

# 901 BUSH RIVER ROAD

FOR LEASE

## LEASE RATE REDUCTION



- 4,300 SF RETAIL OR OFFICE OPPORTUNITY
- LOCATED AT THE HIGHLY VISIBLE INTERSECTION ON BUSH RIVER ROAD AT I-26 AND I-126
- 169' FRONTAGE ON MORNINGHILL DRIVE
- ONE HOUR SERVICE  
EYE EXAMS  
EYEGASSES  
CONTACT LENSES  
LASIK
- FREEWAY VISIBILITY AT SIGNALIZED INTERSECTION WITH PYLON SIGN
- 29,318 VPD ON BUSH RIVER ROAD
- 23 SURFACE PARKING SPACES AVAILABLE

LEASE RATE: ~~\$10.00 PSF NNN~~  
\$8.75 NET OF UTILITIES

### CONTACT

WILLIAM MILLS | Senior Brokerage Associate | [wmills@trinity-partners.com](mailto:wmills@trinity-partners.com) | 803-567-1794

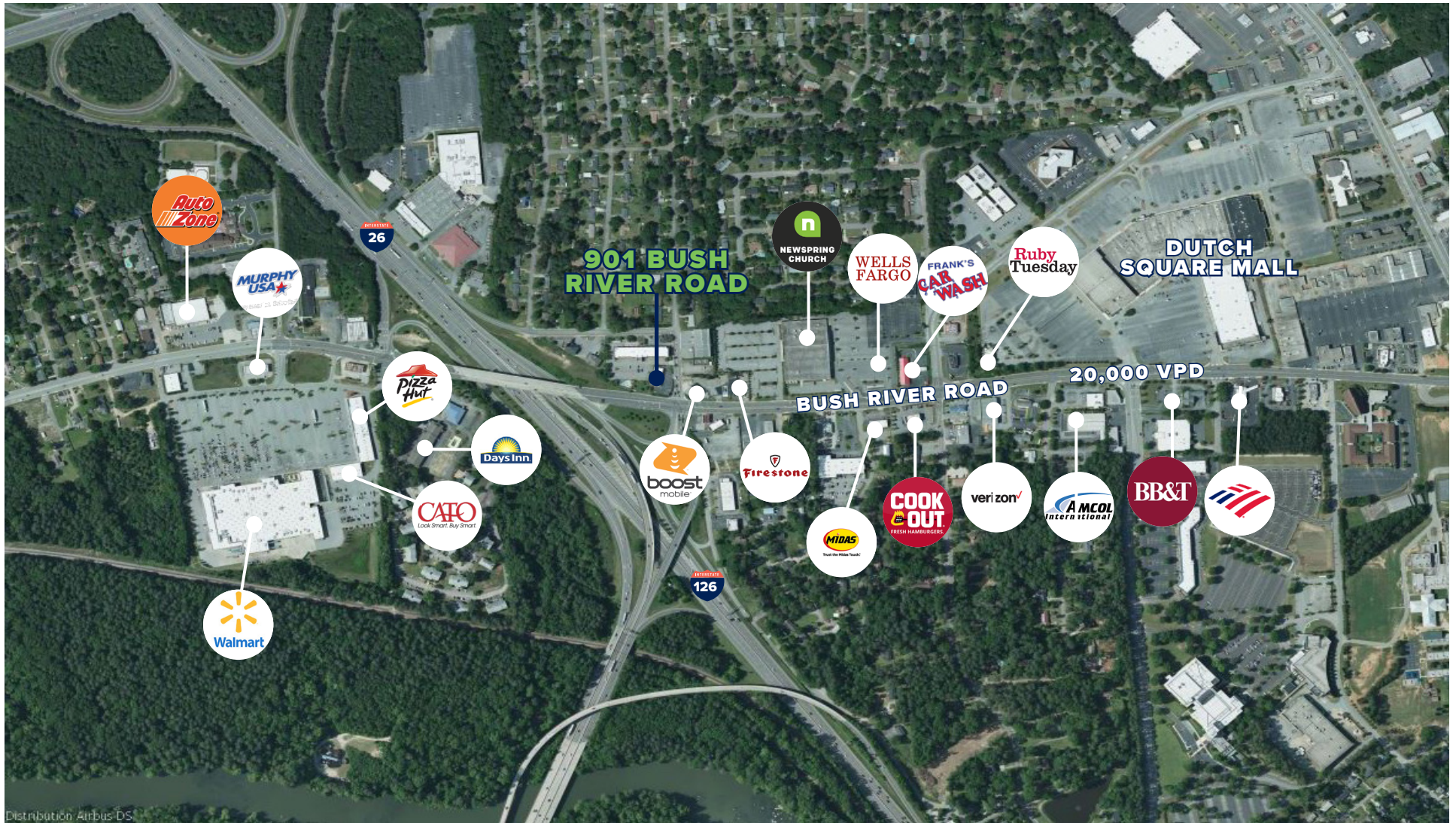
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**TRINITY  
PARTNERS**

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ACCESSIBILITY & AMENITIES



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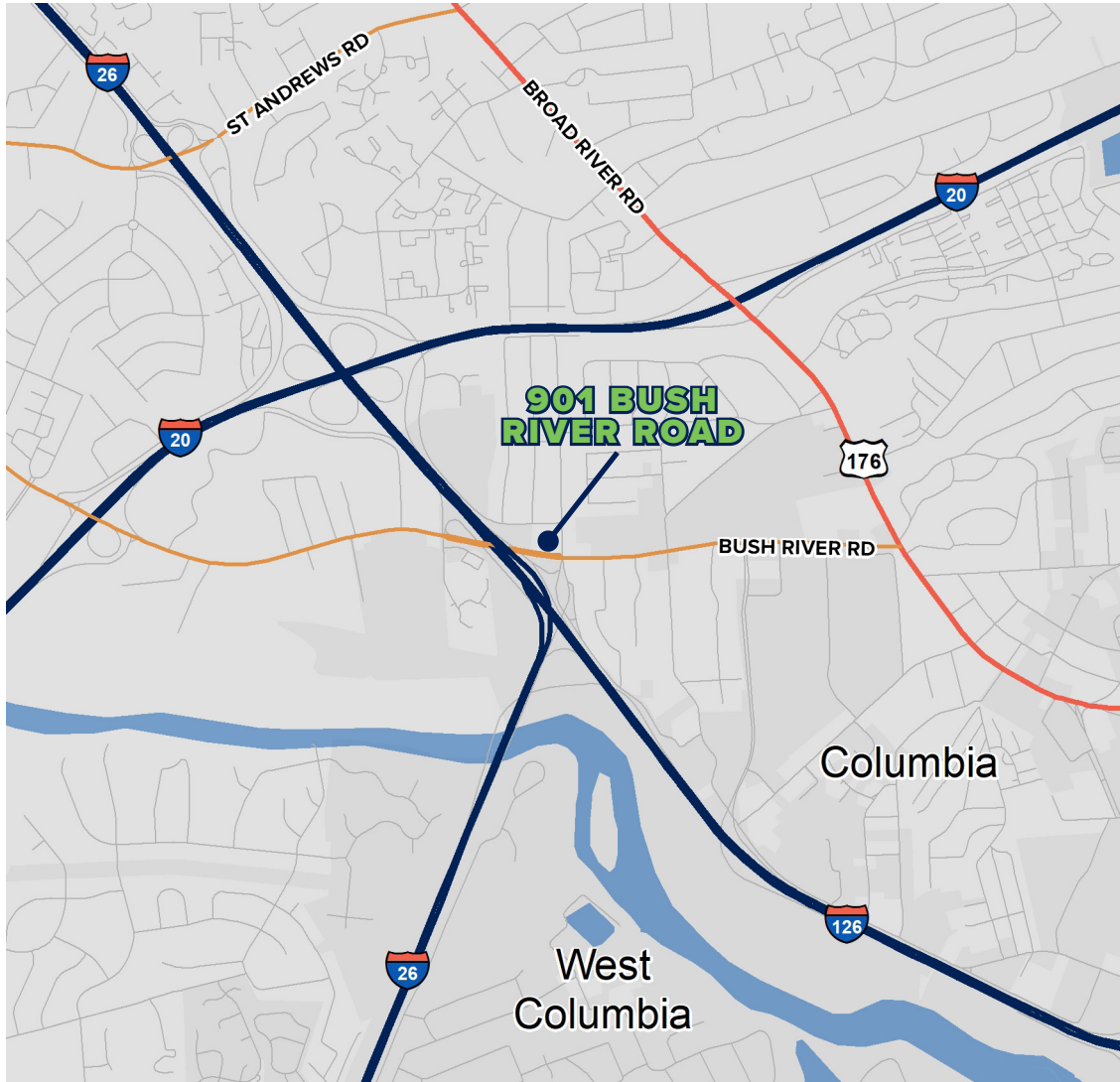
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**PARTNERS**

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## LOCATION & DEMOGRAPHICS



### DEMOGRAPHICS

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,780	61,599	142,392
HOUSEHOLDS	2,524	25,544	58,137

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,887	63,592	148,233
HOUSEHOLDS	2,584	26,599	60,678

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