

# Prime, High Traffic Commercial Sites on Orangeburg's Hottest Growth Corridor

North Road (Hwy 178) ~ Orangeburg, SC



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**2012 Traffic Count:** 28,700 VPD

<b>2011 Demographics:</b>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Daytime Population:	4,025	23,304	39,385
Average Household Income:	\$79,374	\$58,755	\$53,075
Average Median Income:	\$55,164	\$38,675	\$34,708

**City Utilities Available. Sites have been Graded & are Construction Ready.**

## 2.09 +/- Acre Site – May Be Sub-Divided

- Site has a total of 389.11' Frontage on the North Road (Hwy 178).
- Seller to install 70' Curb Cut on North Road
- Convenient Easement Thru Parking Lot b/w IHOP & Dollar Tree(North Fork Crossing Center)
- Traffic Light at the Corner of IHOP/North Fork Crossing Lot
- Rear Easement behind Dollar Tree(NFC) to Side Street
- \$12.75 per Square Foot



