HIGHLIGHTS
Cheraw Plaza is a prominent shopping destination anchored by Roses Express and Dollar General. Outparcel tenants include McDonald’s and Chinatown. Prime opportunities include a development pad for 10,000 – 20,000 sf of additional in-line space plus an outparcel of approximately .40 acre adjacent to McDonald’s.

The highly visible/accessible location provides easy regional access via SC Hwy 9, a major thoroughfare in Cheraw. The site is close to the Cheraw High School and Chesterfield General Hospital. Area retailers include Walmart Supercenter, Dollar Tree, Advance Auto Parts, Fatz Cafe, Subway, CVS, Pizza Hut, Bojangles, KFC, Wendy’s and Exxon.

AVAILABLE
Outparcel ± .40 acres
10,000 – 20,000 Development Site ± 2.0 acres

DEMOGRAPHICS 5 MILE 15 MILE
Population 12,181 45,486
Average Income $41,302 $42,220

TRAFFIC COUNTS VEHICLES PER DAY
Market St. 7,500
W Greene St. 5,000
SC Hwy. 9 (Chesterfield Hwy.) 17,500
## CHERAW PLAZA TENANT ROSTER

<table>
<thead>
<tr>
<th>UNIT</th>
<th>TENANT</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>China Town</td>
<td>4,100 sf</td>
</tr>
<tr>
<td>2</td>
<td>Enterprise</td>
<td>1,200 sf</td>
</tr>
<tr>
<td>3</td>
<td>Cheraw Financial Services</td>
<td>1,200 sf</td>
</tr>
<tr>
<td>4</td>
<td>World Finance Loans &amp; Taxes</td>
<td>1,805 sf</td>
</tr>
<tr>
<td>5</td>
<td>Roses Express</td>
<td>22,400 sf</td>
</tr>
<tr>
<td>6</td>
<td>Dollar General</td>
<td>6,720 sf</td>
</tr>
<tr>
<td>7</td>
<td>AVAILABLE DEVELOPMENT SITE</td>
<td>± 2 acres</td>
</tr>
<tr>
<td>8</td>
<td>AVAILABLE</td>
<td>± .4 acres</td>
</tr>
</tbody>
</table>

### Diagram

- **Unit 1**: China Town (4,100 sf)
- **Unit 2**: Enterprise (1,200 sf)
- **Unit 3**: Cheraw Financial Services (1,200 sf)
- **Unit 4**: World Finance Loans & Taxes (1,805 sf)
- **Unit 5**: Roses Express (22,400 sf)
- **Unit 6**: Dollar General (6,720 sf)
- **Unit 7**: AVAILABLE DEVELOPMENT SITE (± 2 acres)
- **Unit 8**: AVAILABLE (± .4 acres)

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Steve Trythall  srythall@cfsmithpg.com  910.997.2544
Neil Robinette  nrobinette@cfsmithpg.com  910.417.7550