

FOR LEASE

1905 - 1937 Wilson Road, Newberry, SC



A	Unit 1905	±8,000 SF	\$8.00/SF NNN
B	Unit 1927	±4,000 SF	\$8.00/SF NNN
C	Unit 1931	±6,000 SF	\$8.00/SF NNN
D	Unit 1937	±30,623 SF	\$6.00/SF NNN

Retail Space for Lease

- (A) Unit 1905 ±8,000 SF (\$8.00/SF NNN)
- (B) Unit 1927 ±4,000 SF (\$8.00/SF NNN)
- (C) Unit 1931 ±6,000 SF (8.00/SF NNN)
- (D) Unit 1937 ±30,623 SF (\$6.00/SF NNN)
- Unit 1937 has 1 dock door & was formerly a Bi-Lo store
- Located at signalized intersection
- Surrounded by service/retail businesses and residential properties
- Close proximity to the Newberry County Memorial Hospital
- Piedmont Technical College and Stokes-Trainor auto dealership are located directly across from the shopping center
- ±16,200 VPD at Wilson Road & Harrington Street



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

101 E Washington St
Greenville, SC 29601
naief.com

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C Unit 1931 ±6,000 SF \$8.00/SF NNN

D Unit 1937 ±30,623 SF \$6.00/SF NNN



A Unit 1905 ±8,000 SF



B Unit 1927 ±4,000 SF



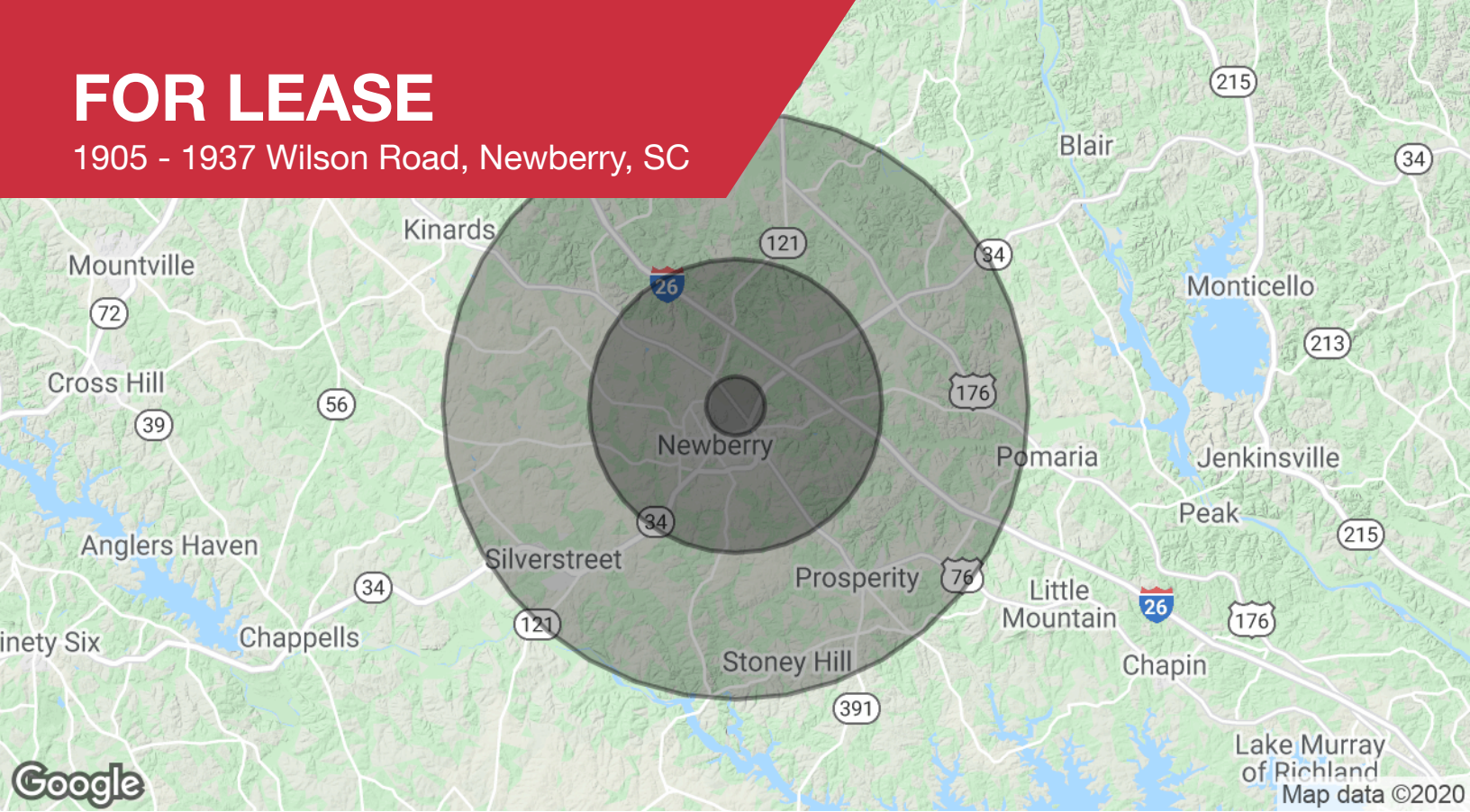
C Unit 1931 ±6,000 SF



D Unit 1937 ±30,623 SF

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Population

1 Mile

5 Miles

10 Miles

Total population	1,332	16,498	27,349
Median age	36.7	36.1	36.9
Median age (male)	30.2	31.0	33.2
Median age (Female)	41.9	41.0	40.5

Households & Income

1 Mile

5 Miles

10 Miles

Total households	474	6,290	10,356
# of persons per HH	2.8	2.6	2.6
Average HH income	\$53,955	\$46,237	\$48,531
Average house value	\$178,747	\$172,848	\$153,333

* Demographic data derived from 2010 US Census