

Lancer Center

1256 Hwy 9 Bypass W.
Lancaster, SC 29270

**± 66,141 SF Available
Outparcel Gound Lease**



Steve Rich, CCIM

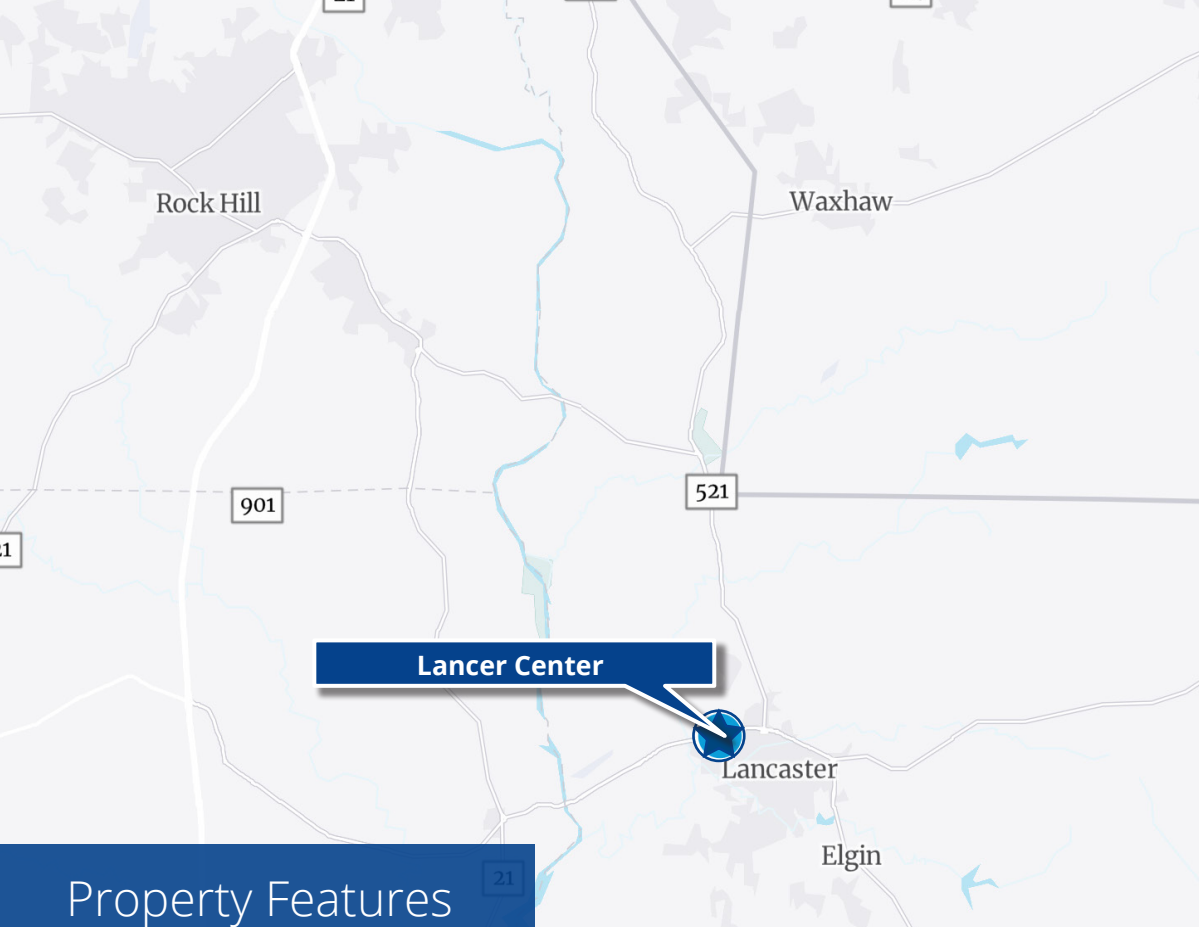
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Lancer Center

Property Features

- 181,542 SF shopping center located on Lancaster's main retail Corridor (Highway 9 Bypass W)
- Suite 1256 - 2nd Generation Grocery store Available. Can be Sub-divided
- Multiple ingress/egress points and access to traffic signal
- High Visibility from Highway 9 Bypass W
- Grocery anchored center
- 21,200 VPD on Highway 9 Bypass W
- Tenants include: Harbor Freight Tools, Hibbett Sports, PetSense, & Citi Trends
- Other retailers in the immediate area include: Walmart, Belk, Food Lion, Chick-fil-A, Goodwill, Subway, Applebee's, Verizon, Walgreens, Pizza Hut Little Caesars, Huddle House, Quality Golf Carts, etc.

Demographics

	3 Mile	5 Mile	7 Mile
Population	17,909	28,826	39,274
Total Households	7,107	11,070	15,327
Average Household Income	\$55,286	\$56,832	\$59,305
Daytime Population	19,334	28,020	36,196

Available Space (APPROX)

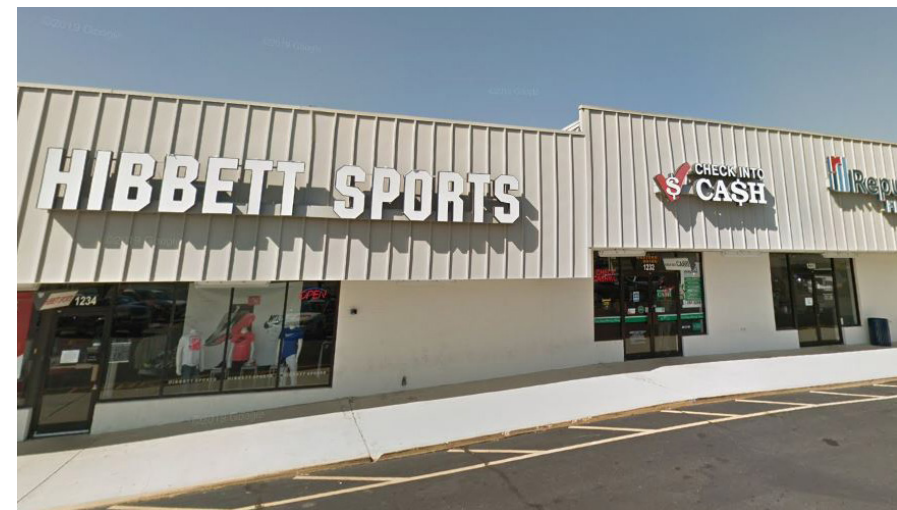
Suite 1202	± 32,041 SF
Suite 1256	± 34,100 SF

Outparcel Opportunity

.5 - 1.5 acre Gound Lease

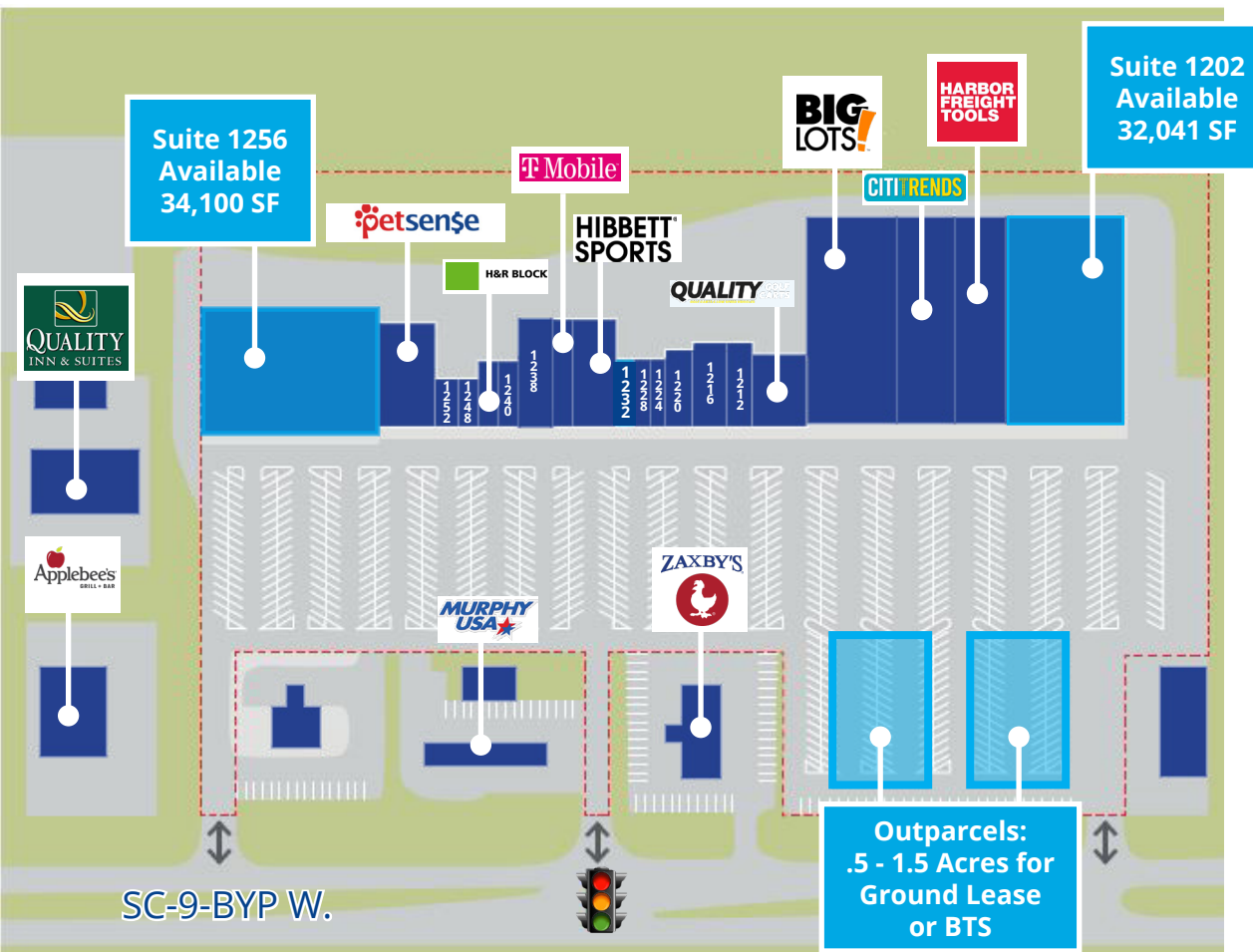
Lease Rates/Amounts

Contact Listing Brokers for Pricing



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Tenant Roster

SUITE	TENANT	SF
1202	AVAILABLE	32,041
1204	Harbor Freight	15,000
1206	Big Lots	28,257
1208	Quality Golf Carts	6,300
1212	Kid's First Dental	3,000
1216	Hospice Resale Shop	4,000
1220	Pioneer Finance	2,700
1224	Cricket Wireless	1,600
1228	Republic Finance	1,600
1232	Tobacco & Vapor 9	1,600
1234	Hibbett Sports	6,800
1236	T-Mobile	3,080
1238	Iconic Nail Bar	4,940
1240	Hot Deals	2,000
1244	H&R Block	2,000
1248	Suite Deals	1,500
1252	GNC	1,500
1256	AVAILABLE	34,100
1256B	PetSense	8,329
1260	Citi Trends	17,360
AVAILABLE Outparcel Building 1 For Ground Lease or BTS		
AVAILABLE Outparcel Building 2 For Ground Lease or BTS		

Location



Colliers



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