

OWNER/USER OPPORTUNITY VACANT FAMILY DOLLAR

6711 CHARLESTON HIGHWAY
BOWMAN, SOUTH CAROLINA 29018



OFFERED BY:
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Actual Location prior to Family Dollar Exit

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RDO
INVESTMENTS

EXISTING FAMILY DOLLAR

6711 CHARLESTON HIGHWAY
BOWMAN, SOUTH CAROLINA 29018

SITE:	Vacant Family Dollar
LOCATION:	6711 Charleston Highway Bowman, SC 29018
PROPERTY TYPE:	Value-Add, Owner/User
LIST PRICE:	\$500,000.
PRICE PSF:	\$62.41
INGRESS/EGRESS:	One Curb Cut off Elm Street
ENVIRONMENTAL:	Existing Clean Phase I
FLOORPLAN:	Retail sales floor with small warehouse and breakroom
CONSTRUCTION:	Steel and Masonry
YEAR BUILT:	2006
SQUARE FOOTAGE:	8,011 SF
LAND AREA:	.74+/- Acres
PARKING LOT:	Asphalt 28 Parking Spaces
CEILING HEIGHT:	12'
SPRINKLERS:	None
ZONING:	N/A - Area is not Zoned
TAX ID:	0246-19-03-005.000



Property Info
EXISTING
FAMILY DOLLAR

6711 CHARLESTON HIGHWAY
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PROPERTY OVERVIEW:

RDO Investments is pleased to present an existing Family Dollar location in Bowman, South Carolina. The building was occupied by Family Dollar from 2006 to 2016 and vacated due to the merger with Dollar Tree. The property is located on the main thoroughfare of Bowman with excellent visibility on Charleston Highway with direct ingress and egress from Elm Street. The property is adjacent to Citgo Gas Station. The property is 8,011 square feet with a substantial sales floor, small storage warehouse space, bathrooms and breakroom. The property was constructed in 2006 on .74 acres. The property is being sold well under replacement cost.

LOCATION OVERVIEW:

Bowman is a small, striving town, of about 1,000 people, nestled between the capital city of Columbia and the historic port city of Charleston. The Town of Bowman also has access to two interstate highways (I-26, I-95). It is a reasonable driving distance to Orangeburg, St. Matthews, Branchville, St. George, Columbia, Charleston, Holly Hill, Elloree, and Santee.

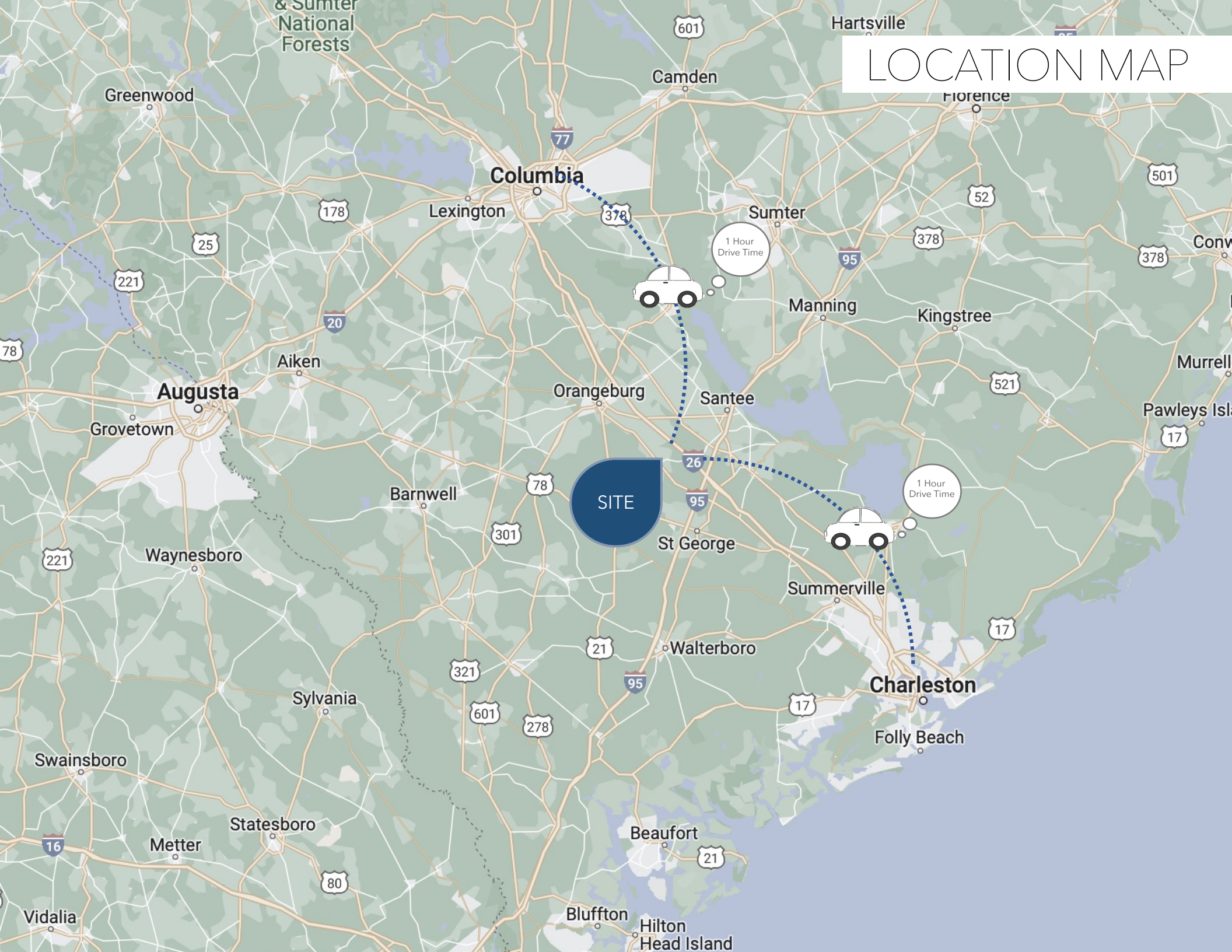
Bowman is located within Orangeburg County which has a population of 92,501 per the 2020 census. Orangeburg County comprises the Orangeburg, SC Micropolitan Statistical Area, which is also included in the Columbia-Orangeburg-Newberry, SC Combined Statistical Area. It is located in the Midlands region of South Carolina. It is the home of South Carolina State University, the only public four-year HBCU in the state of South Carolina. It is also home to Claflin University, the oldest historically black college or university in the state.

Based upon the 2010-2020 Census, the national demographics consulting firm Sites USA has estimated that for 2022 there are approximately 8,889 residents and 3,628 households within a ten-mile radius of the Property. According to Sites USA, the average household income within a five-mile radius of the Property was estimated to be \$60,354.



Actual Location prior to Family Dollar Exit

LOCATION MAP



SITE

1 Hour
Drive Time

1 Hour
Drive Time

Photos

EXISTING
FAMILY DOLLAR

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Demographics

EXISTING FAMILY DOLLAR

6711 CHARLESTON HIGHWAY
BOWMAN, SOUTH CAROLINA 29018

6711 Charleston Hwy Bowman, SC 29018	5 mi radius	10 mi radius	15 mi radius
Population			
2022 Estimated Population	2,773	8,889	47,045
2027 Projected Population	2,709	8,974	46,247
2020 Census Population	2,824	8,910	47,826
2010 Census Population	3,134	9,575	52,642
Projected Annual Growth 2022 to 2027	-0.5%	0.2%	-0.3%
Historical Annual Growth 2010 to 2022	-1.0%	-0.6%	-0.9%
2022 Median Age	44.9	45.5	41.3
Households			
2022 Estimated Households	1,138	3,628	18,241
2027 Projected Households	1,097	3,641	17,777
2020 Census Households	1,150	3,619	18,609
2010 Census Households	1,228	3,737	19,876
Projected Annual Growth 2022 to 2027	-0.7%	-	-0.5%
Historical Annual Growth 2010 to 2022	-0.6%	-0.2%	-0.7%
Race and Ethnicity			
2022 Estimated White	37.2%	41.3%	34.4%
2022 Estimated Black or African American	60.1%	55.7%	55.6%
2022 Estimated Asian or Pacific Islander	0.1%	0.3%	6.4%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
2022 Estimated Other Races	2.4%	2.5%	3.3%
2022 Estimated Hispanic	1.8%	1.9%	2.9%
Income			
2022 Estimated Average Household Income	\$60,354	\$58,075	\$52,653
2022 Estimated Median Household Income	\$40,245	\$42,428	\$37,403
2022 Estimated Per Capita Income	\$24,769	\$23,726	\$20,949
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.3%	5.0%	4.5%
2022 Estimated Some High School (Grade Level 9 to 11)	8.0%	9.4%	10.8%
2022 Estimated High School Graduate	39.0%	37.9%	32.5%
2022 Estimated Some College	21.9%	19.6%	19.1%
2022 Estimated Associates Degree Only	14.6%	13.1%	13.6%
2022 Estimated Bachelors Degree Only	9.0%	9.0%	10.5%
2022 Estimated Graduate Degree	4.2%	6.1%	9.0%
Business			
2022 Estimated Total Businesses	43	176	1,468
2022 Estimated Total Employees	282	1,698	17,223
2022 Estimated Employee Population per Business	6.5	9.6	11.7
2022 Estimated Residential Population per Business	63.9	50.4	32.1

CONTACT

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