

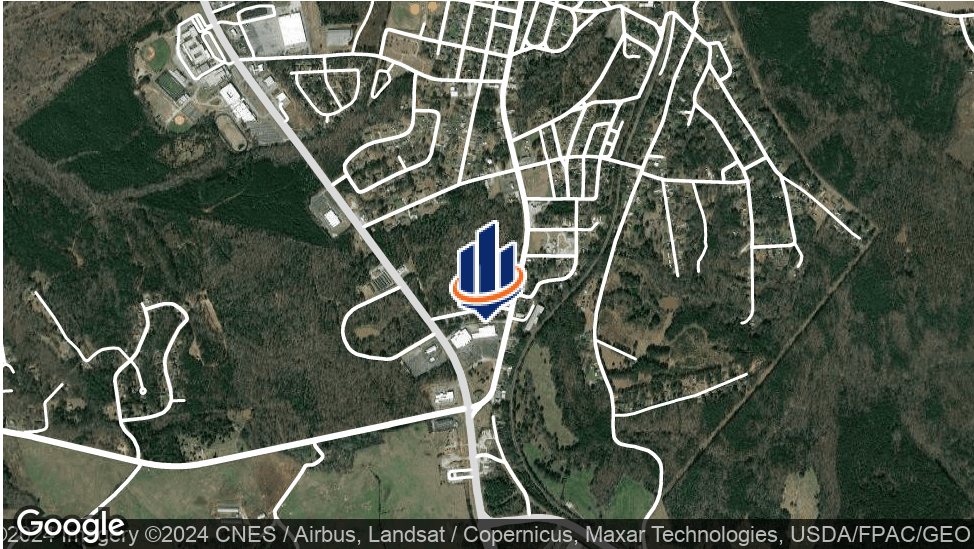
FOR LEASE
5,117 SF Retail Space | Food Lion Anchor
1126 US-321 BUS
Winnsboro, SC 29180

PRESENTED BY:

ASHLEY FLOTT
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SC #86000



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.50 SF/yr (NNN)
BUILDING SIZE:	74,322 SF
AVAILABLE SF:	3,000 - 5,117 SF
YEAR BUILT:	1987
MARKET:	Fairfield County
SUBMARKET:	Columbia
APN:	145-01-30-014-000

PROPERTY OVERVIEW

Elevate your retail presence with SVN | BlackStream’s exclusive offering – Discover a prime 5,117 SF retail suite available for lease in a well-positioned Food Lion Shopping Center.

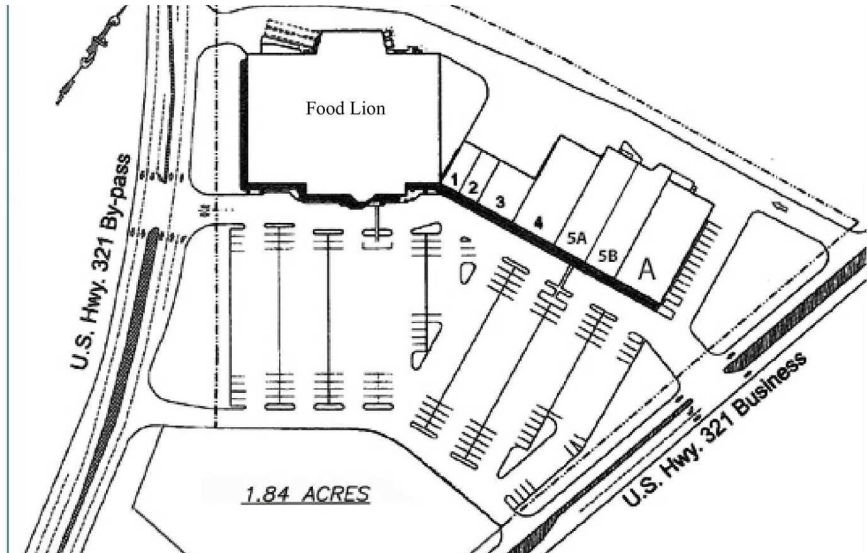
Seize this unique opportunity to position your brand in a high-foot-traffic shopping center. Join this dynamic retail environment alongside notable co-tenants like Food Lion, NAPA Auto Parts, Fresenius Medical Care, Essence Event Center, Hanna Beauty Supply, T & V, and China Taste. Enjoy the benefits of ample parking, multiple ingress and egress points, and pylon signage to cater to your business. Nestled in the heart of Winnsboro, SC, this thriving shopping destination marks a pivotal entrance point at the intersection of US-321 BYP and US-321 BUS.

PROPERTY HIGHLIGHTS

- 5,117 SF Available - Suite 5A
- 74,322 SF Neighborhood Center

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5,117 SF Available - Suite 5A
- 74,322 SF Neighborhood Center
- Great visibility
- Large Pylon Signage on each Side
- Anchored with Well-Known Grocery Giant, Food Lion
- Renovated 2014/2023
- Central Entrance Point Of Winnsboro, SC
- Located at the intersection of US-321 BYP & US- 321 BUS
- Negotiable Lease Terms
- Average household income (10mi) \$52,783
- Major Fairfield County Employers: Fairfield County School District, Breakthru Beverage, Element TV Company, Fairfield County Government, Isola, MEKRA Lang, BOMAG



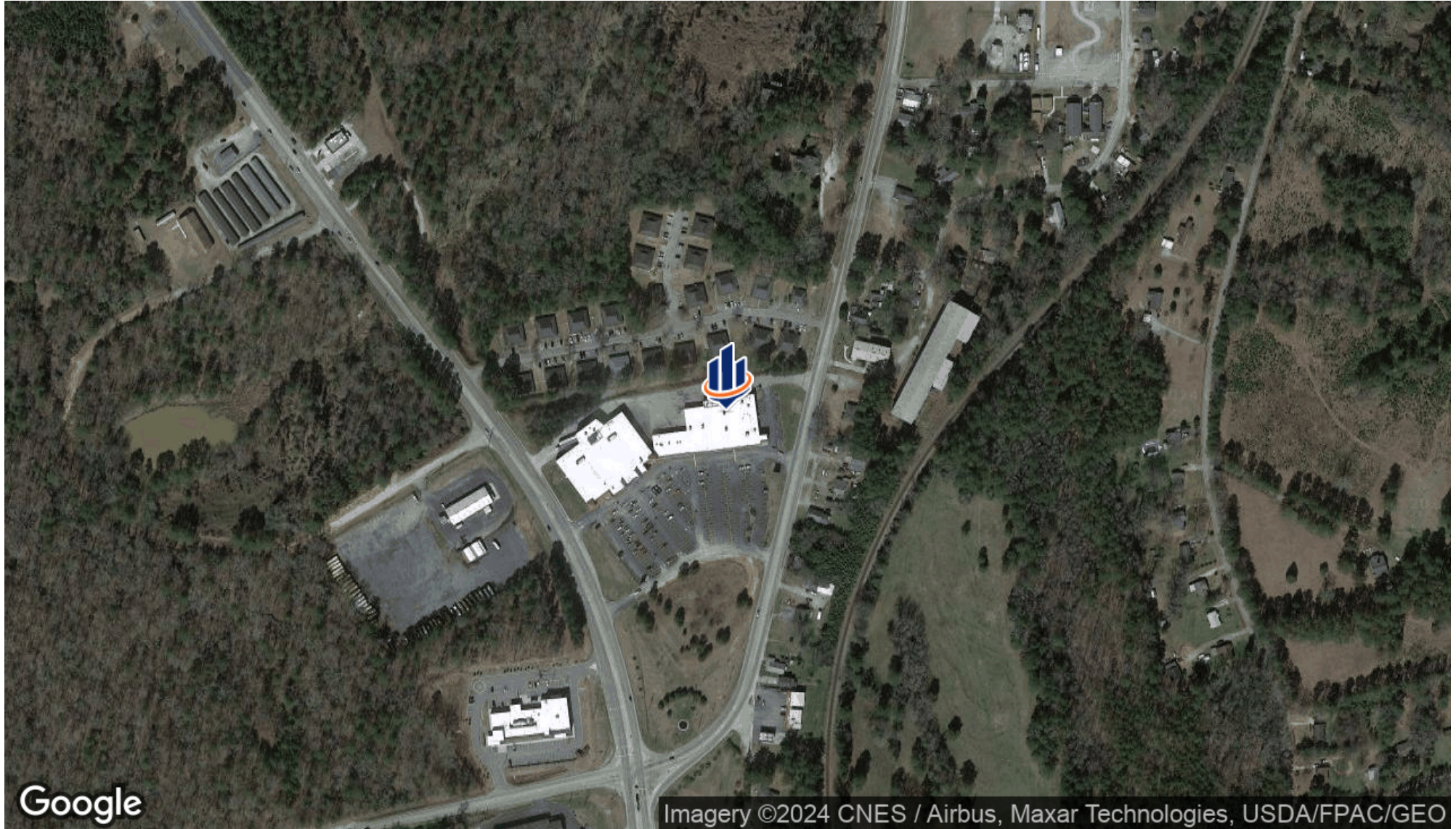
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LOCATION MAP



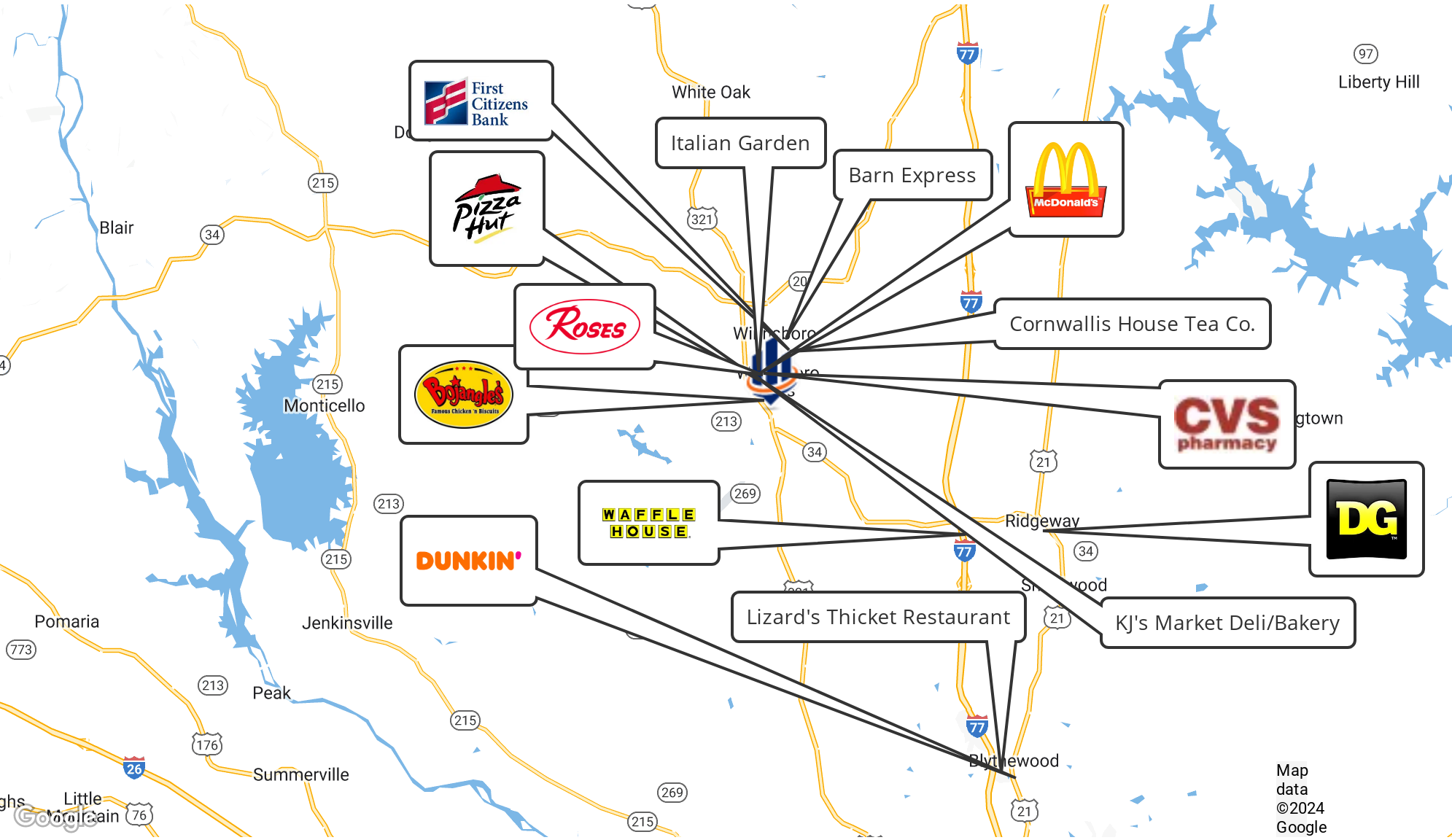
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

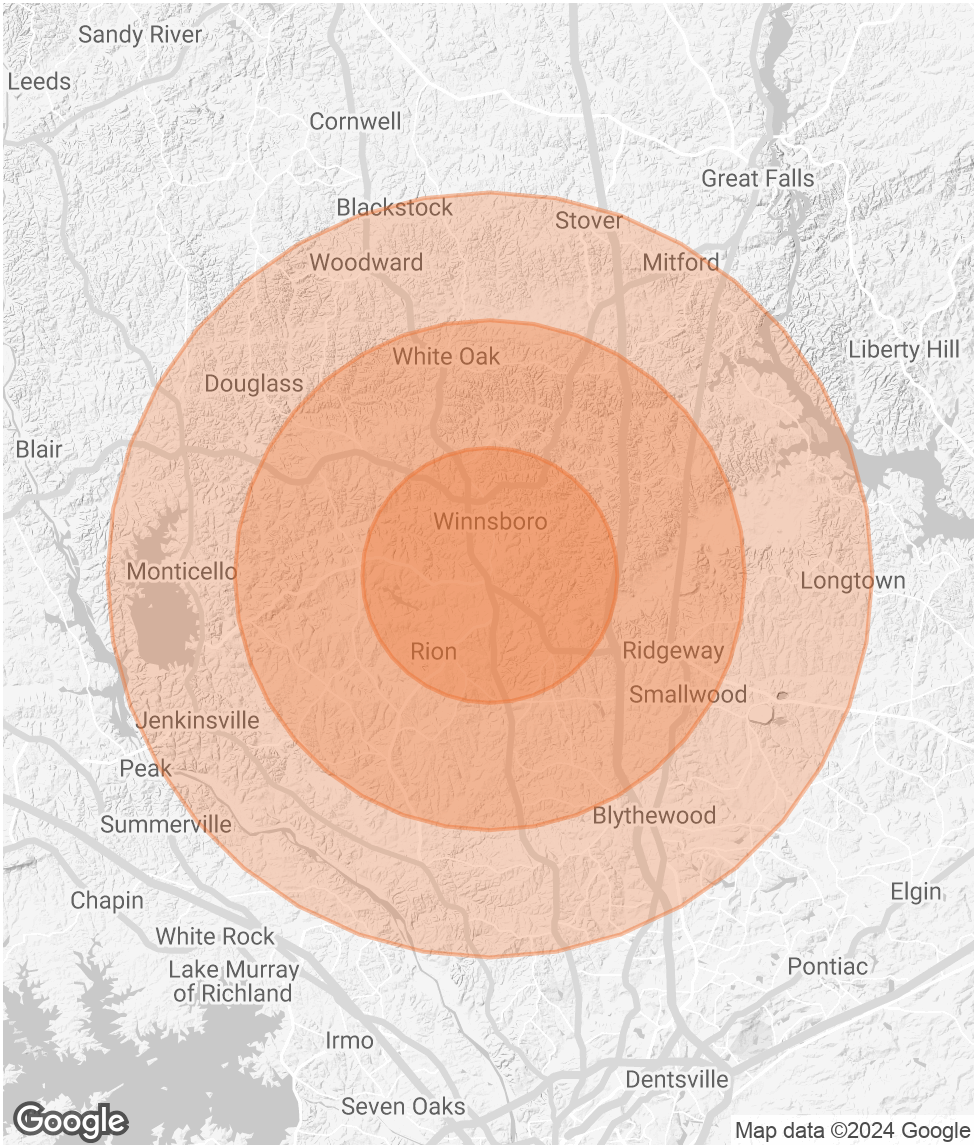
POPULATION 5 MILES 10 MILES 15 MILES

TOTAL POPULATION	8,303	16,931	46,046
AVERAGE AGE	39.2	43.5	42.6
AVERAGE AGE (MALE)	39.4	41.8	41.7
AVERAGE AGE (FEMALE)	41.3	46.2	43.7

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

TOTAL HOUSEHOLDS	4,139	8,140	20,990
# OF PERSONS PER HH	2.0	2.1	2.2
AVERAGE HH INCOME	\$39,882	\$52,783	\$69,116
AVERAGE HOUSE VALUE	\$94,696	\$131,436	\$188,959

* Demographic data derived from 2020 ACS - US Census



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