

RETAIL/OFFICE/MEDICAL SPACE AVAILABLE • 517 RADFORD DRIVE, DILLON, SC



PROPERTY OVERVIEW

- Retail center with a mix of national and local retailers and restaurants shadow anchored by a Wal-Mart Supercenter.

LEASING INFORMATION

Call For Rates

Center Size - 21,600 SF

Available SF - 1,600 SF Restaurant Space

AREA RETAILERS



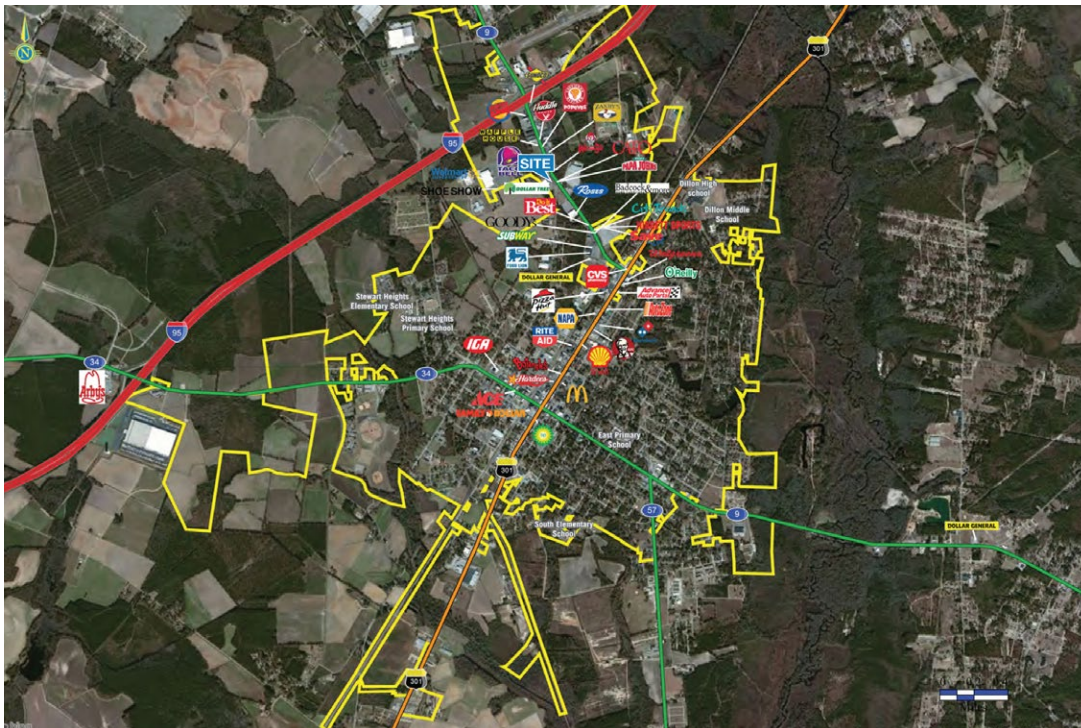
TRAFFIC COUNTS

RADFORD DRIVE	16,082 VPD
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DEMOGRAPHICS

	5 mile	10 mile	15 mile
2015 POPULATION	17,074	29,837	49,279
2015 DAYTIME POPULATION	18,065	27,684	41,769
2015 TOTAL HOUSEHOLDS	6,272	11,066	18,485
2015 AVERAGE HH INCOME	\$38,741	\$38,901	\$40,112
2015 MEDIAN HH INCOME	\$29,407	\$29,754	\$30,186

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DILLON COUNTY, SOUTH CAROLINA Market Guide

County Contact Information

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Major Employers

Company Name	Employees
Pardus Farms	1,000
Harbor Freight Tools	850
Wix Filters	400
Wyman Gordon	400
McLeod Health	390
South of the Border	250
Dave's of Dillon-Franco	185
West Rock	125
Herald Group	110
Gilden Apparel	62

Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics



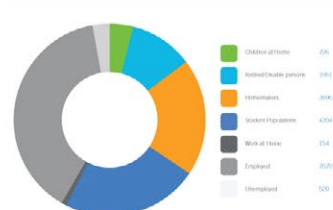
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetra), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5- or 10-minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this county city.

Peer Trade Areas

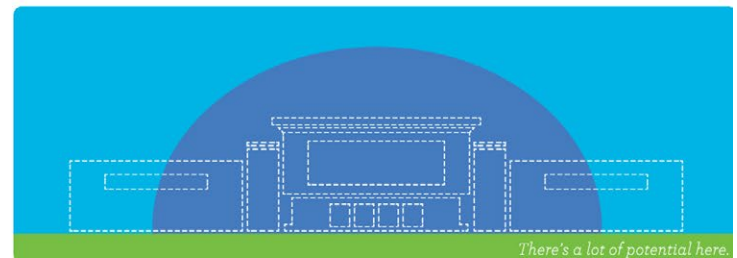
Lanore, SC	Tra 4993
Fitzgerald, GA	120 Benjamin N HWY Dr W
Dayton, VA	2624 Ohio County Hwy
Georgetown, SC	1410 N Fraser St
Thomson, GA	2005 Harrison Rd SE
Rockford, NC	1949 Durham Rd Ste A

Daytime Population 18,221



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of linkage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



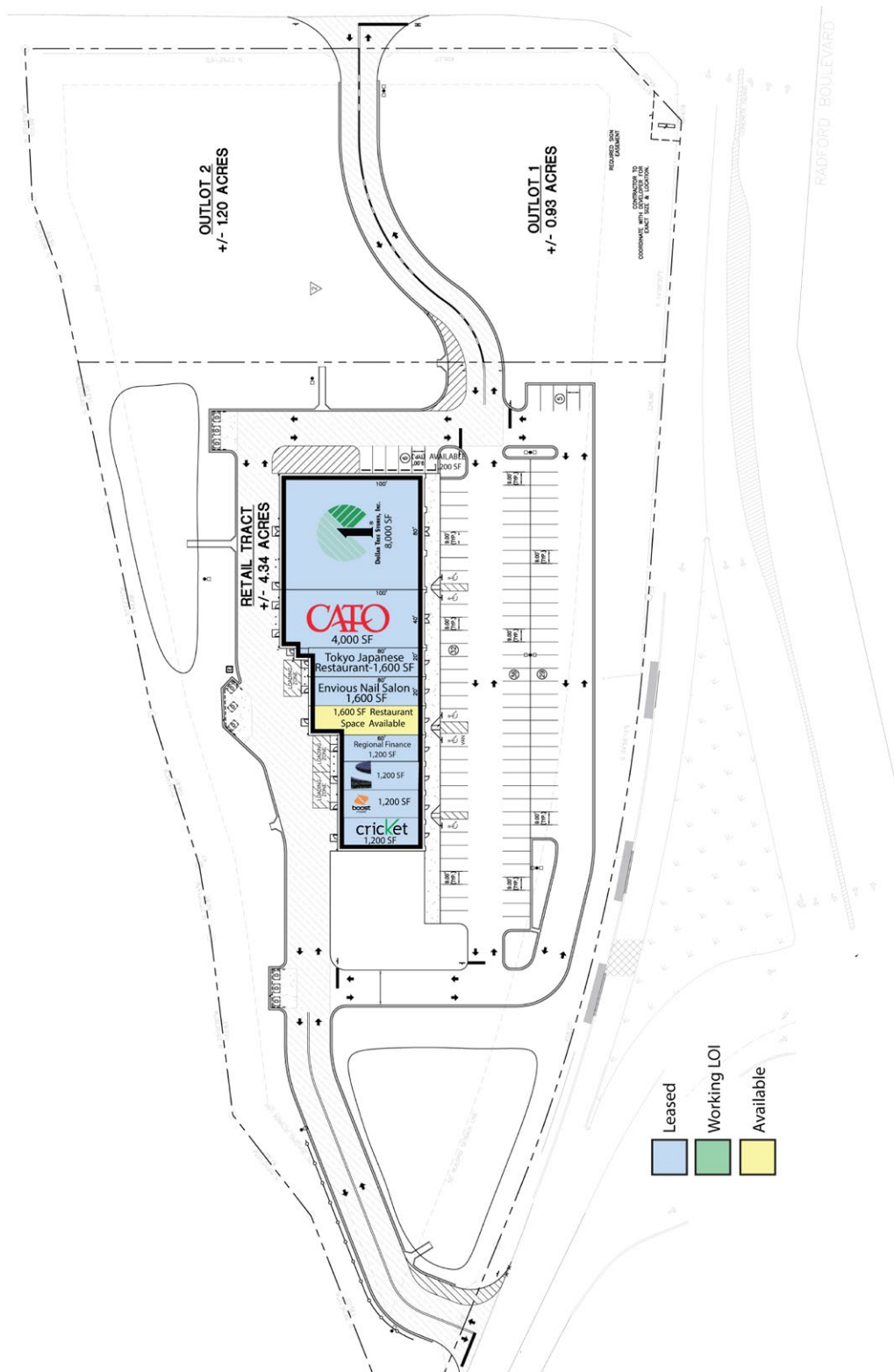
DEMOGRAPHIC PROFILE	5 Mile Radius	10 Mile Radius	15 Mile Radius
2015 Estimated Population	16,597	29,465	48,943
Daytime Population	18,165	28,098	39,616
Median HH Income	\$28,881	\$25,709	\$33,174
Number of Households	6,024	10,928	18,274

DEMOGRAPHIC PROFILE	5 Minute Drive Time	10 Minute Drive Time	20 Minute Drive Time
2015 Estimated Population	5,293	14,769	37,230
Daytime Population	10,609	18,218	33,025
Median HH Income	\$29,797	\$27,836	\$33,272
Number of Households	2,026	5,502	13,819



DILLON SHOPPING CENTER

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)