

# RETAIL FOR LEASE



**GLA: 51,530 SF**



**Traffic Count (SCDOT 2009): 4,100 VPD**

## BRADFORD VILLAGE

715 Bass Drive  
Santee, SC 29142

**Anchored by:**



### Property Details:

- ±1,300 SF - 8,450 Available For Lease
- Bradford Village is one of two grocery-anchored centers in Santee.
- Co-Tenants include: Advance America, Santee Total Hair Care, Santee Dry Cleaners & Laundry, & J Cafe.
- Santee, SC is located on the west bank of Lake Marion in Orangeburg County, strategically located between Columbia and Charleston.
- One mile west of the I-95 Interchange, Exit 98.
- Area known for golf courses, Santee State Park and other Lake Marion attractions.

### Demographic Snapshot (2010 Est.)

	3mi	5mi	7mi
Population	2,993	6,107	9,960
Pop (2015 Proj.)	3,030	6,190	10,041
Ave. HH Inc.	\$46,057	\$45,126	\$44,907

**COLLETT &  
ASSOCIATES**

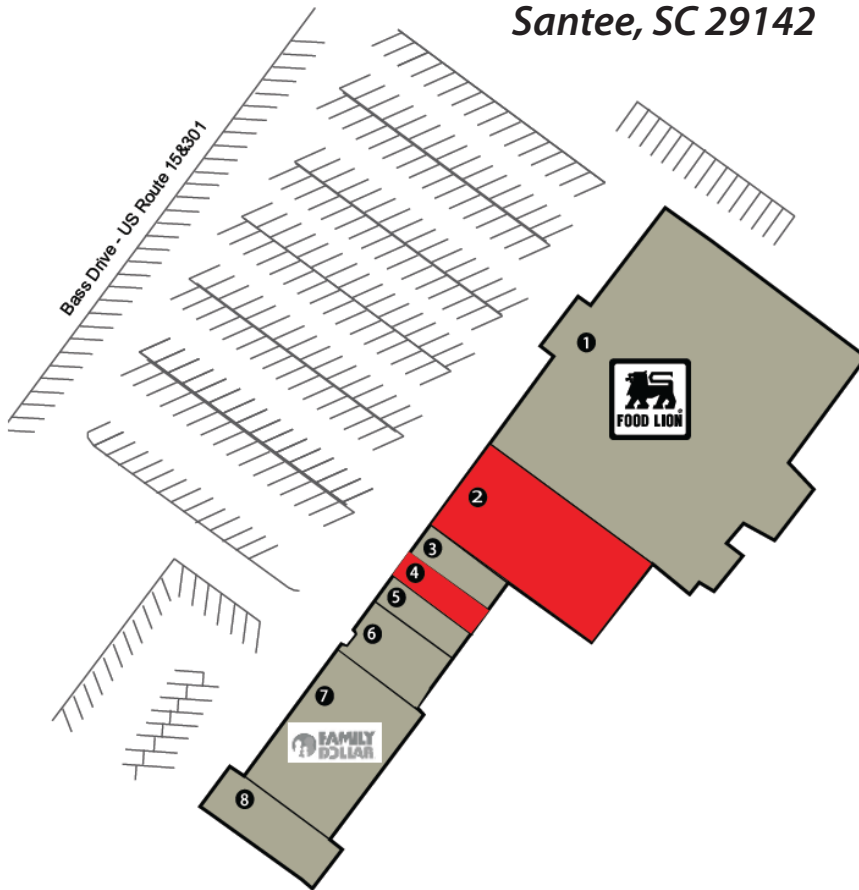
1111 Metropolitan Avenue, Suite 700 Charlotte, NC 28204  
704-206-8300 ph 704-335-8654 fx  
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**CONTACT:**  
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SITE PLAN

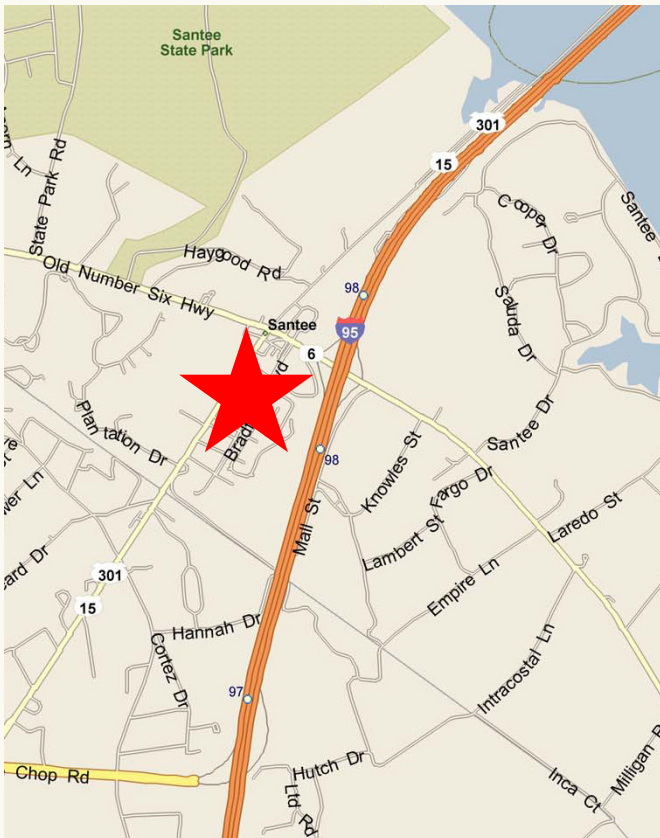
# BRADFORD VILLAGE

715 Bass Drive  
Santee, SC 29142



No.	Tenant	Square Footage
1	Food Lion	29,580
2	E-Place Trader*	8,450
3	Santee Dry Cleaners	1,300
4	Vacant	1,300
5	Advanced Cash America	1,300
6	Santee Total Hair Care	1,300
7	Family Dollar	8,300
8	ABC Store**	2,166*
<b>TOTAL SQUARE FOOTAGE</b>		<b>51,530</b>
Leased		81%
Vacant		19%

\*E-Place Trader is planning to vacate center in December 2010.  
\*\*ABC Store is separately owned and not included in offering.



## COLLETT & ASSOCIATES

# Demographic Profile Expanded

## Census, Estimates & Projections

Lon: -80.479897 / Lat: 33.483279

August 2010

700 Bass Dr Santee, SC	3 Miles		5 Miles		10 Miles	
<b>Population</b>						
Estimated Population (2010)	2,679		5,438		16,232	
Census Population (1990)	2,194		4,756		14,628	
Census Population (2000)	2,610		5,282		15,576	
Projected Population (2015)	2,623		5,335		15,994	
Forecasted Population (2020)	2,630		5,363		16,220	
Historical Annual Growth 1990 to 2000	416	1.9 %	525	1.1 %	948	0.6 %
Historical Annual Growth 2000 to 2010	69	1.9 %	157	1.1 %	656	0.6 %
Projected Annual Growth 2010 to 2015	-56	-0.4 %	-103	-0.4 %	-238	-0.3 %
Est. Population Density (2010)	114.75	psm	90.09	psm	64.24	psm
Trade Area Size	23.35	sq mi	60.36	sq mi	252.69	sq mi
<b>Households</b>						
Estimated Households (2010)	1,114		2,227		6,493	
Census Households (1990)	820		1,712		5,025	
Census Households (2000)	1,061		2,112		6,045	
Projected Households (2015)	1,107		2,218		6,504	
Forecasted Households (2020)	1,132		2,275		6,753	
Households with Children (2010)	291	26.1 %	604	27.1 %	1,943	29.9 %
Average Household Size	2.41		2.44		2.50	
<b>Average Household Income</b>						
Est. Average Household Income (2010)	46,799		44,791		43,872	
Proj. Average Household Income (2015)	\$48,055		\$46,006		\$45,686	
Average Family Income (2010)	\$56,917		\$55,793		\$53,989	
<b>Median Household Income</b>						
Est. Median Household Income (2010)	\$30,736		\$29,214		\$29,231	
Proj. Median Household Income (2015)	\$31,616		\$29,999		\$30,137	
Median Family Income (2010)	\$39,372		\$38,289		\$38,594	
<b>Per Capita Income</b>						
Est. Per Capita Income (2010)	\$19,457		\$18,339		\$17,576	
Proj. Per Capita Income (2015)	\$20,286		\$19,125		\$18,620	
Per Capita Income Est. 5 year change	\$829.23	-4.1 %	\$786.06	-4.1 %	\$1,044.50	-5.6 %
<b>Other Income</b>						
Est. Disposable Income (2010)	\$27,411		\$26,300		\$26,334	
Proj. Disposable Income (2015)	\$28,238		\$27,030		\$27,149	
Disposable Income Est. 5 year change	\$826.49	3.0 %	\$729.52	2.8 %	\$815.09	3.1 %
Est. Average Household Net Worth (2010)	\$432,382		\$406,048		\$376,346	
<b>Daytime Demos</b>						
Total Number of Businesses (2010)	162		262		507	
Total Number of Employees (2010)	1,438		2,331		4,171	
Company Headqtrs: Businesses (2010)	0	0.0 %	0	0.0 %	0	0.0 %
Company Headqtrs: Employees (2010)	0	0.0 %	0	0.0 %	0	0.0 %
Unemployment Rate (2010)	6.12 %		5.87 %		6.57 %	
Employee Population Per Business	8.9 to 1		8.9 to 1		8.2 to 1	
Residential Population per Business	16.6 to 1		20.8 to 1		32.0 to 1	
Est. Adj. Daytime Demographics (Age16+)	2,774		4,916		11,502	

Demographic Source: Applied Geographic Solutions / TIGER Geography

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# Demographic Profile Expanded

## Census, Estimates & Projections

Lon: -80.479897 / Lat: 33.483279

August 2010

700 Bass Dr Santee, SC	3 Miles		5 Miles		10 Miles	
<b>Race &amp; Ethnicity</b>						
White (2010)	903	33.7 %	1,857	34.1 %	5,546	34.2 %
Black or African American (2010)	1,740	64.9 %	3,510	64.5 %	10,385	64.0 %
American Indian & Alaska Native (2010)	3	0.1 %	10	0.2 %	117	0.7 %
Asian (2010)	6	0.2 %	9	0.2 %	35	0.2 %
Hawaiin & Pacific Islander (2010)	0	0.0 %	0	0.0 %	3	0.0 %
Other Race (2010)	5	0.2 %	14	0.3 %	60	0.4 %
Multi Race (2010)	22	0.8 %	38	0.7 %	86	0.5 %
Not Hispanic or Latino Population (2010)	2,639	98.5 %	5,343	98.3 %	15,902	98.0 %
Hispanic or Latino Population (2010)	41	1.5 %	95	1.7 %	330	2.0 %
Not of Hispanic Origin Population (1990)	2,186	99.7 %	4,733	99.5 %	14,566	99.6 %
Hispanic Origin Population (1990)	7	0.3 %	23	0.5 %	62	0.4 %
Not Hispanic or Latino Population (2000)	2,584	99.0 %	5,222	98.9 %	15,372	98.7 %
Hispanic or Latino Population (2000)	26	1.0 %	60	1.1 %	204	1.3 %
Not Hispanic or Latino Population (2015)	2,576	98.2 %	5,225	97.9 %	15,610	97.6 %
Hispanic or Latino Population (2015)	47	1.8 %	110	2.1 %	383	2.4 %
Hist. Hispanic Ann Growth (1990 to 2010)	33	31.3 %	72	20.7 %	268	28.7 %
Proj. Hispanic Ann Growth (2010 to 2015)	7	3.3 %	15	3.1 %	53	3.2 %
<b>Age</b>						
Age 0 to 4 yrs (2010)	176	6.6 %	349	6.4 %	1,006	6.2 %
Age 5 to 9 yrs (2010)	129	4.8 %	294	5.4 %	1,005	6.2 %
Age 10 to 14 yrs (2010)	154	5.8 %	317	5.8 %	1,020	6.3 %
Age 15 to 19 yrs (2010)	166	6.2 %	345	6.4 %	1,078	6.6 %
Age 20 to 24 yrs (2010)	136	5.1 %	284	5.2 %	877	5.4 %
Age 25 to 29 yrs (2010)	132	4.9 %	293	5.4 %	909	5.6 %
Age 30 to 34 yrs (2010)	119	4.5 %	246	4.5 %	766	4.7 %
Age 35 to 39 yrs (2010)	138	5.2 %	281	5.2 %	857	5.3 %
Age 40 to 44 yrs (2010)	150	5.6 %	306	5.6 %	970	6.0 %
Age 45 to 49 yrs (2010)	155	5.8 %	337	6.2 %	1,098	6.8 %
Age 50 to 54 yrs (2010)	161	6.0 %	362	6.6 %	1,133	7.0 %
Age 55 to 59 yrs (2010)	208	7.8 %	416	7.6 %	1,170	7.2 %
Age 60 to 64 yrs (2010)	224	8.4 %	441	8.1 %	1,220	7.5 %
Population age 65-74 (2010)	367	13.7 %	688	12.6 %	1,860	11.5 %
Population age 75-84 (2010)	216	8.1 %	388	7.1 %	989	6.1 %
Population age 85+ (2010)	47	1.8 %	92	1.7 %	274	1.7 %
Median Age (2010)	45.2 yrs		43.8 yrs		41.9 yrs	
<b>Gender Age Distribution</b>						
Population Female (2010)	1,471	54.9 %	2,960	54.4 %	8,734	53.8 %
Age 0 to 19 yrs (2010)	321	21.8 %	654	22.1 %	2,038	23.3 %
Age 20 to 64 yrs (2010)	800	54.4 %	1,652	55.8 %	4,925	56.4 %
Age 65 yrs plus (2010)	351	23.8 %	654	22.1 %	1,771	20.3 %
Median Age Females (2010)	45.9 Yrs		45.1 Yrs		43.5 Yrs	
Population Male (2010)	1,208	45.1 %	2,478	45.6 %	7,498	46.2 %
Age 0 to 19 yrs (2010)	304	25.2 %	651	26.3 %	2,071	27.6 %
Age 20 to 64 yrs (2010)	624	51.7 %	1,313	53.0 %	4,076	54.4 %
Age 65 yrs plus (2010)	279	23.1 %	514	20.7 %	1,351	18.0 %
Median Age Males (2010)	44.2 yrs		42.1 yrs		39.7 yrs	

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# Demographic Profile Expanded

## Census, Estimates & Projections

Lon: -80.479897 / Lat: 33.483279

August 2010

700 Bass Dr Santee, SC	3 Miles		5 Miles		10 Miles	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2010)	21	1.9 %	34	1.5 %	69	1.1 %
HH Income \$150,000 to 199,999 (2010)	42	3.7 %	68	3.0 %	137	2.1 %
HH Income \$100,000 to 149,999 (2010)	66	5.9 %	129	5.8 %	401	6.2 %
HH Income \$75,000 to 99,999(2010)	64	5.7 %	133	6.0 %	426	6.6 %
HH Income \$50,000 to 74,999(2010)	154	13.8 %	295	13.2 %	850	13.1 %
HH Income \$35,000 to 49,999(2010)	147	13.2 %	280	12.6 %	861	13.3 %
HH Income \$25,000 to 34,999(2010)	141	12.6 %	293	13.1 %	843	13.0 %
HH Income \$15,000 to 24,999(2010)	172	15.5 %	365	16.4 %	1,089	16.8 %
HH Income \$0 to 14,999 (2010)	307	27.6 %	631	28.3 %	1,817	28.0 %
HH Income \$35000+ (2010)	494	44.3 %	938	42.1 %	2,744	42.3 %
HH Income \$75000+ (2010)	192	17.3 %	364	16.4 %	1,033	15.9 %
<b>Housing</b>						
Total Housing Units (2010)	1,409		2,860		8,598	
Housing Units Occupied (2010)	1,114	79.1 %	2,227	77.9 %	6,493	75.5 %
<i>Housing Units, Owner Occupied (2010)</i>	825	58.6 %	1,660	58.0 %	4,968	57.8 %
<i>Housing Units, Renter Occupied (2010)</i>	289	20.5 %	567	19.8 %	1,525	17.7 %
Housing Units, Vacant (2010)	295	20.9 %	633	22.1 %	2,105	24.5 %
Median Years in Residence (2010)	3 yrs		3 yrs		3 yrs	
<b>Marital Status</b>						
Never Married (2010)	616	27.6 %	1,268	28.2 %	3,877	29.3 %
Now Married (2010)	1,084	48.7 %	2,112	47.0 %	6,156	46.5 %
Separated (2010)	181	8.1 %	382	8.5 %	1,016	7.7 %
Widowed (2010)	217	9.8 %	451	10.0 %	1,345	10.2 %
Divorced (2010)	130	5.8 %	279	6.2 %	839	6.3 %
<b>Household Type</b>						
Population Family (2010)	2,280	85.1 %	4,591	84.4 %	13,725	84.6 %
Population Non-Family (2010)	399	14.9 %	847	15.6 %	2,505	15.4 %
Population Group Qtrs (2010)	0	0.0 %	0	0.0 %	2	0.0 %
Family Household (2010)	736	66.1 %	1,442	64.8 %	4,252	65.5 %
Married Couple Family With Kids (2010)	115	13.9 %	252	15.2 %	888	17.9 %
Average Family Household Size (2010)	3.10		3.18		3.23	
Non-Family Household (2010)	378	33.9 %	784	35.2 %	2,242	34.5 %
<b>Household Size</b>						
1 Person Household (2010)	339	30.4 %	702	31.5 %	1,983	30.5 %
2 Person Households (2010)	390	35.0 %	729	32.8 %	2,077	32.0 %
3 Person Households (2010)	142	12.7 %	299	13.4 %	956	14.7 %
4 Person Households (2010)	134	12.0 %	265	11.9 %	771	11.9 %
5 Person Households (2010)	73	6.6 %	137	6.1 %	382	5.9 %
6+ Person Households (2010)	36	3.2 %	95	4.3 %	324	5.0 %
<b>Household Vehicles</b>						
Total Vehicles Available (2010)	1,782		3,647		11,111	
Household: 0 Vehicles Available (2010)	144	8.1 %	284	7.8 %	742	6.7 %
Household: 1 Vehicles Available (2010)	427	24.0 %	802	22.0 %	2,188	19.7 %
Household: 2+ Vehicles Available (2010)	543	30.5 %	1,140	31.3 %	3,564	32.1 %
Average Vehicles Per Household (2010)	2		2		2	

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Demographic Source: Applied Geographic Solutions / TIGER Geography

# Demographic Profile Expanded

## Census, Estimates & Projections

Lon: -80.479897 / Lat: 33.483279

August 2010

700 Bass Dr Santee, SC	3 Miles		5 Miles		10 Miles	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2010)	2,182		4,404		12,990	
Est. Civilian Employed (2010)	846	38.8 %	1,819	41.3 %	5,657	43.5 %
Est. Civilian Unemployed (2010)	134	6.1 %	258	5.9 %	853	6.6 %
Est. In Armed Forces (2010)	0	0.0 %	0	0.0 %	2	0.0 %
Est. Not in Labor Force (2010)	1,202	55.1 %	2,327	52.8 %	6,478	49.9 %
<b>Occupation (2000)</b>						
Occupation: Population 16+	824		1,771		5,478	
Mgmt, Business, & Financial Operations	79	9.6 %	162	9.2 %	477	8.7 %
Professional and Related	108	13.1 %	221	12.5 %	665	12.1 %
Service	135	16.3 %	288	16.2 %	920	16.8 %
Sales and Office	205	24.9 %	433	24.5 %	1,273	23.2 %
Farming, Fishing, and Forestry	12	1.5 %	25	1.4 %	76	1.4 %
Construction, Extraction, & Maintenance	91	11.0 %	201	11.3 %	611	11.1 %
Production, Transport, & Material Moving	194	23.6 %	441	24.9 %	1,456	26.6 %
Percent White Collar Workers	47.6 %		46.1 %		44.1 %	
Percent Blue Collar Workers	52.4 %		53.9 %		55.9 %	
<b>Consumer Expenditure (in Millions)</b>						
Total Household Expenditure (2010)	\$47		\$91		\$261	
Total Non-Retail Expenditures (2010)	\$27	57.0 %	\$52	57.0 %	\$149	57.0 %
Total Retail Expenditures (2010)	\$20	43.0 %	\$39	43.0 %	\$112	43.0 %
Apparel (2010)	\$2	4.8 %	\$4	4.8 %	\$12	4.8 %
Contributions (2010)	\$2	3.6 %	\$3	3.6 %	\$9	3.5 %
Education (2010)	\$1	2.4 %	\$2	2.3 %	\$6	2.3 %
Entertainment (2010)	\$3	5.5 %	\$5	5.5 %	\$14	5.5 %
Food And Beverages (2010)	\$7	15.7 %	\$14	15.7 %	\$41	15.8 %
Furnishings And Equipment (2010)	\$2	4.2 %	\$4	4.2 %	\$11	4.2 %
Gifts (2010)	\$1	2.6 %	\$2	2.5 %	\$7	2.5 %
Health Care (2010)	\$3	6.4 %	\$6	6.5 %	\$17	6.5 %
Household Operations (2010)	\$2	3.4 %	\$3	3.4 %	\$9	3.4 %
Miscellaneous Expenses (2010)	\$1	1.7 %	\$2	1.7 %	\$4	1.7 %
Personal Care (2010)	\$1	1.5 %	\$1	1.5 %	\$4	1.5 %
Personal Insurance (2010)	\$0	1.0 %	\$1	1.0 %	\$2	1.0 %
Reading (2010)	\$0	0.3 %	\$0	0.3 %	\$1	0.3 %
Shelter (2010)	\$9	19.3 %	\$18	19.3 %	\$50	19.3 %
Tobacco (2010)	\$0	0.7 %	\$1	0.7 %	\$2	0.7 %
Transportation (2010)	\$9	19.6 %	\$18	19.6 %	\$52	19.8 %
Utilities (2010)	\$3	7.3 %	\$7	7.3 %	\$19	7.4 %
<b>Educational Attainment</b>						
Adult Population (25 Years+)(2010)	1,919		3,849		11,246	
Elementary (0 to 8)(2010)	116	6.0 %	274	7.1 %	955	8.5 %
Some High School (9 to 11)(2010)	277	14.4 %	580	15.1 %	1,756	15.6 %
High School Graduate (12)(2010)	845	44.0 %	1,745	45.3 %	5,043	44.8 %
Some College (13 to 16)(2010)	339	17.7 %	625	16.2 %	1,660	14.8 %
Associate Degree Only(2010)	90	4.7 %	180	4.7 %	590	5.2 %
Bachelor Degree Only(2010)	159	8.3 %	293	7.6 %	852	7.6 %
Graduate Degree(2010)	93	4.8 %	152	4.0 %	390	3.5 %

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# Demographic Profile Expanded

## Census, Estimates & Projections

Lon: -80.479897 / Lat: 33.483279

August 2010

700 Bass Dr Santee, SC	3 Miles		5 Miles		10 Miles	
<b>Units In Structure</b>						
1 Detached Unit (2000)	704	55.1 %	1,412	54.5 %	4,196	54.3 %
1 Attached Unit (2000)	36	2.8 %	52	2.0 %	86	1.1 %
2 to 4 Units (2000)	29	2.3 %	49	1.9 %	88	1.1 %
5 to 9 Units (2000)	22	1.7 %	28	1.1 %	36	0.5 %
10 to 19 Units (2000)	10	0.8 %	19	0.7 %	29	0.4 %
20 to 49 Units (2000)	29	2.3 %	36	1.4 %	37	0.5 %
50 or more Units (2000)	7	0.5 %	8	0.3 %	8	0.1 %
Mobile Home or Trailer (2000)	440		981		3,224	
Other Structure (2000)	1		4		25	
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	24	1.9 %	60	2.3 %	239	3.1 %
Homes Built 1995 to 1998	186	14.5 %	382	14.7 %	1,124	14.5 %
Homes Built 1990 to 1994	182	14.2 %	315	12.2 %	885	11.4 %
Homes Built 1980 to 1989	375	29.4 %	694	26.8 %	1,842	23.8 %
Homes Built 1970 to 1979	232	18.2 %	470	18.2 %	1,505	19.5 %
Homes Built 1960 to 1969	120	9.4 %	257	9.9 %	848	11.0 %
Homes Built 1950 to 1959	68	5.3 %	177	6.9 %	515	6.7 %
Homes Built Before 1949	91	7.1 %	234	9.0 %	771	10.0 %
<b>Home Values (2000)</b>						
Home Values \$1,000,000+	0	0.0 %	1	0.1 %	5	0.2 %
Home Values \$500,000-\$999,999	2	0.5 %	3	0.3 %	3	0.1 %
Home Values \$400,000-\$499,999	2	0.5 %	3	0.3 %	3	0.1 %
Home Values \$300,000-\$399,999	18	3.4 %	30	3.1 %	56	2.1 %
Home Values \$200,000-\$299,999	72	14.0 %	99	10.3 %	175	6.6 %
Home Values \$150,000-\$199,999	86	16.7 %	128	13.3 %	264	10.0 %
Home Values \$100,000-\$149,999	100	19.4 %	181	18.9 %	472	17.8 %
Home Values \$70,000-\$99,999	83	16.0 %	167	17.4 %	531	20.1 %
Home Values \$50,000-\$69,999	54	10.5 %	125	13.0 %	380	14.3 %
Home Values \$25,000-\$49,999	72	14.0 %	166	17.3 %	522	19.7 %
Home Values \$0-\$24,999	25	4.9 %	59	6.1 %	236	8.9 %
Owner Occupied Median Home Value	\$114,506		\$101,626		\$85,985	
Renter Occupied Median Rent	\$162		\$164		\$171	
<b>Transportation to Work (2000)</b>						
Drive to Work Alone	597	72.5 %	1,285	72.6 %	3,955	72.2 %
Drive to Work in Carpool	153	18.6 %	344	19.4 %	1,179	21.5 %
Travel to Work - Public Transportation	6	0.7 %	12	0.7 %	50	0.9 %
Drive to Work Motorcycle	2	0.2 %	2	0.1 %	2	0.0 %
Walk or Bicycle to Work	25	3.0 %	48	2.7 %	103	1.9 %
Other Means	28	3.4 %	47	2.6 %	85	1.6 %
Work at Home	14	1.7 %	33	1.9 %	106	1.9 %
<b>Travel Time (2000)</b>						
Travel to Work in 14 Minutes or Less	257	31.7 %	522	30.0 %	1,438	26.8 %
Travel to Work in 15 to 29 Minutes	184	22.8 %	426	24.5 %	1,496	27.8 %
Travel to Work in 30 to 59 Minutes	264	32.6 %	565	32.5 %	1,753	32.6 %
Travel to Work in 60 Minutes or More	105	13.0 %	226	13.0 %	687	12.8 %
Average Travel Time to Work	29 mins		29 mins		29 mins	

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