

DILLON SHOPPING CENTER

DILLON, SC | 517 RADFORD DRIVE



MIXED USE | RETAIL | RESTAURANT

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

DEMOGRAPHICS:	3 MILE	15 MILE	25 MILE
2018 Population	11,038	49,330	193,516
2018 Daytime Population	15,290	43,754	202,499
2018 Total Households	4,097	18,480	71,350
2018 Average HH Income	\$42,421	\$44,145	\$44,026
2018 Median HH Income	\$31,515	\$31,911	\$31,805

TRAFFIC COUNTS:
Radford Drive: 16,082 VPD

CENTER SIZE: 21,600 SF

AVAILABILITY: SEE PAGE 3

LEASE RATES: PLEASE CALL

AREA RETAILERS:

Walmart *

CVS
pharmacy



Dollar Tree Stores, Inc.



Walgreens

DOLLAR GENERAL

CATO
Look Smart. Buy Smart.

FAMILY DOLLAR
my family, my family dollar.



ACE
Hardware

HIBBETT SPORTS®

THE **retail** CONNECTION

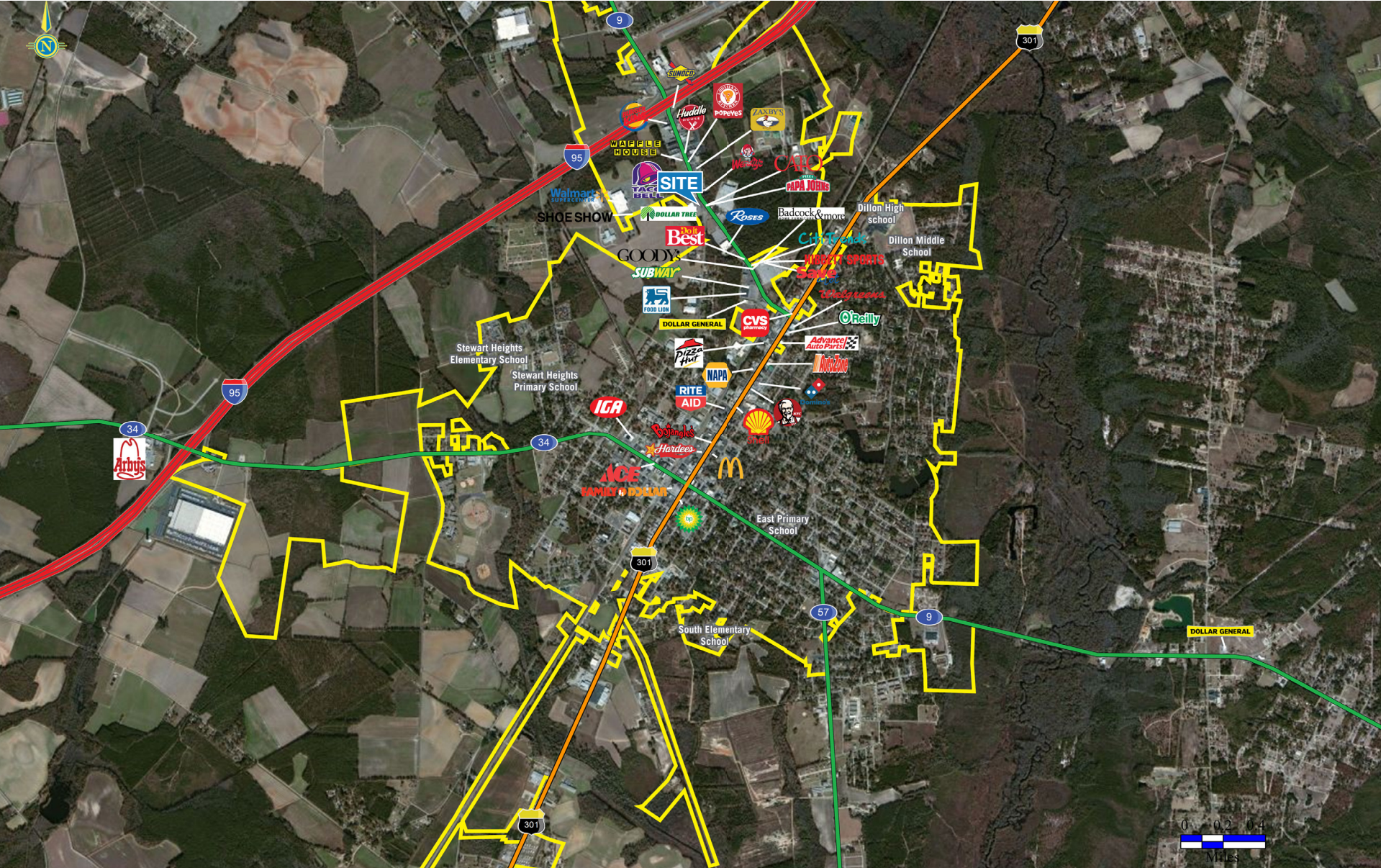
FOR MORE INFORMATION, PLEASE CONTACT:

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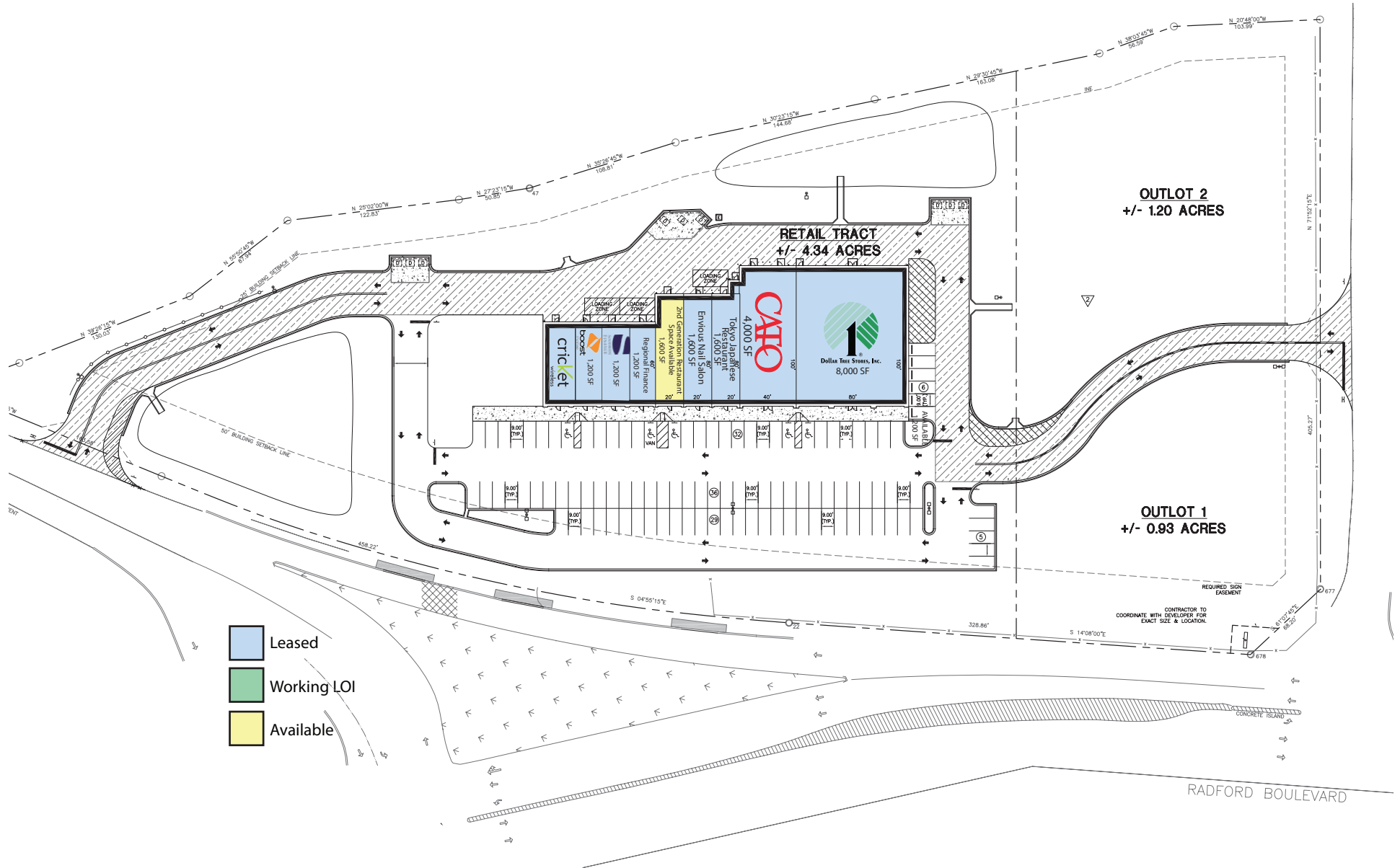
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County Contact Information

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Major Employers

Company Name	Employees
Perdue Farms	1,090
Harbor Freight Tools	850
Wix Filters	400
Wymann Gordon	400
McLeod Health	380
South of the Border	250
David's of Dillon-Franco	185
West Rock	125
Herald Group	110
Gildan Apparel	62

Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), 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 core city:

Peer Trade Areas

Laurens, SC	Tra 4493
Fitzgerald, GA	120 Benjamin H Hill Dr W
Dayton, TN	3034 Rhea County Hwy
Georgetown, SC	1310 N Fraser St
Thomson, GA	2205 Harrison Rd Se
Roxboro, NC	1049 Durham Rd Ste A

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage 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!*



Restaurant

Home & Garden

Automotive

Hotel

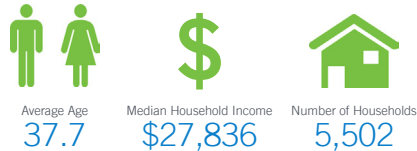
Focus Properties

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

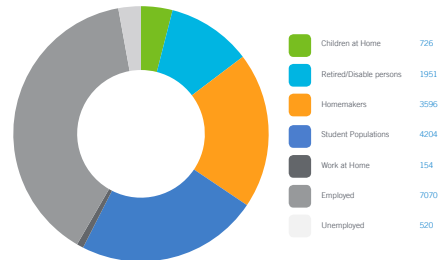


For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.

Demographics

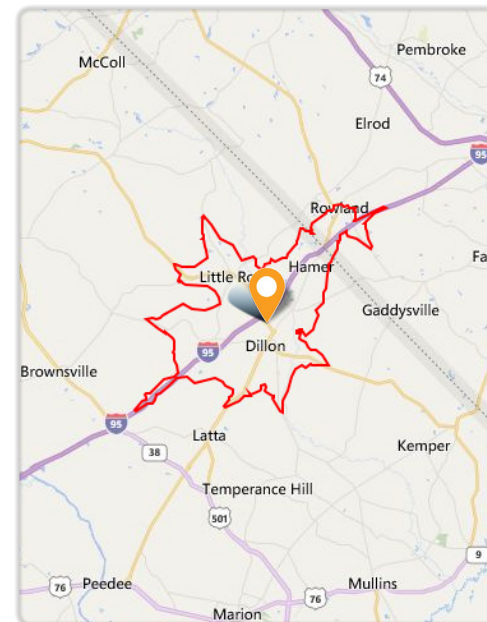
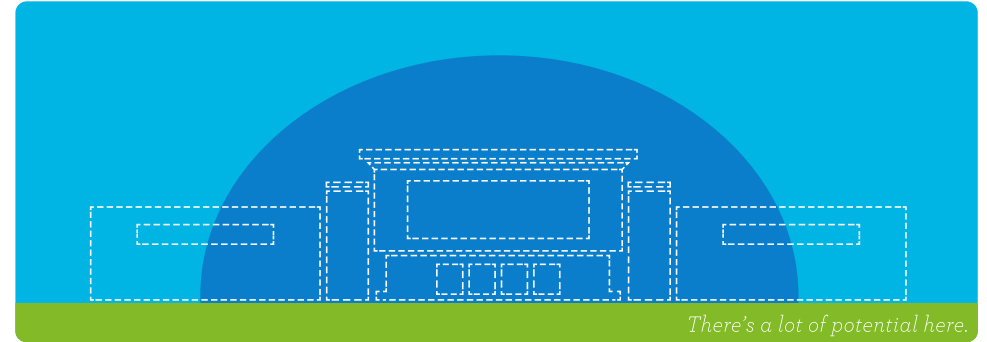


Daytime Population: 18,221 (10 Minute Drive Time)



DILLON COUNTY, SOUTH CAROLINA

Market Guide



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	\$29,709	\$30,174
Number of Households	6,094	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	\$30,272
Number of Households	2,096	5,502	13,819

*Source: STI Analytics

