



Overview

BUILDING SIZE

LEASE END DATE	7/31/2022
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RATE \$14.00 SF/yr (MG)



Description

- Former Rite Aid building
- County seat of Colleton County
- One mile from Lowcountry Regional Airport
- Site located off of US Hwy 15 linking downtown to the northern retail corridor
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

Demographics	1 MILE	3 MILES	5 MILES
Median HH Income	\$29,686	\$31,563	\$32,669
Average HH Income	\$45,721	\$45,643	\$45,299
Households	1,031	4,545	6,405
Current Population	2,442	11,513	16,678

Year: 2018 | Source: ESRI

Contact

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Traffic Counts

HWY 64	16,700 VPD
Jefferson Hwy	12,600 VPD
Robertson Blvd	11,600 VPD

Year: 2017 | Source: SCDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

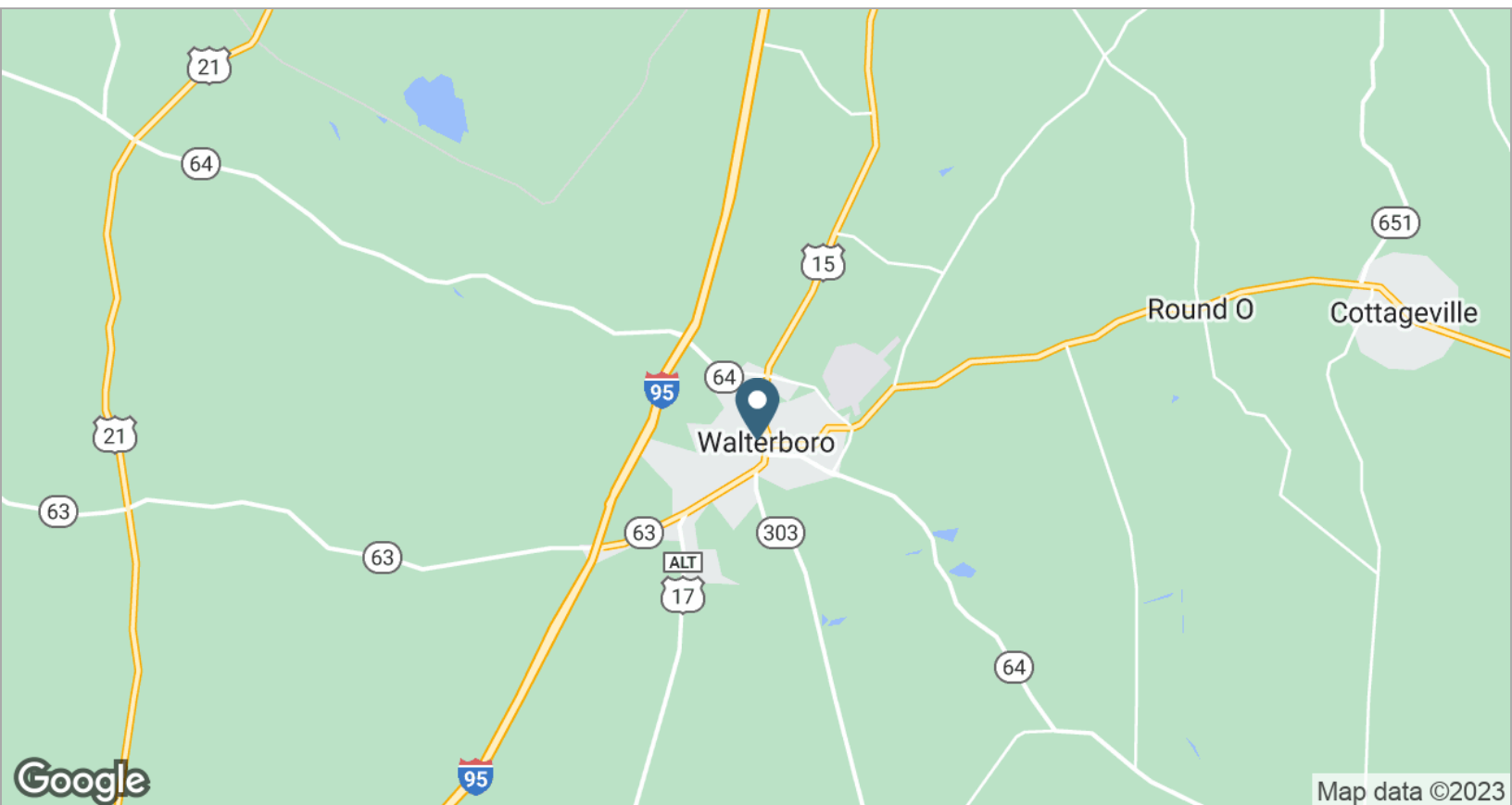
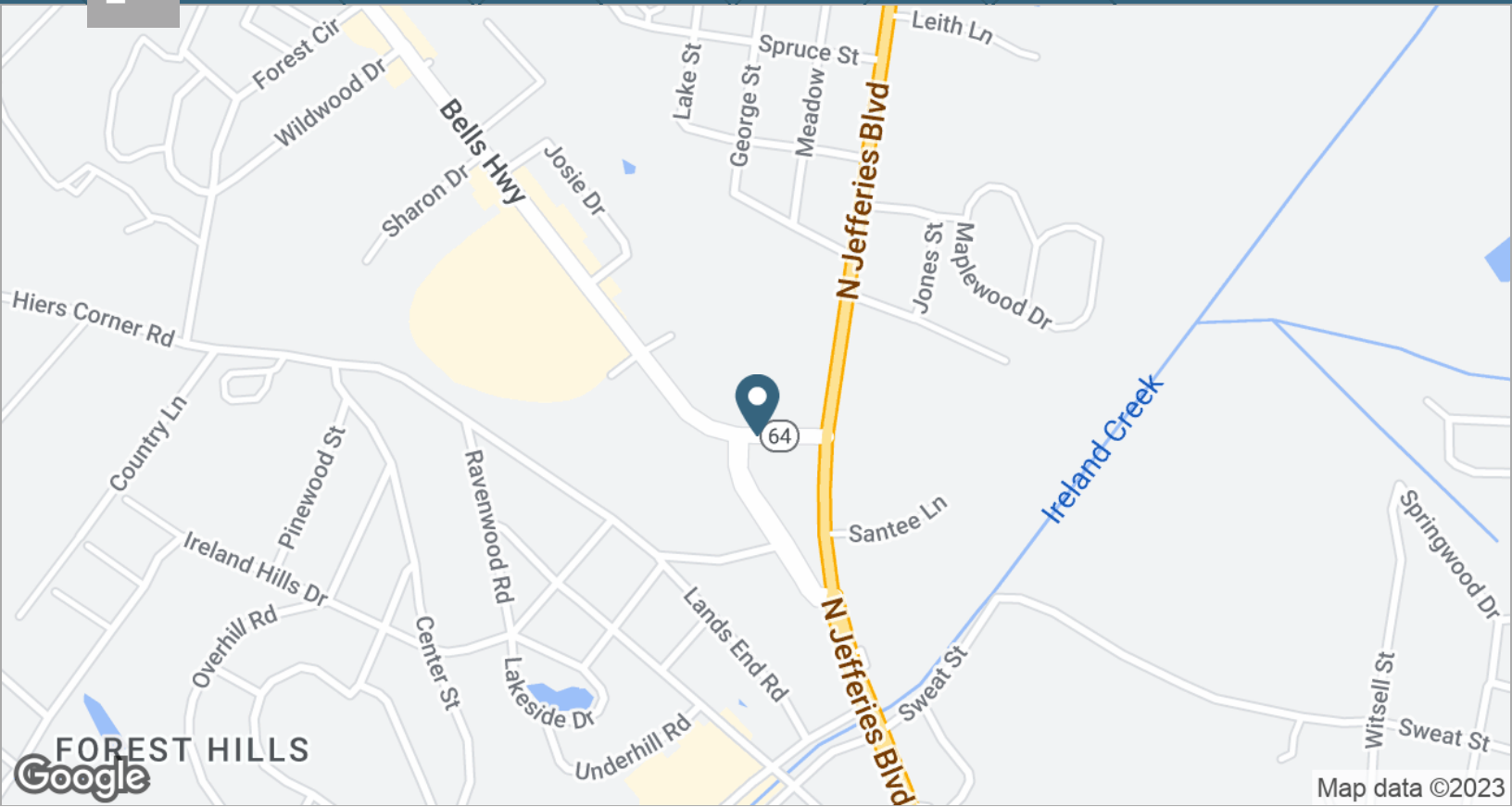
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Former Rite Aid - Bells Hwy, Walterboro, SC

72 Bells Hwy | Walterboro, SC



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72 Bells Hwy | Walterboro, SC



	1 mile	3 miles	5 miles
Population			
2018 Population	2,442	11,513	16,678
2000 Population	2,456	11,765	16,281
2010 Population	2,489	11,717	16,844
2023 Population	2,447	11,540	16,761
2000-2010 Annual Rate	0.13%	-0.04%	0.34%
2010-2018 Population: Annual Growth Rate	-0.23%	-0.21%	-0.12%
2018-2023 Population: Annual Growth Rate	0.04%	0.05%	0.10%
2018 Median Age	42.5	40.7	39.9
Households			
2000 Households	1,004	4,528	6,179
2010 Households	1,051	4,625	6,473
2018 Total Households	1,031	4,545	6,405
2023 Total Households	1,032	4,556	6,439
2000-2010 Annual Rate	0.46%	0.21%	0.47%
2010-2018 Households: Annual Growth Rate	-0.23%	-0.21%	-0.13%
2018-2023 Households: Annual Growth Rate	0.02%	0.05%	0.11%
2018 Average Household Size	2.28	2.49	2.56
Housing Units			
2018 Total Housing Units	1,189	5,336	7,470
2018 Owner Occupied Housing Units	596	2,973	4,291
2018 Renter Occupied Housing Units	435	1,572	2,114
2018 Vacant Housing Units	158	791	1,065
Race and Ethnicity			
2018 White Alone	52.5%	52.9%	56.3%
2018 Black Alone	43.0%	42.8%	39.1%
2018 American Indian/Alaska Native Alone	0.5%	0.3%	0.4%
2018 Asian Alone	1.1%	0.9%	0.7%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Hispanic Origin (Any Race)	3.1%	3.0%	3.6%
Income			
2018 Median Household Income	\$29,686	\$31,563	\$32,669
2018 Average Household Income	\$45,721	\$45,643	\$45,299
Per Capita Income	\$19,378	\$18,251	\$17,772
2018 Population 25+ by Educational Attainment			
Total	1,700	7,911	11,372
High School Graduate	30.6%	29.3%	29.7%
GED/Alternative Credential	7.0%	6.5%	5.6%
Some College, No Degree	15.4%	19.2%	20.4%
Associate Degree	8.6%	10.9%	12.4%
Bachelor's Degree	15.5%	12.8%	11.0%
Graduate/Professional Degree	11.4%	7.5%	6.4%
Data for all businesses in area			
Total Businesses:	445	859	1,000
Total Employees:	3,650	7,704	9,282
Total Residential Population:	2,442	11,513	16,678
Employee/Residential Population Ratio:	1.49:1	0.67:1	0.56:1
2018 Total Daytime Population	5,090	14,633	18,888
Workers	3,740	8,069	9,329
Residents	1,350	6,564	9,559