



Main Street Marketplace

132-136 South Main Street | Clover, SC 29710



Fully Leased

+/- 33,853 SF Grocery-Anchored Shopping Center

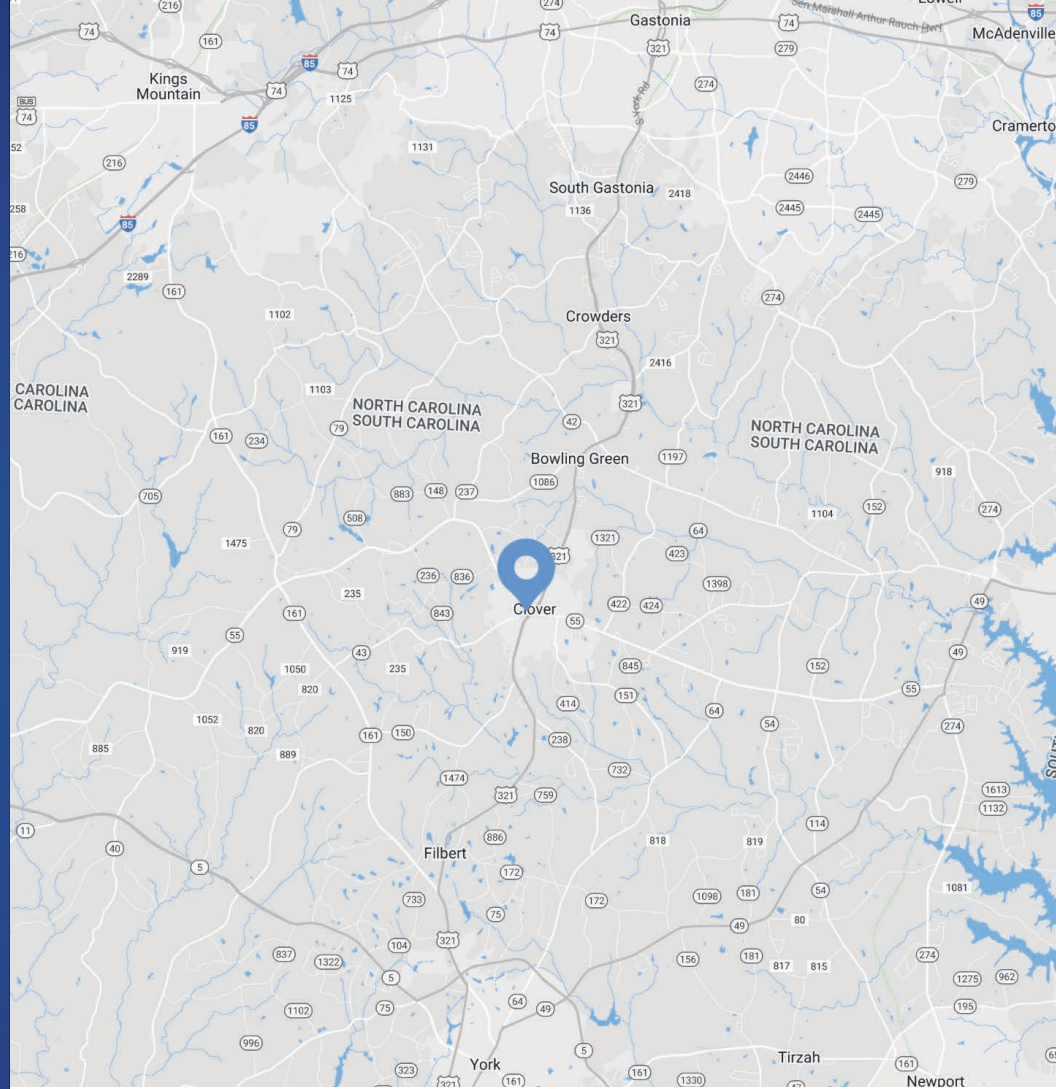
Property Overview

Main Street Marketplace Fully Leased

Main Street Marketplace is located in Clover, SC, approximately 35 miles from Charlotte, NC. The center sits on South Main Street (US 321) and is approximately half a mile from Highway 55.

Property Details

Address	132-136 South Main Street Clover, SC 29710
Square Footage	+/- 33,853 SF Piggly Wiggly Anchored Shopping Center
Acreage	+/- 3.38 AC
County	York County
Year Renovated	2016
Current Tenants	Piggly Wiggly, Tender Hearts Ministries Thrift Shop, Anytime Fitness
Zoning	B-2, Highway Commercial
Traffic Counts	Main Street 8,200 VPD
Parking	Ample parking
Lease Rate	Fully Leased

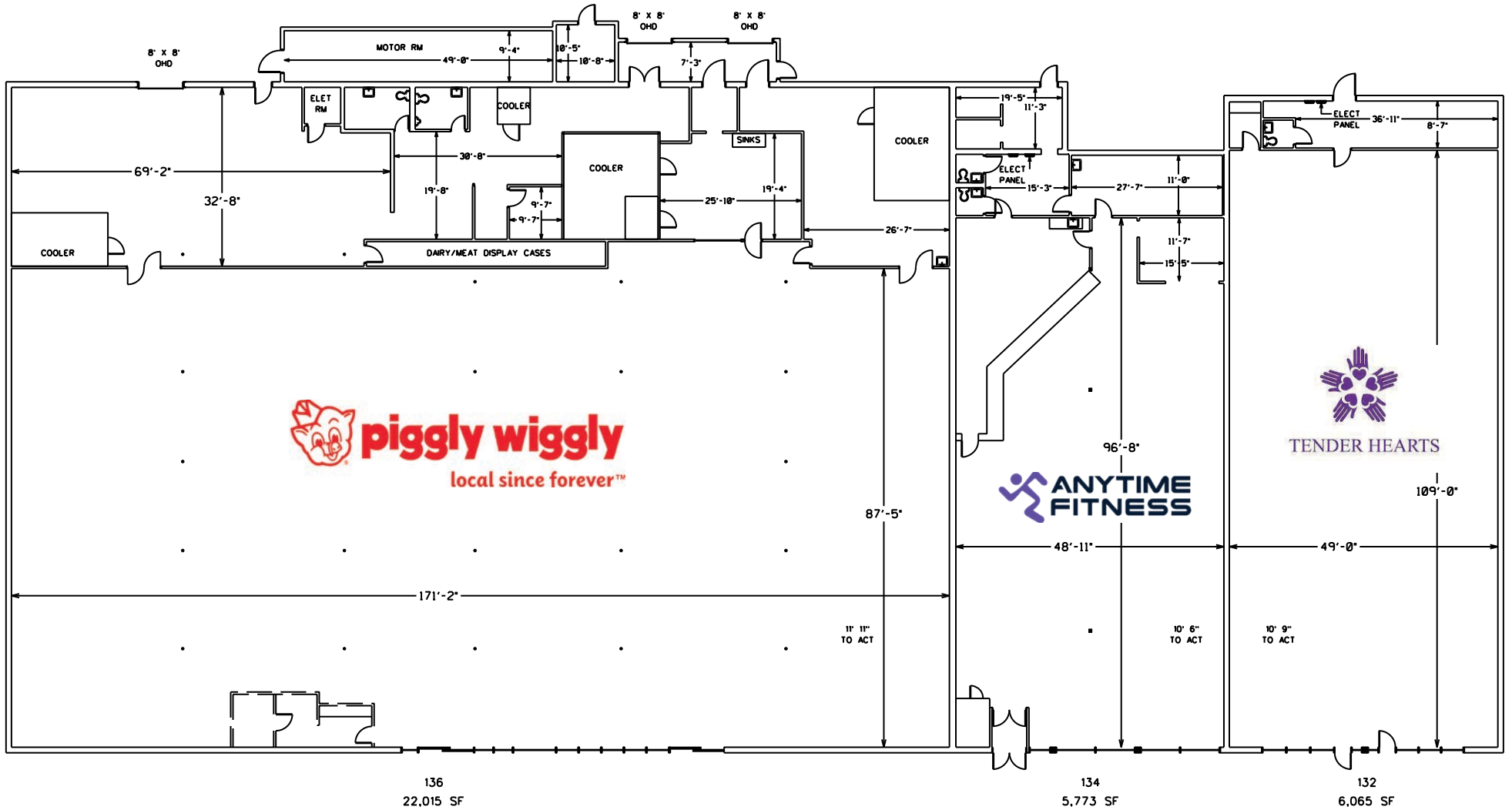


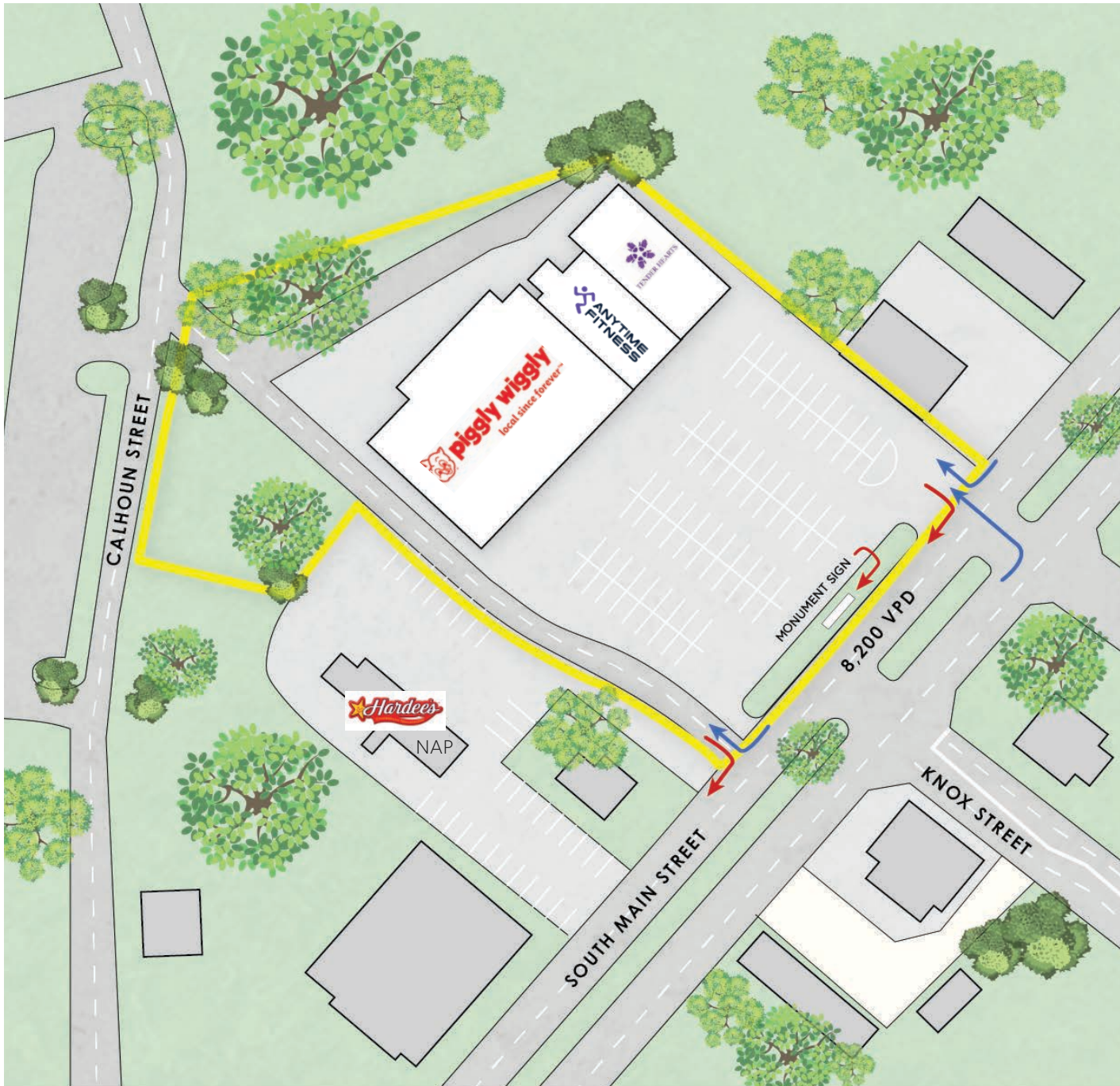
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	4,547	11,896	20,819
Avg. Household Income	\$82,576	\$86,654	\$89,204
Median Household Income	\$60,795	\$64,819	\$68,148
Households	1,711	4,470	7,777
Daytime Employees	2,039	3,237	4,163



Drone Video





Tenant Roster	
Piggly Wiggly	22,015 SF
Anytime Fitness	5,773 SF
Tender Hearts Ministries Thrift Shop	6,065 SF

Clover

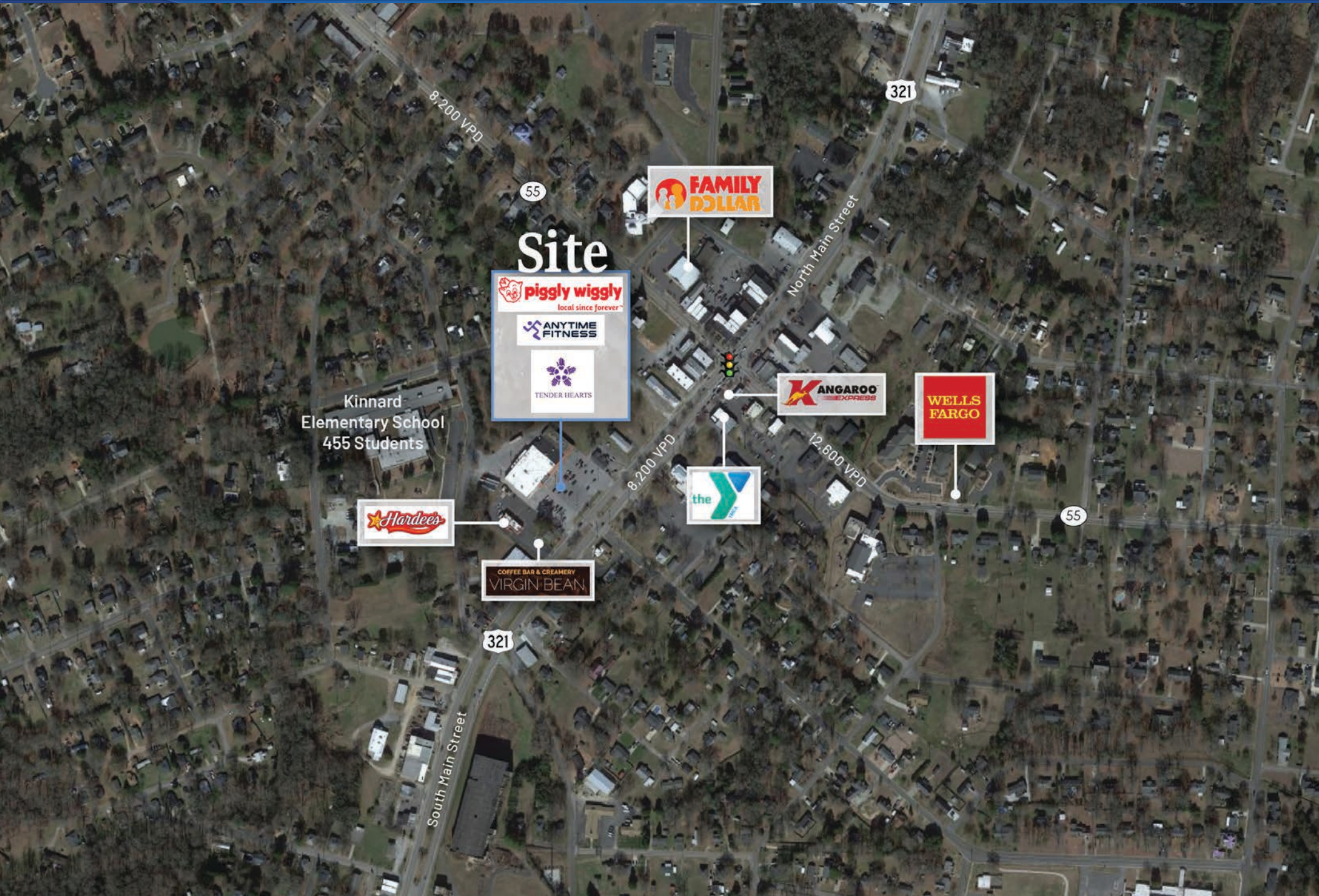
South Carolina

Clover is conveniently located in western York County within short driving distances to Rock Hill(20 mi), Charlotte(20 mi)and Gastonia(10 mi). The proximity to Charlotte and Gastonia with their concentration of industry is favorable for economic development in Clover. The Town is just 25 miles away from the Arrowood/Westinghouse area of Charlotte, the largest industrial employment concentration in North Carolina and the largest employment concentration in Mecklenburg County.

Winthrop University and York Technical College are also located within easy driving distance. These institutions provide quality higher education opportunities for the area.

Eveningsandweekendsarespent enjoyingavarietyof youthandadultrecreation at Clover schools or through the Parks and Recreation Department. Kings Mountain State is a 10 minute drive and offers trails, camping, horseback riding and more. Crowder's Mountain State Park is about 15 miles away in Kings Mountain and offers a number of hiking trails. If you want to get out of town, you can be at the Atlantic Ocean in less than 4 hours or in the Blue Ridge Mountains in about 2 hours.





Site

piggly wiggly
local since forever

ANYTIME FITNESS

TENDER HEARTS

FAMILY DOLLAR

Kinnard
Elementary School
455 Students

Hardee's

COFFEE BAR & CREAMERY
VIRGIN BEAN

the **Y**

KANGAROO EXPRESS

WELLS FARGO

55

321

321

55

8-200 VPD

North Main Street

8-200 VPD

12-600 VPD

South Main Street

MAIN STREET MARKETPLACE



**piggly
wiggly**



**TENDER HEARTS
THRIFT STORE**



**ANYTIME
FITNESS**

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.