



*For Lease*

## ORANGEBURG MALL

1214 Saint Matthews Road  
Orangeburg, SC 29115



**COLDWELL BANKER**  
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate: \$10 PSF NNN

Total Available: Suite 308: 6,000 SF  
Suite 321: 4,550 SF

Parking Spaces: 1,184 Spaces

County: Orangeburg County

Zoning: NA-Area inside City Limits

## PROPERTY OVERVIEW

The Orangeburg Mall is a 151,846 SF outdoor shopping center anchored by Roses Variety Store and accompanied by national credits Fresenius and Charter Communications.

## PROPERTY HIGHLIGHTS

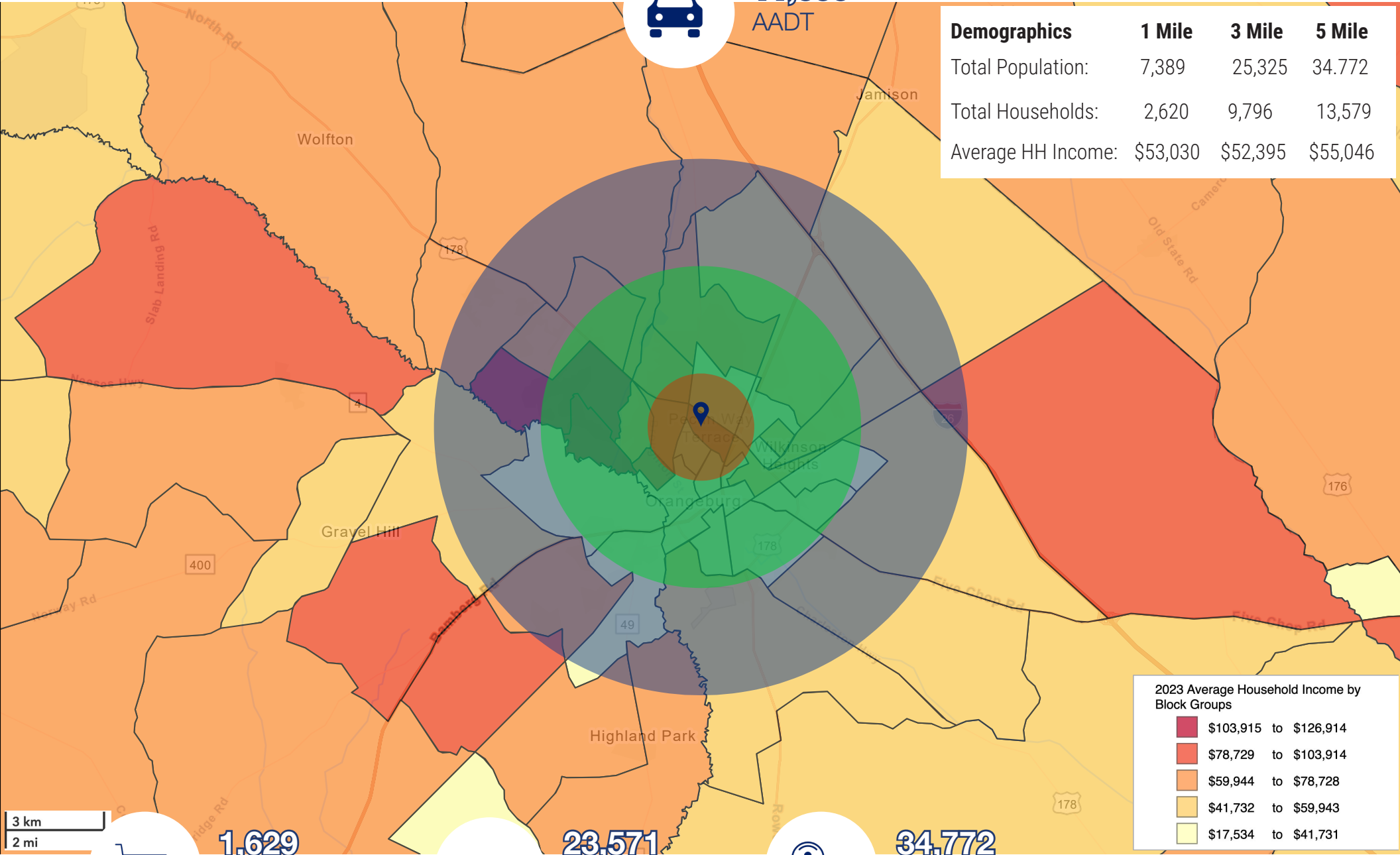
- 151,846 SF Retail Center
- Recessionary strong tenants – Roses Variety Store, Fresenius, Charter-Spectrum, and local services
- SCDOT AADT: 11,600 2022







# DEMOGRAPHICS



| Demographics       | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Total Population:  | 7,389    | 25,325   | 34,772   |
| Total Households:  | 2,620    | 9,796    | 13,579   |
| Average HH Income: | \$53,030 | \$52,395 | \$55,046 |

| 2023 Average Household Income by Block Groups |                        |
|---|------------------------|
|   | \$103,915 to \$126,914 |
|   | \$78,729 to \$103,914  |
|   | \$59,944 to \$78,728   |
|   | \$41,732 to \$59,943   |
|   | \$17,534 to \$41,731   |

All demographics based on Esri forecasts for 2023  
SCDOT AADT 2022







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