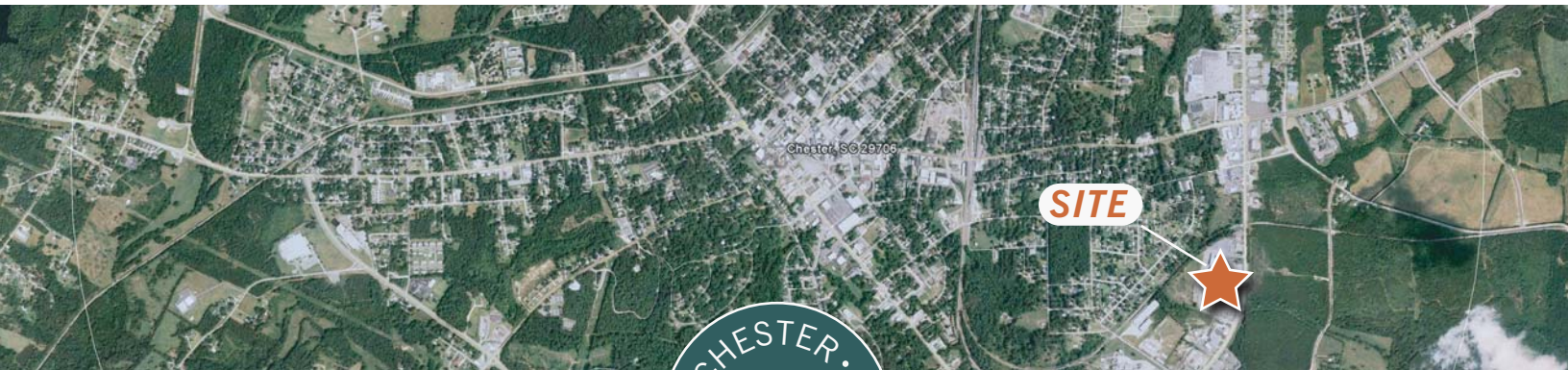


CHESTER COMMONS

SHOPPING CENTER



A Walmart Supercenter With 24,750sf Retail Space For Lease

Fletcher Bright Company
423-755-8830

Meyers Brothers Properties LLC
404-252-1499

A Bright-Meyers Development Project

CHESTER COMMONS

C H E S T E R , S C

**DON'T MISS THIS OPPORTUNITY TO HAVE
A PRESENCE IN THIS AMAZING MARKET!**

- New shopping center featuring a Wal-Mart with 24,750sf of retail space for lease
- Located on the JA Cochran Bypass
- Close proximity to Columbia, SC and Charlotte, NC

For Leasing Information Call:
800-446-3289

A Bright-Meyers Development Project

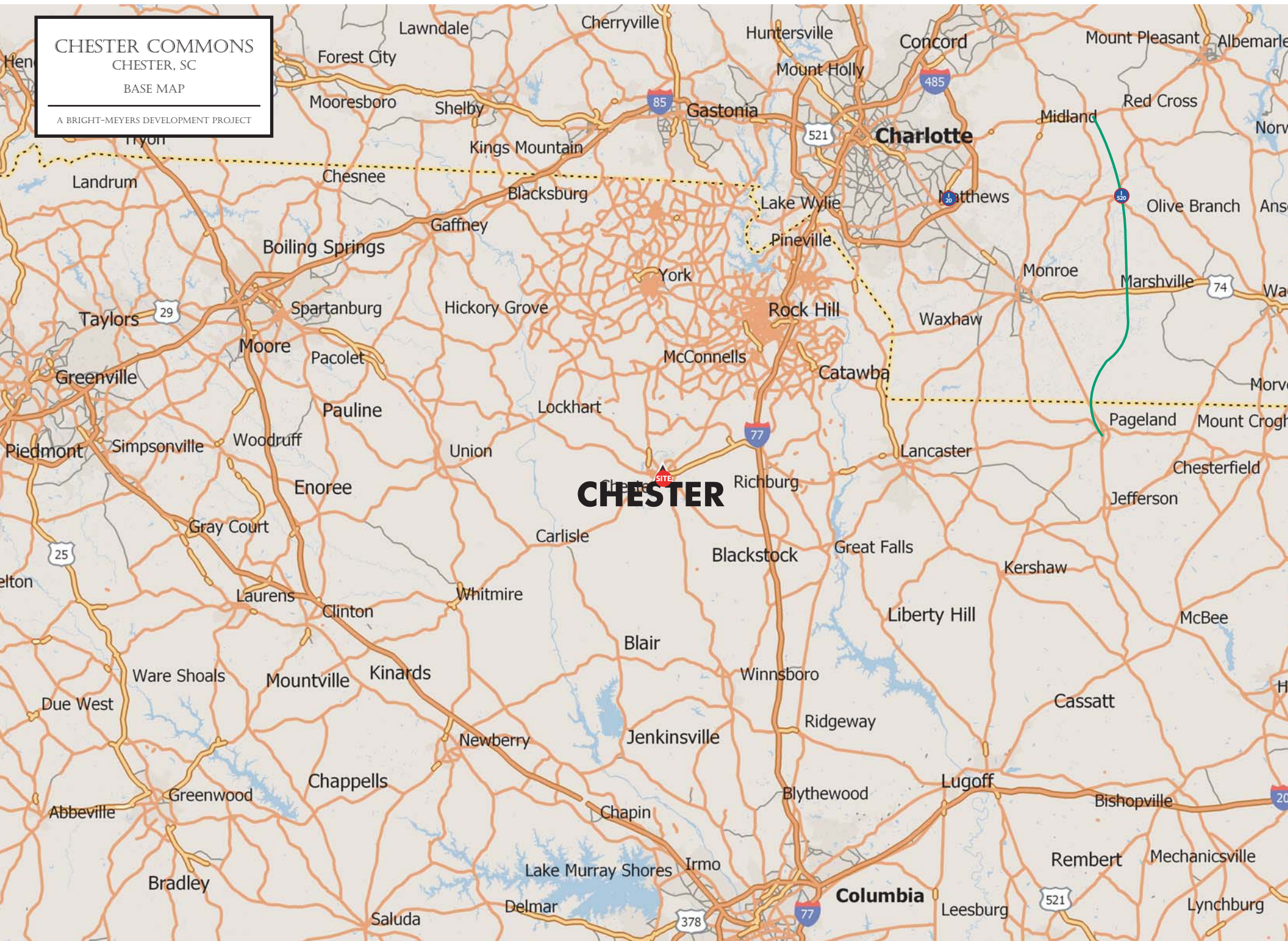
The Fletcher Bright Company
Meyers Brothers Properties, LLC



* The information contained in this brochure has been obtained from sources we believe to be reliable. However the developer makes no warranty or representation regarding the accuracy of the information.

CHESTER COMMONS
CHESTER, SC
BASE MAP

A BRIGHT-MEYERS DEVELOPMENT PROJECT



Chester, SC 29706



CHESTER
SOUTH CAROLINA
AERIAL

SITE CHESTER COMMONS SITE

A BRIGHT-MEYERS DEVELOPMENT PROJECT

FOR
SALE

1600 J.A. COCHRAN BYPASS

CHESTER, SC

A BRIGHT-MEYERS
DEVELOPMENT PROJECT

FOR MORE INFORMATION PLEASE CONTACT:

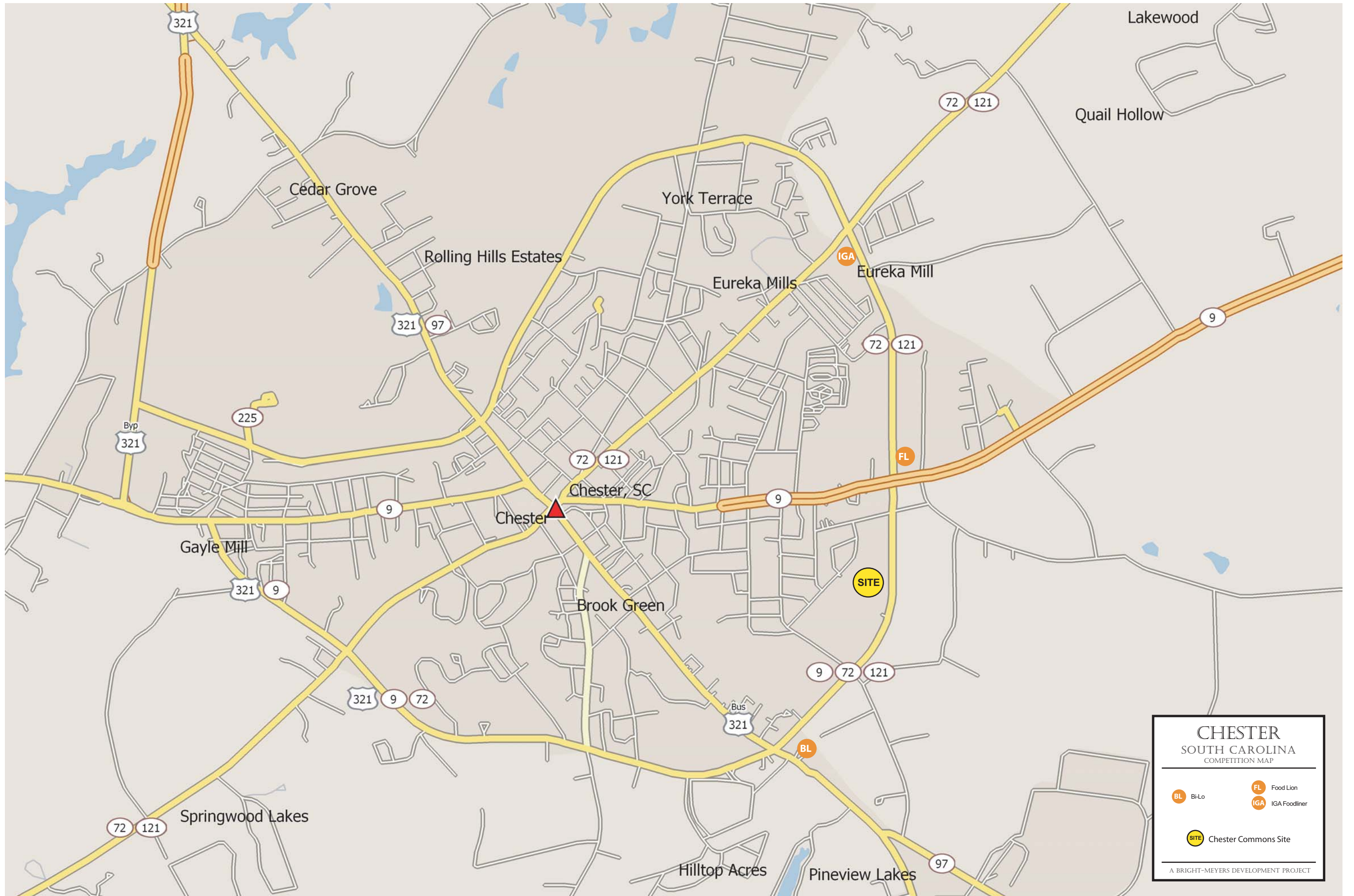
Andy Govan

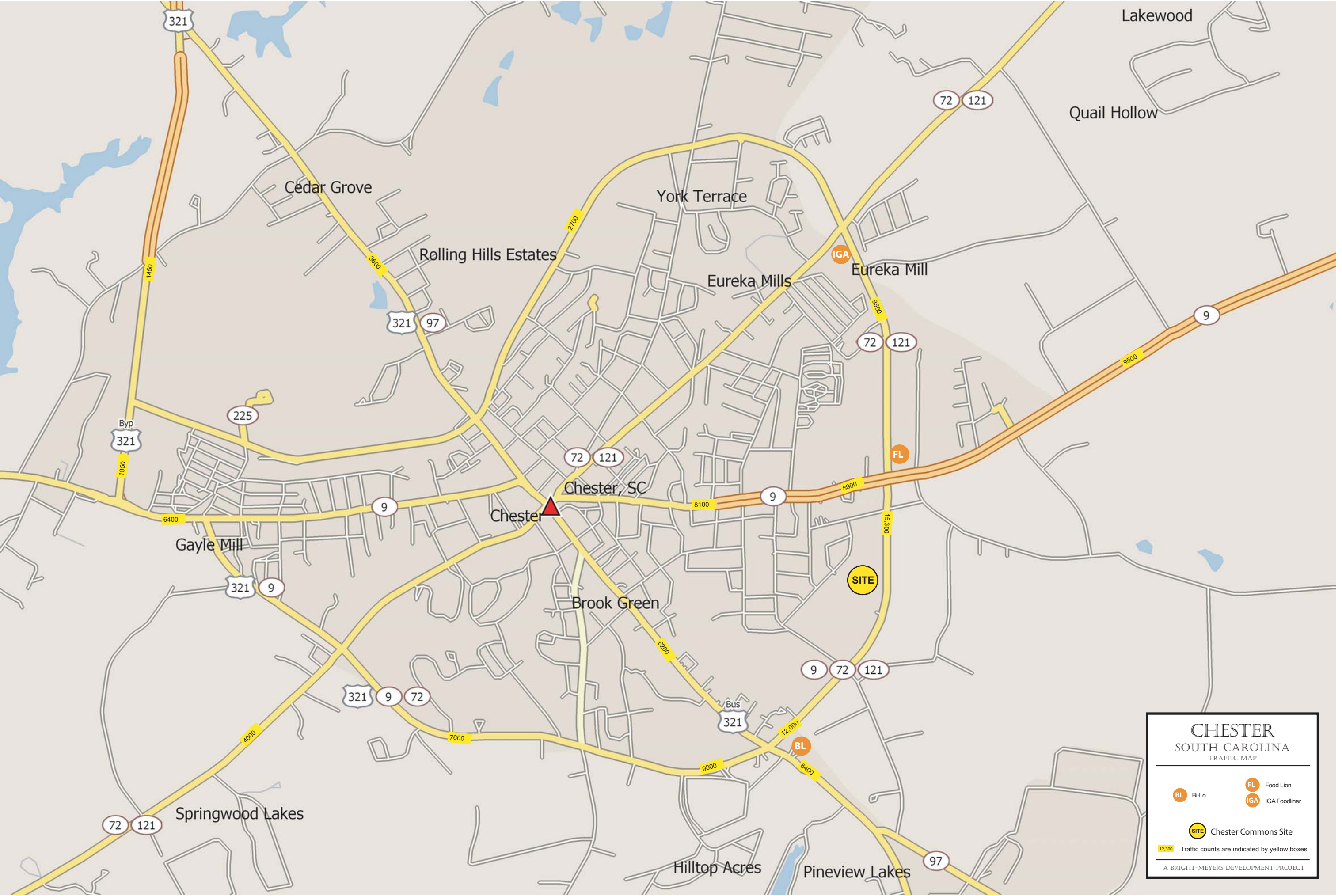
Fletcher Bright Company

423-752-0160

andy@fbright.com







CHESTER
SOUTH CAROLINA
TRAFFIC MAP

BL

Bi-Lo

FL

Food Lion

IGA

IGA Foodliner

SITE

Chester Commons Site

12,300

Traffic counts are indicated by yellow boxes

A BRIGHT-MEYERS DEVELOPMENT PROJECT

CHESTER COMMONS

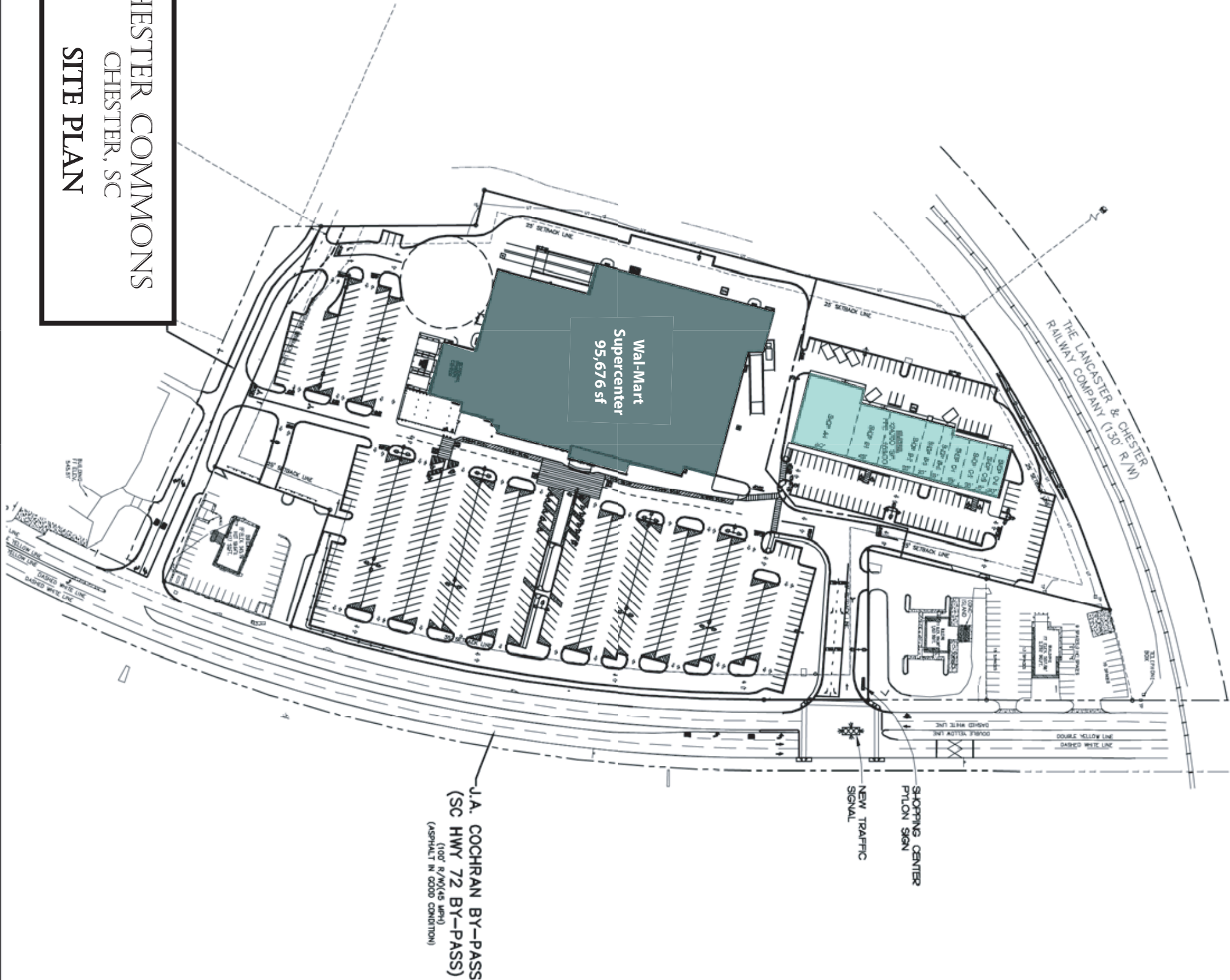
C H E S T E R , S C

SITE DEMOGRAPHICS

	2 Mi Ring	3 Mi Ring	5 Mi Ring
2012 Population	9,980	11,521	14,274
2000 Population	11,527	13,046	15,814
2012 Households	3,903	4,480	5,559
2012 Avg HH Income	\$37,076	\$37,682	\$39,840

Coordinates: 34.7046, 81.2141

CHESTER COMMONS
CHESTER, SC
SITE PLAN



TRUCK	AREA SF	BEFORE	BEFORE	BEFORE	BEFORE	BEFORE	BEFORE
WALMART	92000 SF	500000	48	47	43000	0	3
SHOP	3450 SF	500000	54	53	43000	4	4
TOTAL	14650 SF	500000	59	59	44000	4	7

NOTES:
* PARKING SPACES OBTAINED BY CART CORP. ARE NOT INCLUDED IN THE PLAN.
* THE CITY OF CHESTER HAS GRANTED A VARIANCE FOR THE REDUCTION OF PARKING SPACES.

SHOP	AREA (SF)	DEPTH OF SHOP	WIDTH OF SHOP
A1	14000	100'	80'
B1	13440	80'	43'
B2	14400	80'	52'
B3	12000	80'	25'
B4	12000	80'	25'
C1	11750	70'	25'
C2	11750	70'	25'
C3	11050	70'	25'
C4	14000	70'	20'



LEASING PLAN



DATE	BY	REVISION
11-10		



BRIGHT-MEYERS RETAIL SHOPPING CENTER
(WALMART SUPERCENTER #1803-03)
CHESTER, SOUTH CAROLINA
BRIGHT-MEYERS CHESTER ASSOCIATES, LP
5881 GLENRIDGE DRIVE, SUITE 220
ATLANTA, GA 30328

DO NOT USE FOR CONSTRUCTION
PRELIMINARY



IRELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-235-6497
fax 864-235-6590

This is a preliminary site plan subject to modification by the developer.

The City of Chester is the County seat of Chester County and is situated in the Piedmont section of South Carolina about 180 miles inland from the Atlantic Ocean and South Carolina's beautiful beaches. To the northwest, approximately two hours drive by car, lie the Blue Ridge Mountains filled with scenic beauty and having the highest peaks east of the Rocky Mountains.

The City came into existence as a governmental center about 1795 when a state commission seeking a location for the courthouse for the Chester judicial circuit chose the site for its first courthouse. Shortly after 1800 the town was described as having grown to contain about thirty houses. By 1825 the town had about sixty houses.

The Columbia-Chester railroad line was completed in 1851 and provided impetus to the growth of the town. Following the civil war, Chester became the hub of a radiating network of railroads. With the expansion of agricultural activities and the development of the textile industry in the area, Chester became a thriving commercial center.

Climate: The Chester County area offers residents a temperate climate that allows for year-round outdoor activities. The region's normal summer humidity is 74% and yearly morning humidity averages 83%, 54% during evening hours.