

NAI Columbia



WALL STREET COMMONS



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Property Highlights

PREMISES: 168 Wall St., Camden, SC 29020

BUILDING: ±28,000 SF multi-phase, upscale, multi-tenant retail development currently under construction.

LOCATION: Located less than ±0.5 miles from Exit 98 on Interstate 20 with ± 700 feet of frontage on SC-Hwy 521. The site is situated in the heart of one of Camden's fastest-growing hospitality and retail corridors. A new \$10 million, 40,000 SF expansion of Central Carolina's Technological College's campus was completed in 2018 directly behind the subject property. It is surrounded by numerous hotels (Hampton Inn, Holiday Inn, Comfort Inn) & neighboring retailers (McDonald's, Popeye's, Waffle House, Fatz Cafe, Circle K, Exxon, & BP).

PARKING: 82 Surface Spaces are available for Phase I; 37 Future surface spaces have been designated for Phase II.

TRAFFIC COUNT: 29,900 VPD (Station 2058) on I-20 and 14,800 VPD (Station 139) Sumter Hwy.

AVAILABILITY: Two ± 6,500 SF multi-tenant retail buildings to be completed in Phase I. One ± 8,500 SF restaurant building and one ± 6,500 multi-tenant building to be completed in Phase II.

SPACE: Capability to add three drive-thrus on the first phase. It has been engineered and can be implemented as necessary. Opportunity for patio seating on future restaurant building.

PRICING: \$27.00 PSF, NNN for end-cap space. \$25.00 PSF, NNN for in-line space.

FOX RUN APARTMENTS

DUMPSTER LOCATION

DUMPSTER LOCATION

6,500 S.F.
RETAIL BLDG 3
FUTURE

6,500 S.F.
RETAIL BLDG 2

6,500 S.F.
RETAIL BLDG 1

8,500 S.F.
RETAIL BLDG 4
FUTURE

PATIO

37 FUTURE PARKING SPOTS

82 PARKING SPOTS

RETENTION POND
PHASE 1

WALL STREET

PHASE 2 | PHASE 1
BLDG 3 & 4 | BLDG 1 & 2

U.S. HWY 521

Aerial Map



NAI Columbia

Demographic Profile

Demographic Profile

Sumter Hwy & John C West Fwy | Camden, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	298	7,162	17,633	0 - 4	7.4%	6.7%	6.3%	2020 Estimate	\$50,870	\$36,590	\$41,747
2020 Estimate	351	7,893	19,282	5 - 9	8.0%	6.8%	6.6%	2025 Projection	\$59,368	\$39,821	\$46,598
2025 Projection	376	8,294	20,206	10 - 14	8.3%	7.0%	6.6%				
% Chg. 2020-2025	7.1%	5.1%	4.8%	15 - 19	6.0%	5.8%	5.5%	Average Household Income			
				20 - 24	4.0%	5.3%	5.0%	2020 Estimate	\$79,661	\$63,622	\$67,502
Households				25 - 34	12.6%	11.9%	11.6%	2025 Projection	\$92,678	\$71,218	\$75,408
2010 Census	140	2,956	7,174	35 - 44	16.6%	12.6%	11.6%				
2020 Estimate	165	3,255	7,864	45 - 54	12.6%	10.6%	10.9%	Per Capita Household Income			
2025 Projection	178	3,415	8,239	55 - 64	10.0%	12.4%	13.6%	2020 Estimate	\$31,528	\$26,119	\$27,601
				65 - 74	9.1%	11.4%	12.2%	2025 Projection	\$36,939	\$29,201	\$30,818
Families				75 - 84	4.6%	6.6%	7.1%				
2010 Census	99	1,891	4,754	85+	0.9%	2.9%	3.0%	2020 Household Income Dist.			
2020 Estimate	114	2,030	5,088					Less than \$15,000	15.2%	21.1%	18.7%
2025 Projection	122	2,113	5,294	Median Age				\$15,000 - \$24,999	1.2%	12.5%	12.8%
				2010 Census	34.5	39.1	41.1	\$25,000 - \$34,999	16.4%	14.6%	11.9%
2020 Housing Data				2020 Estimate	37.0	39.6	42.0	\$35,000 - \$49,999	16.4%	12.7%	12.5%
Owner Occ. Housing Units	114	2,053	5,616	2025 Projection	37.5	40.3	42.3	\$50,000 - \$74,999	17.6%	12.9%	13.6%
Renter Occ. Housing Units	52	1,202	2,248					\$75,000 - \$99,999	7.3%	7.0%	9.0%
				Average Household Size				\$100,000 - \$149,999	8.5%	9.7%	12.0%
2020 Business Data				2010 Census	2.13	2.37	2.41	\$150,000 - \$199,999	12.1%	4.8%	4.9%
Total Businesses:	478	6,253	10,375	2020 Estimate	2.13	2.39	2.42	\$200,000 and Up	5.5%	4.7%	4.6%
Total Employees:	351	7,893	19,282	2025 Projection	2.11	2.39	2.42				

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