

MAIN STREET MARKETPLACE

132-136 SOUTH MAIN STREET | CLOVER, SC 29710

AVAILABLE RETAIL FOR LEASE



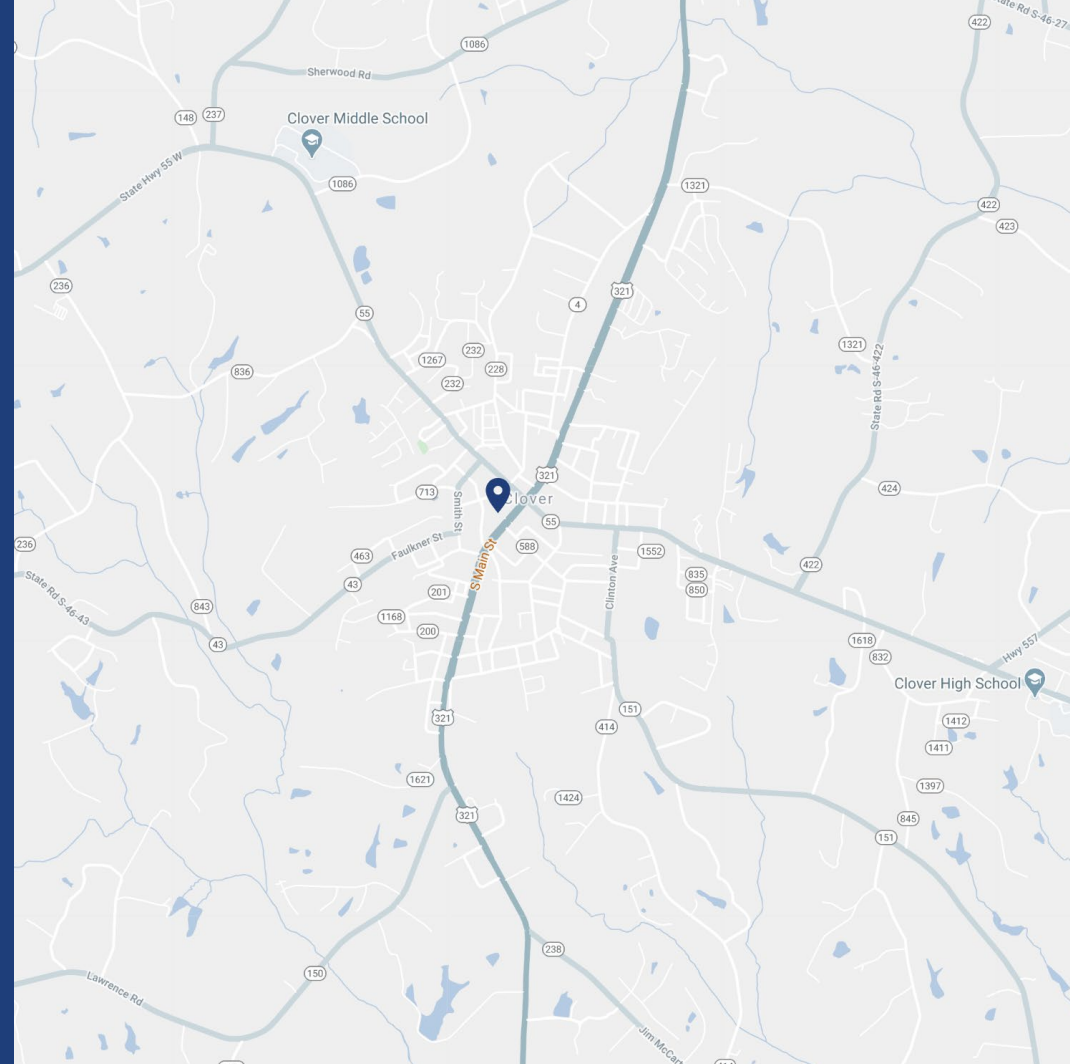
PROPERTY OVERVIEW

MAIN STREET MARKETPLACE

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

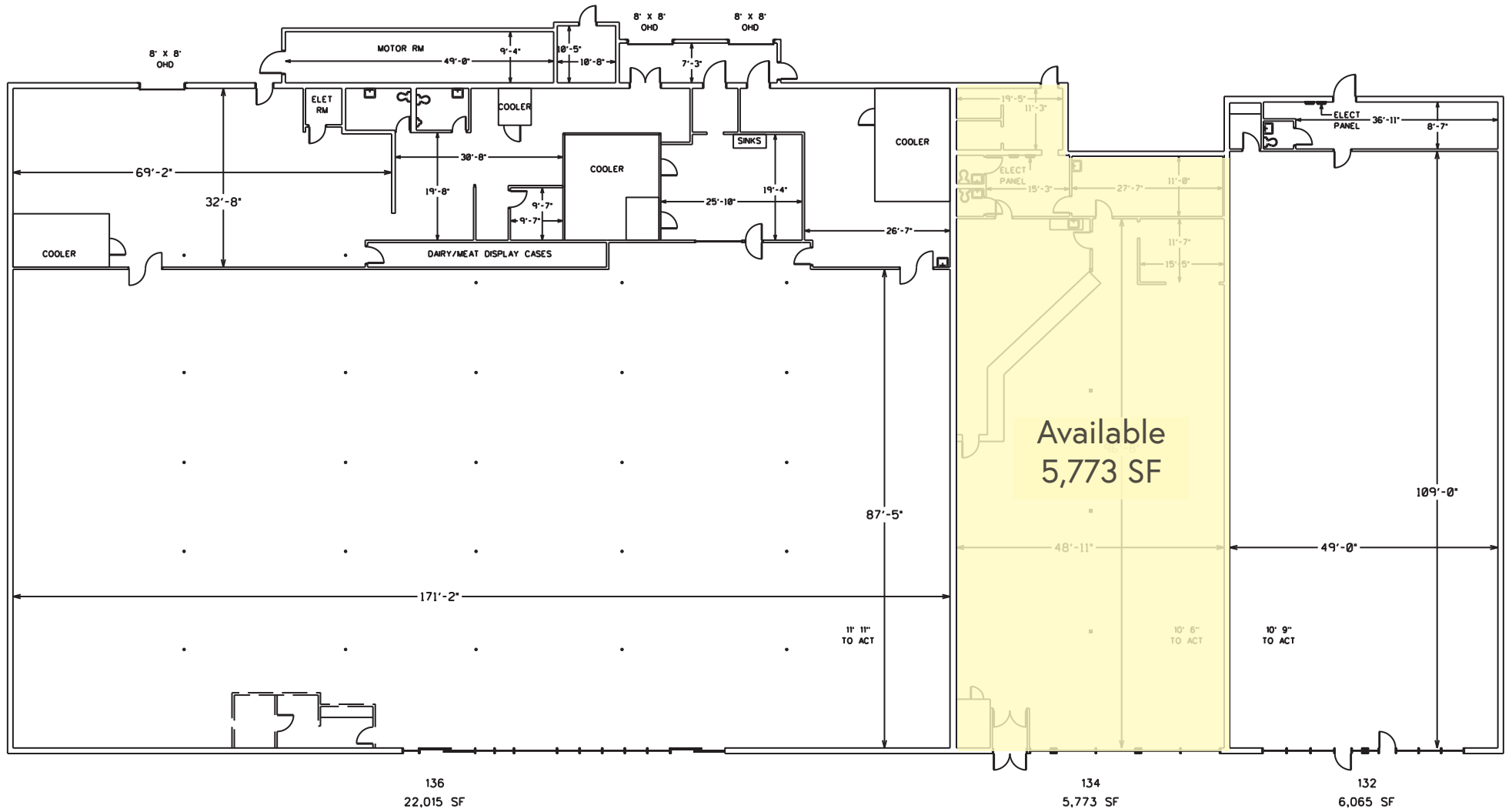
Address	132-136 South Main Street Clover, SC 29710
Available SF	+/- 5,773 SF Available for Lease
GLA	33,853 SF Piggly Wiggly anchored shopping center
Traffic Counts	Main Street 10,600 VPD
Features	Newly renovated shopping center
Lease Rate	\$10-12/SF NNN
Additional Notes	Newly renovated Approximately 35 miles from Charlotte



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	4,790	11,857	19,889
Avg. Household Income	\$70,680	\$72,834	\$73,132
Median Household Income	\$53,424	\$56,647	\$57,238
Households	1,886	4,439	7,462
Daytime Employees	2,059	3,080	4,409

FLOOR PLAN



132-136 SOUTH MAIN STREET WEST
CLOVER SC
33,853 TOTAL SF

SITE PLAN



TENANT ROSTER	
Piggly Wiggly	22,015 SF
AVAILABLE	5,773 SF
Tender Heart Ministries	6,065 SF

MARKET OVERVIEW

CLOVER NORTH 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.

Evenings and weekends are spent enjoying a variety of youth and adult recreation 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.



MARKET OVERVIEW



KINARD
ELEMENTARY
SCHOOL

SITE
piggly wiggly
local since forever

FAMILY
DOLLAR

321

CLOVER PLAZA
SHOPPING CENTER

10,600 VPD

321

FIRST BAPTIST
CHURCH

the
Y

WELLS
FARGO

10,600 VPD

588

55



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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.