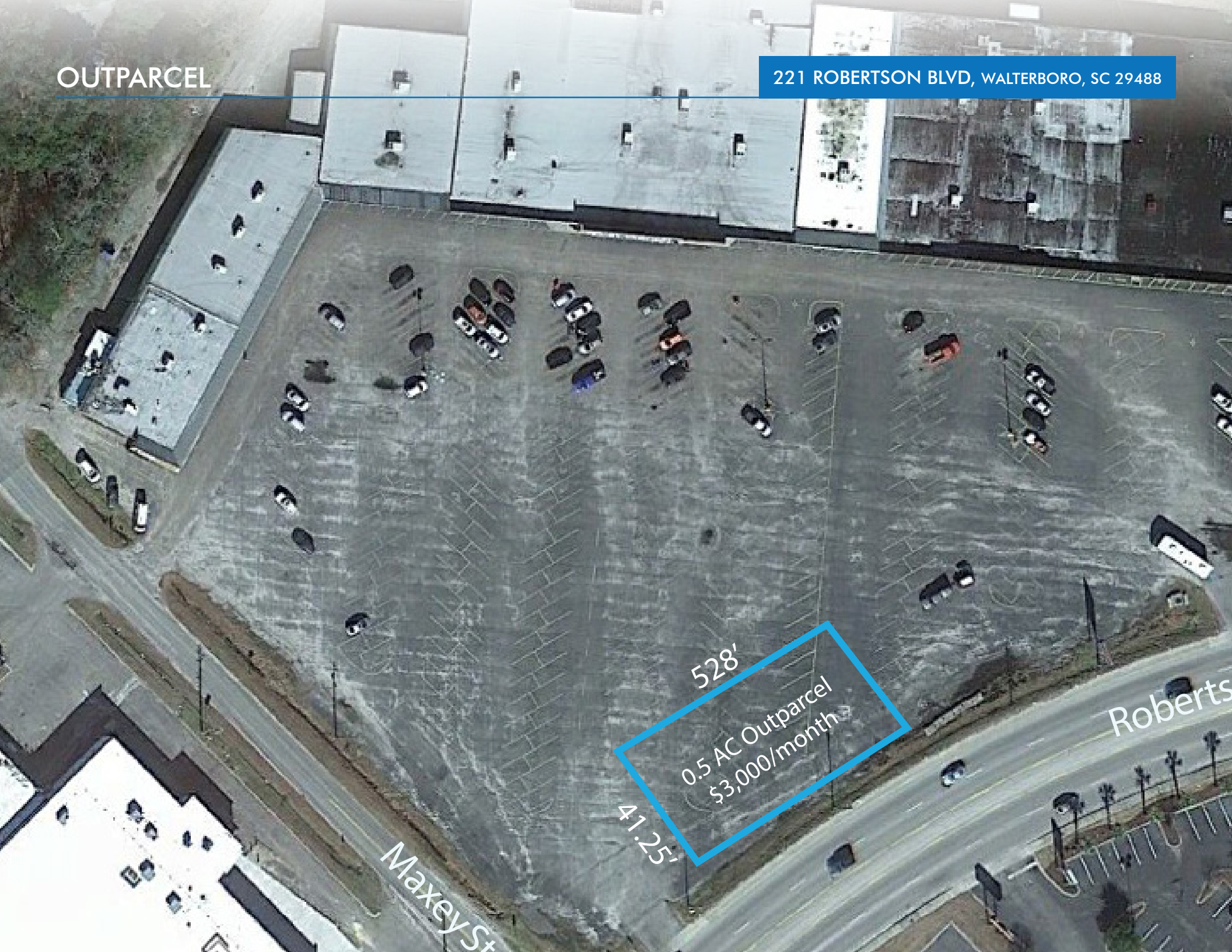


SITE PLAN


SOUTHERN BEAUTY
ROSES
RAC
NAPA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Rerun's ANTIQUES & THRIFT
HOBBY SHOP
Sentry Cleaners
WALTERBORO PLAZA SHOPPING CENTER
MARY RUTH M. MARTIN
TMS #147-10-00-109
LYONS LIVING TRUST
TMS #147-10-00-106
TRANSFORMER
ELECTRIC PANEL
4' WIDE DITCH
N 28°00'15" E 470.17'
S 70°32'27" E 525.00'
S 84°27'10" E 112.27'
S 05°11'35" W 150.35'
S 09°14'03" E 202.00'
IPF 1"
6" WOOD

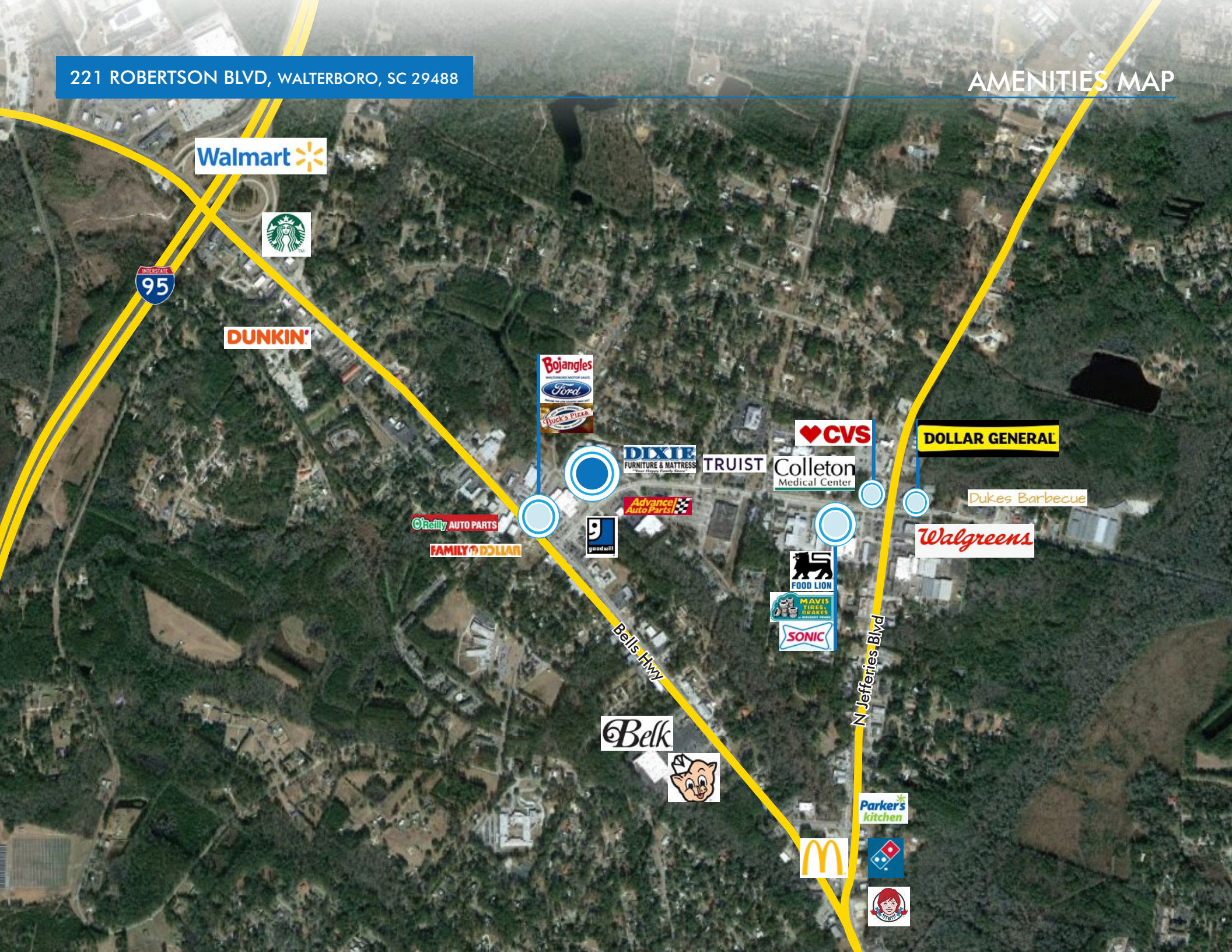
OUTPARCEL

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AMENITIES MAP



DEMOGRAPHICS

	One mile	Three mile	Five mile
 POPULATION	2,516	10,337	16,616
 TOTAL BUSINESSES	322	823	977
 MEDIAN AGE	44.1	41.2	40.2
 MEDIAN HOUSEHOLD INCOME	$46,929	$36,899	$36,943



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