

FOR LEASE

1192 Amelia Street | Orangeburg, SC 29115



COLDWELL BANKER
COMMERCIAL
ATLANTIC



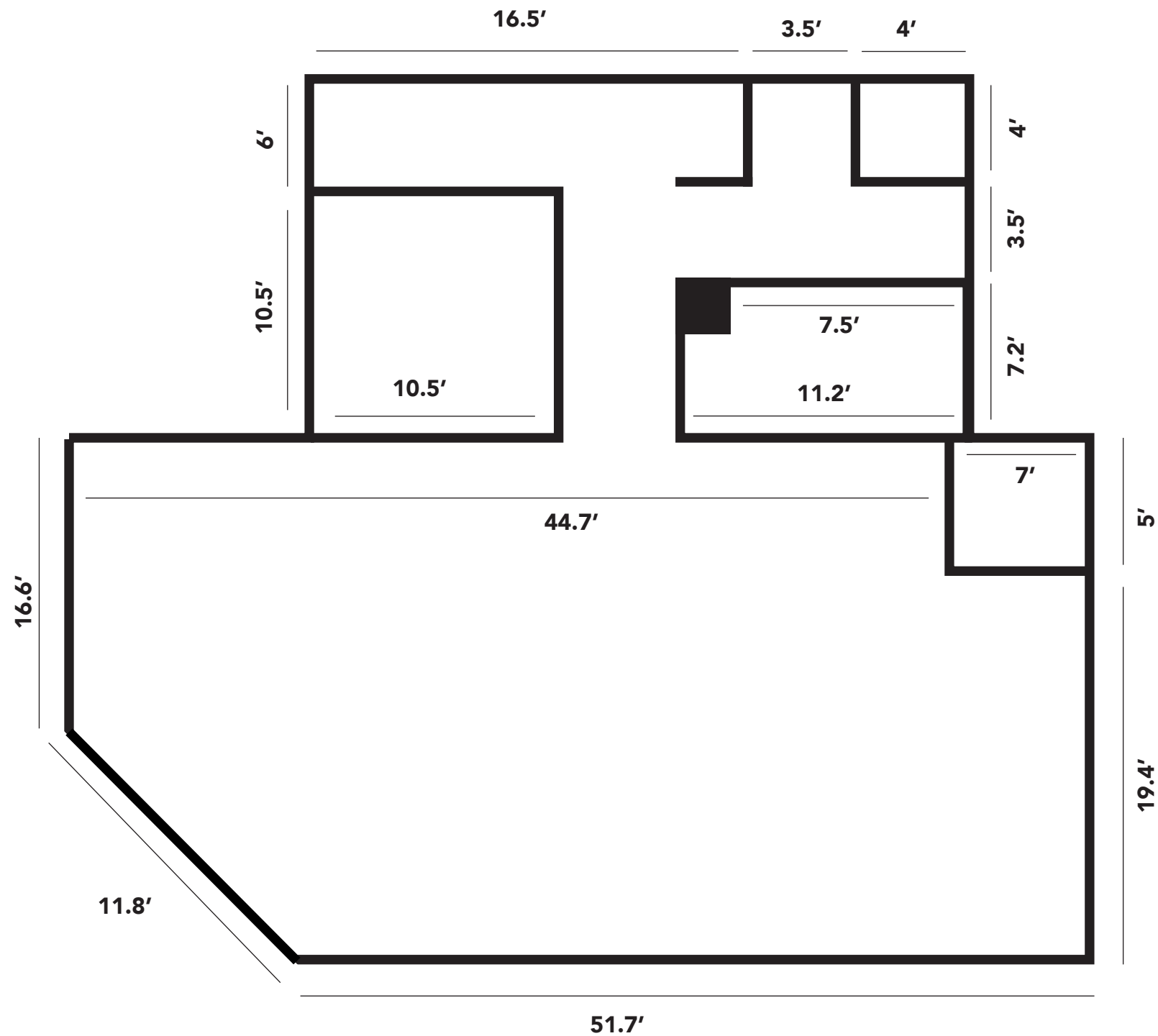
OFFERING SUMMARY

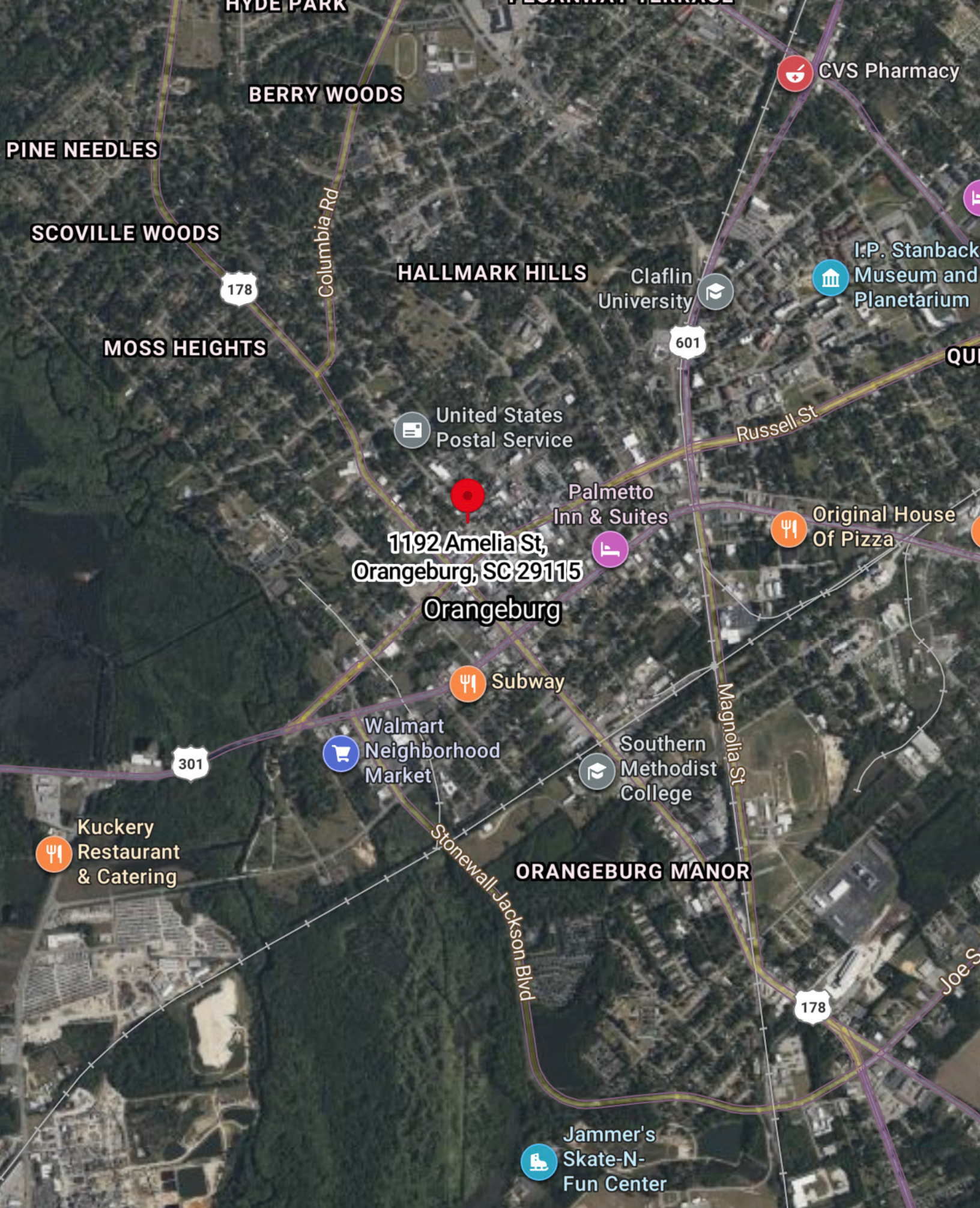
Lease Rate:	\$12 PSF
Total Available:	1,908 SF
Lease Type:	NNN
Sub Type:	Retail/Office
County:	Orangeburg County
Zoning:	B-1

PROPERTY OVERVIEW

Discover the perfect commercial space for your business at 1192 Amelia Street. With 1908 square feet of versatile and adaptable area, this property offers excellent visibility, boasting an impressive glass frontage on a signaled corner that draws in customers and clients alike.

Orangeburg is a city on the rise as a result of its orientation along Interstate 95, the major corridor between Charleston and Columbia, South Carolina. An ideal location for growing businesses looking to capitalize on markets with strong upward trajectories.





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Orangeburg, SC 29115
Orangeburg



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Demographics

1 Mile

3 Mile

5 Mile

Total Population:	5,295	24,331	34,203
Total Households:	1,754	9,337	13,312
Average HH Income:	\$39,025	\$49,829	\$55,091



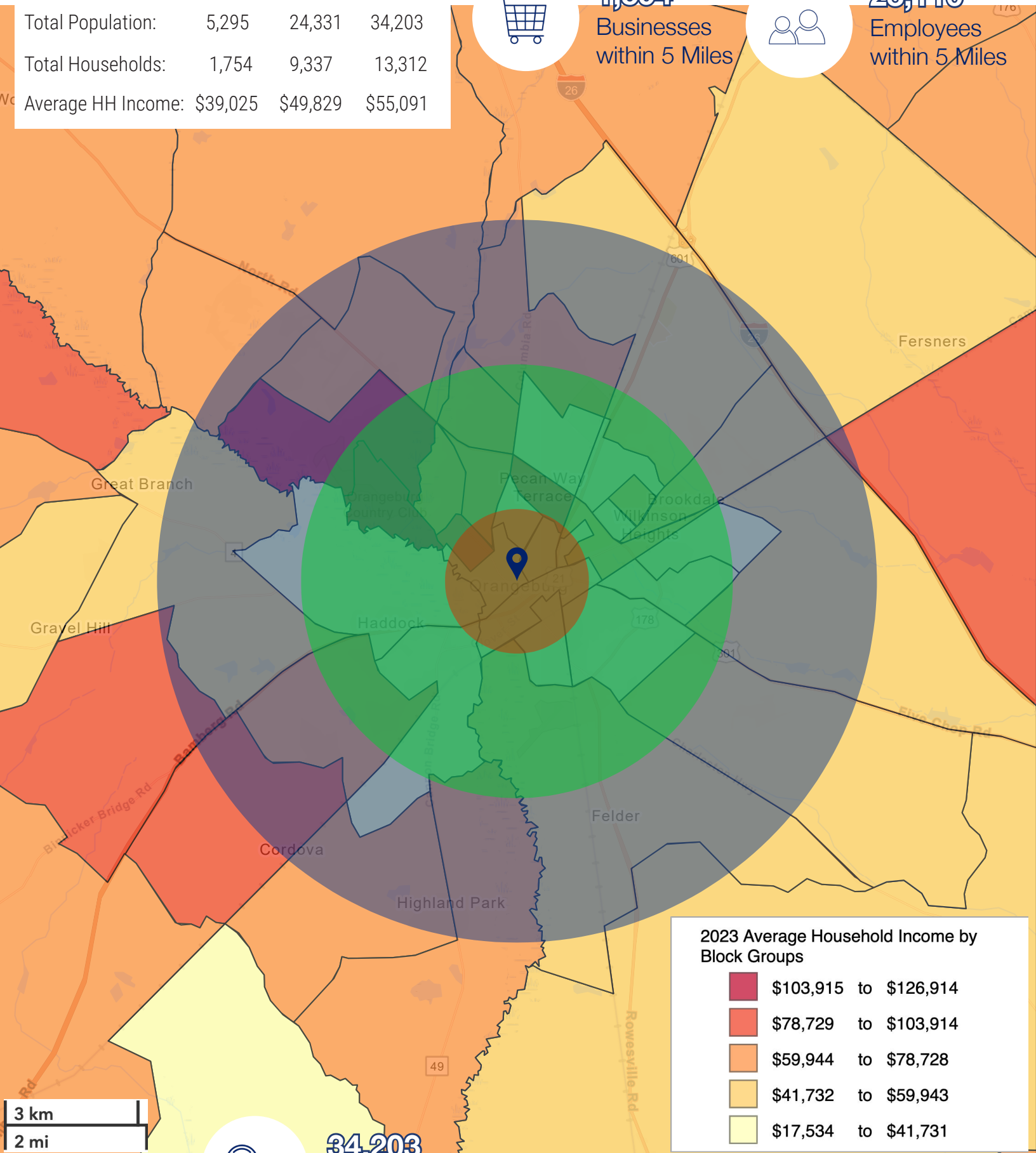
1,594

Businesses
within 5 Miles



23,110

Employees
within 5 Miles



All demographics based on Esri forecasts for 2023



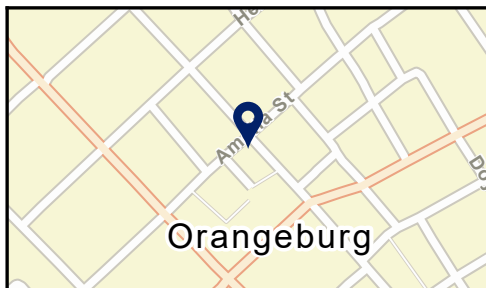
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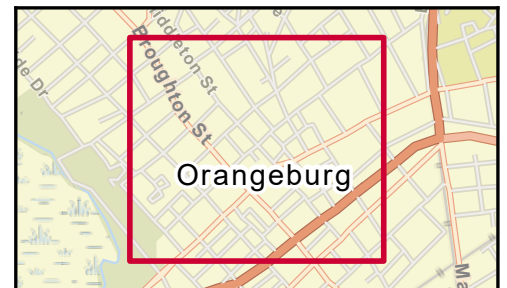
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1192 Amelia St, Orangeburg, South Carolina, 29115
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.49069
Longitude: -80.86509



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

July 26, 2023



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