

# SC ORANGEBURG HWY 301



3417 HWY 301, ORANGEBURG, SC 29115



## OFFERING SUMMARY

County	Orangeburg
Available SF	3.57 Acres
Lease Rate	Contact Broker for Details
Lot Size	8.58 Acres
Zoning	Commercial
Traffic Count	52,900 AADT
Traffic Count (Hwy 301)	13,700 AADT
Average HH Income (10 Miles)	\$40,062

## PROPERTY HIGHLIGHTS

- Ideal location for restaurant with drive thru
- 3.57 acres available for lease or build to suit with all utilities included and great for a quick service restaurant
- Remaining parcel is leased to a convenience store with truck fuel center coming soon
- Hwy 301 connects two major interstates, I-26 and I-95
- Future industrial site directly behind property spanning over 160 acres
- Orangeburg County features a strategic location between Columbia and the port city of Charleston, excellent infrastructure, positive business climate, natural beauty, temperate climate, and enjoyable quality of life.
- Orangeburg has seen the job market increase by 0.6% over the last year. Future job growth over the next ten years is predicted to be 20.6%.
- For six years in a row, Orangeburg County has enjoyed record industrial growth with more than 4,000 new manufacturing jobs created in the last six years.

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