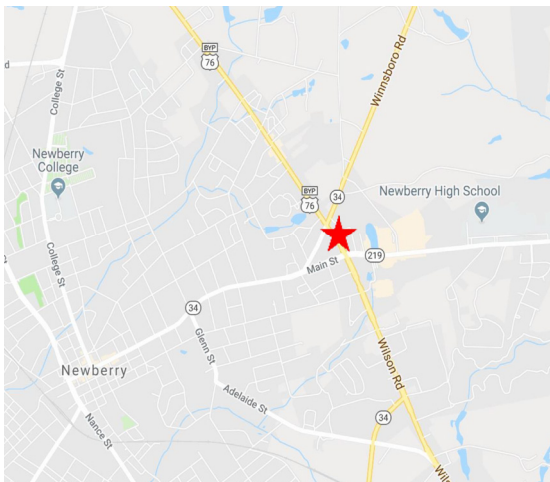
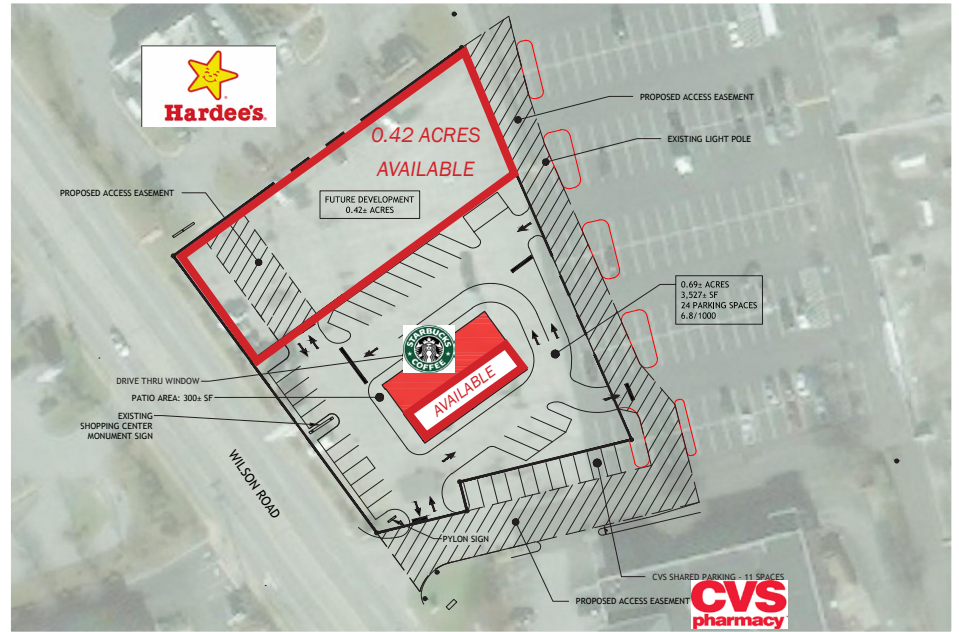




FUTURE STARBUCKS AND RETAIL DEVELOPMENT

WILSON RD./HWY 76
NEWBERRY, SC

LEASING | Brayden Wynn
direct: 864-752-0304
bwynn@collettre.com



220 N MAIN STREET, STE 315
GREENVILLE, SC 29601
864.752.0300 | WWW.COLLETTRE.COM

DEMOGRAPHIC SNAPSHOT (2018)

	1 mile	3 mile	5 mile
Population	2,622	14,014	17,934
Projected Pop. (2023)	2,650	14,377	18,366
Avg. Household Income	\$49,475	\$48,333	\$50,275

DAYTIME POPULATION

Total Businesses	300	803	863
Total Employees	3,244	8,924	9,769

TRAFFIC COUNTS

Wilson Rd.	18,700 VPD
Main St.	9,300 VPD

PROPERTY DETAILS

- Approximately 1,400 - 1,600 SF Available for Lease
- Additional Future Development - 0.42 Acres Available
- Patio Seating Available
- On-Site Parking and Off-Site Cross Parking
- Pylon Signage
- Delivery 1st Quarter of 2019
- Multiple Points of Ingress/Egress



FUTURE STARBUCKS AND RETAIL DEVELOPMENT AERIAL

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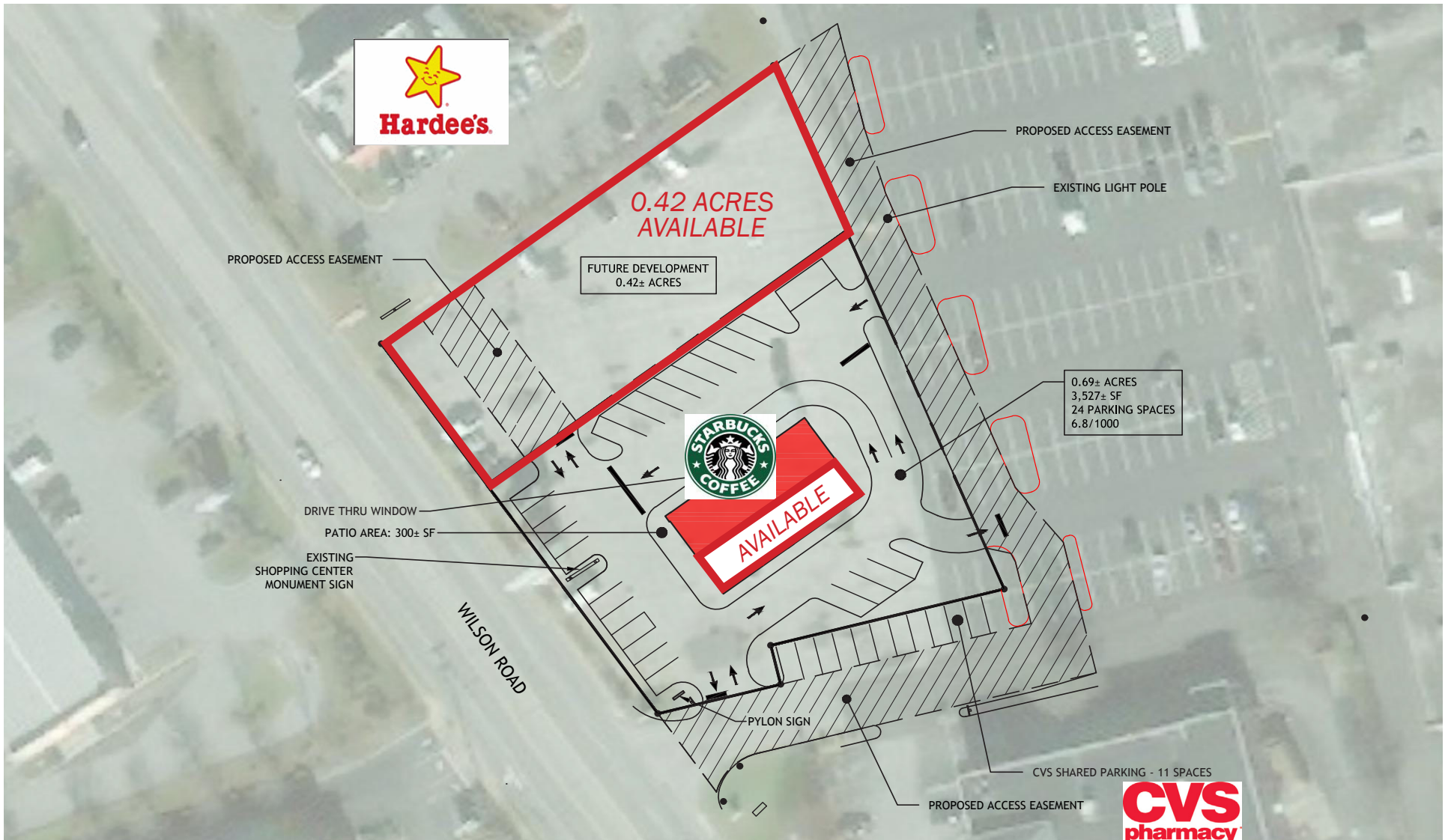


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FUTURE STARBUCKS AND RETAIL DEVELOPMENT SITE PLAN

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