

Investment Offering  
**Walmart Shadow  
Retail Center**  
Barnwell, SC



## Dunbarton Plaza

11347-11391 Dunbarton Blvd  
Barnwell, SC 29812

### Property Features

- ±24,000 sf multi-tenant retail center
- Acreage: ±5.82
- Year constructed: 1997
- Tax parcel: 073-01-01-013
- 100% occupied by AT&T, 2 U Beauty, Hibbett's Sports, Cato, Shoe Show, Domino's Pizza, Nail Spa
- Highly visible and easily accessible on SC Highway 64
- Approximately 50 miles to Augusta, GA
- Traffic Count: ±7,700 vpd
- **Sale Price: \$2,342,000**
- 9.00% cap rate

### About Barnwell County

Barnwell County offers manufacturers excellent proximity to the Ports of Charleston and Savannah, as well as easy access to the interstate highways that crisscross South Carolina, connecting to markets across the U.S. Located halfway between New York and Miami, Barnwell County is also within a 90-minute drive of the growing aerospace clusters surrounding Boeing in Charleston and Gulfstream in Savannah and within a short drive of the growing automotive clusters in the Upstate and Lowcountry of South Carolina. *-Barnwell County Economic Development Commission*

DEMO'S	1 MILE	3 MILES	5 MILES
POPULATION	1,438	5,881	9,179
HH INCOME	\$42,482	\$48,430	\$49,905

**[CLICK HERE FOR THE PROPERTY WEBSITE](#)**

### Cameron Babbitt

Broker

864 678 5960 • [cameron@furmanacap.com](mailto:cameron@furmanacap.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Furman Capital Advisors, LLC  
101 E Washington Street Suite 400  
Greenville, South Carolina 29601  
864 233 6855  
[furmancapital.com](http://furmancapital.com)

a division of **NAL** Earle Furman