

Cheraw Market Place



Featuring a Wal-Mart Supercenter and 36,980 sf of retail shop space.

Bright-Meyers Development Project

Fletcher Bright
Company
423.755.8830



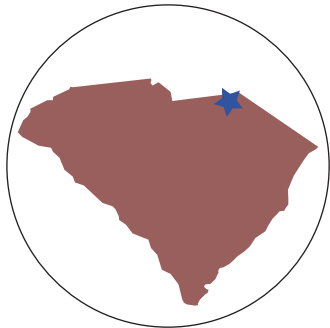
Meyers Brothers
Properties LLC
404.252.1499

Cheraw Market Place

Cheraw, SC

Featuring a new 156,622 square foot Wal-Mart Supercenter.

Take advantage of the drawing power of Wal-Mart and locate your business in this new shopping center with 36,980 square feet of retail space.



For Leasing Information Call:

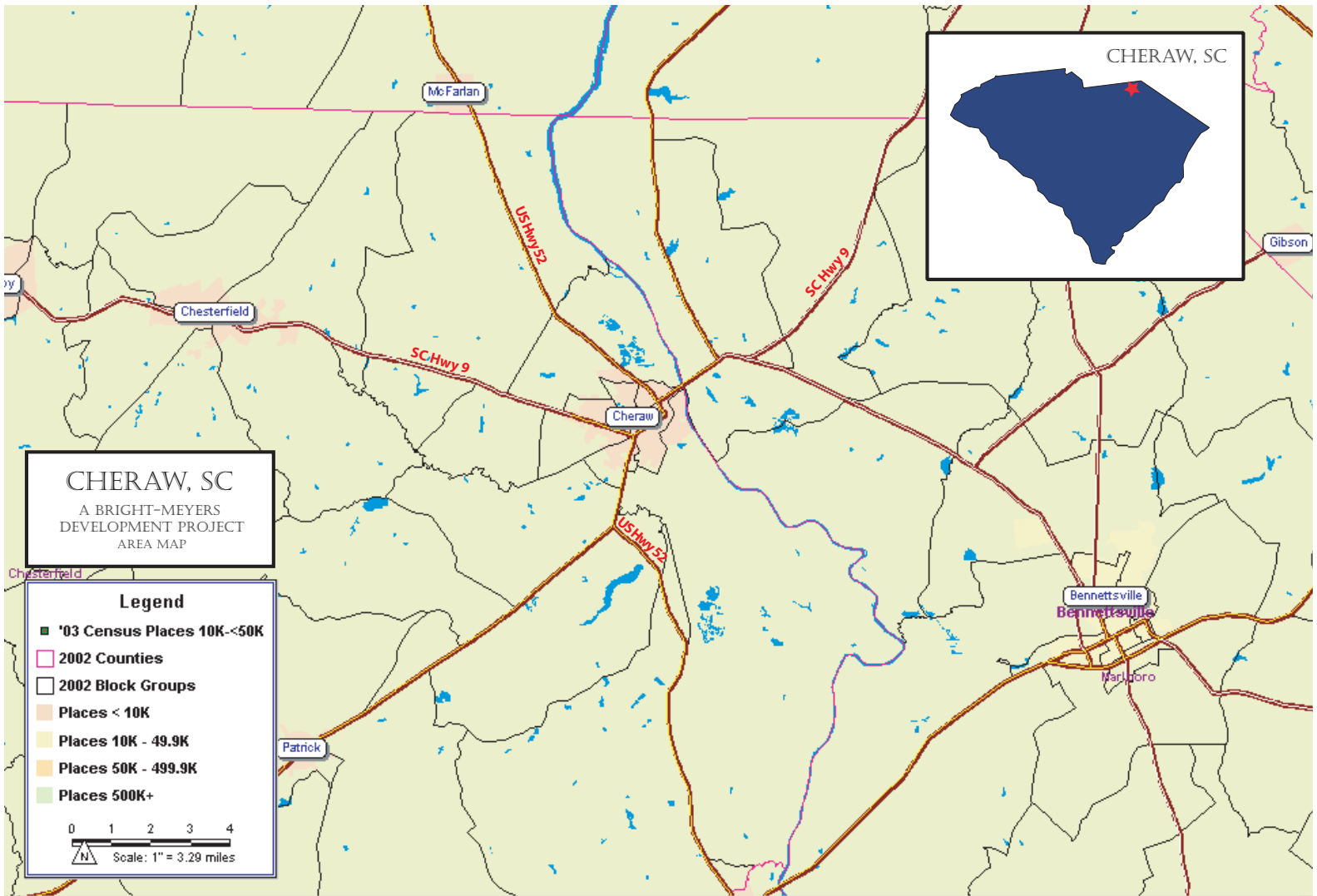
1.800.446.3289

A Bright-Meyers Development Project

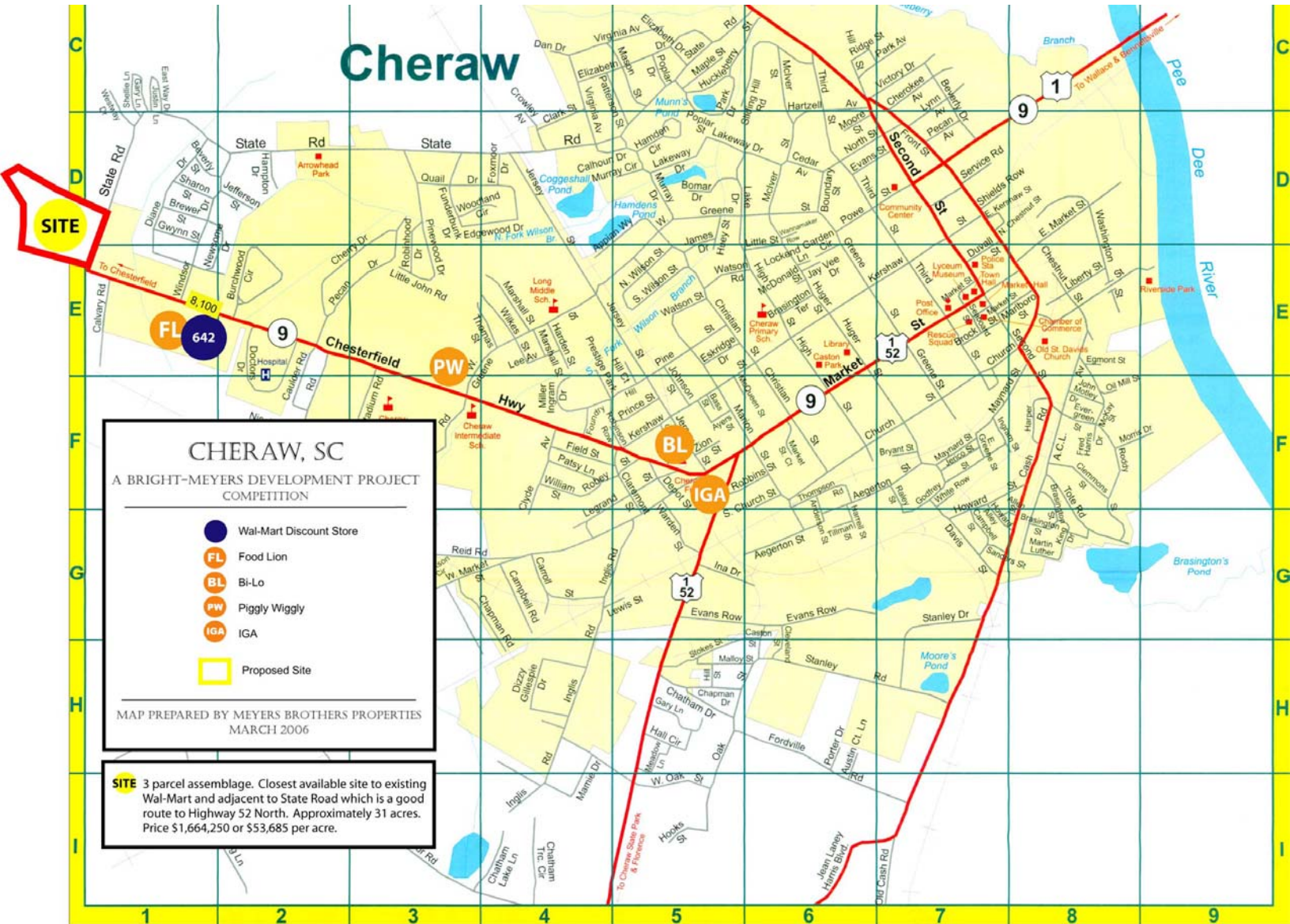
The Fletcher Bright Company

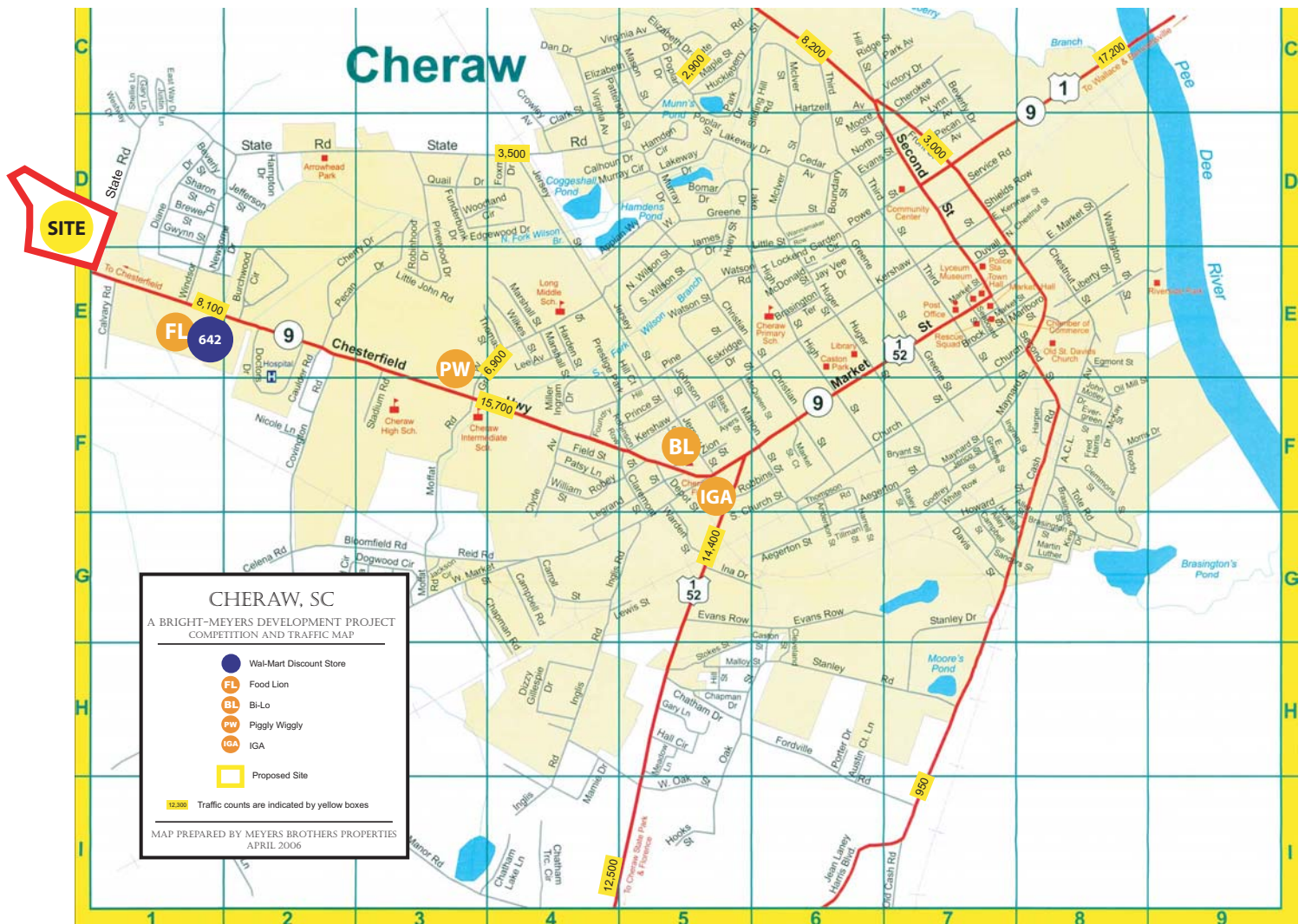
Meyers Brothers Properties, LLC

* 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.









CHERAW, SC DEMOGRAPHICS

	3 MI RING	5 MI RING	10 MI RING
2012 Population	10,120	12,560	22,014
2000 Population	9,523	11,878	21,357
00-12 % Population Change	6.2%	5.7%	3%
2012 Households	3,991	4,946	8,762
2012 Average Household Income	\$42,311	\$43,103	\$42,702

Coordinates: 34.6987, 79.9296

[illegible][illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

**BRIGHT-MEYERS RETAIL CENTER
CHERAW, SC**
BRIGHT-MEYERS CHERAW ASSOCIATES, LP
100 GLENBRIDGEPOINT PARKWAY, SUITE 530
ALT.LANTA, GA 30342
404-252-1499

DRAWN
QCD
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DATE
NOTES
SCALE
NO
SHEET

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

CHERAW

Cheraw, birthplace of jazz legend Dizzy Gillespie, is a lovely historical town of about 6,000 people and is considered to be one of South Carolina's most progressive small communities. Rich with gardens, parks and the architectural heritage of three centuries, Cheraw is a prosperous town that takes pride in preserving her past while planning for the future. A strong economic base blends this beautiful legacy with the best of the present. A strong commitment to economic development as well as historic preservation insures that it will remain the "Prettiest Town in Dixie."

Cheraw Population

5,254 residents
-9.00% growth rate from 1990-2000
\$35,553 Average Household Income (2004)

Chesterfield County Population

43,417 residents
10.86% growth rate from 1990-2000
\$40,504 Average Household Income (2005)

Marlboro County Population

28,234 residents
-1.85% growth rate from 1990-2000
\$39,599 Average Household Income (2005)

Trade Area Population

44,730 residents
5.34% growth rate from 1990-2000
\$38,995 Average Household Income (2004)

Cheraw Employment

Number of persons employed.....	4,100
Unemployment rate.....	7.8%

Major Employers

<i>Employer</i>	<i>Employees</i>
Smith, A O Water Products Co.....	900
Takata, Inc.....	800
Conbraco Industries, Inc.....	650
Highland Industries, Inc.....	400
Carolina Knit/Division of Dixie Group, Inc.....	312
Stanley Works-Stanley Tool Division.....	286

Area Residential Growth

<u>Subdivision</u>	<u>Number of Housing Units</u>
1. Windsor Park.....	100
2. Bridlewood.....	97
3. Westbrook.....	78
4. Wayne Wood.....	75
5. Parkside.....	65
6. Pleasant Hills.....	60
7. Briarwood.....	50
8. Marfield.....	38
9. Deerfield.....	35
10. Country Club.....	76
11. Chatham Lake.....	18
12. Ridgefield.....	70
13. Country Acres.....	65
14. Baytree.....	58

15. Briarcliff.....49

16. Hillcrest.....38

17. Chatham Trace.....34

18. Sherwood Forest.....20

Each subdivision is within 4 miles of the City limits of Cheraw and is either new or under development.

Education

Northeastern Technical College.....1000 students

AREA ATTRACTIONS:

NASCAR:

Internationally famous stock car racing is held in nearby Darlington.

The South Carolina Cotton Trail:

Stretches from Clio to Bishopville, SC with Cheraw in the middle.

Carolinas Back Country Trail:

Cheraw is also part of this trail which traces the Revolutionary War in the interior of North & South Carolina and the National Civil War Trail.

Brochures on all area trails are available at the Chamber of Commerce.

NEARBY TOWNS:

Society Hill: (13 miles South)

There are brochures available at the Cheraw Chamber guiding you to this town's charming historic district.

Chesterfield: (12 miles west)

Brochures on this town's historic district are also available at the Cheraw Chamber.

Bennettsville: (15 miles)

Home of the Marlboro County Museum complex, Lake Paul Wallace, and a fine historic district.

Hartsville: (30 miles)

Several historic houses, historic districts, Kalmia Gardens, Coker college, canoeing on Back Creek and the Hartsville Museum. Information is available at the Hartsville Chamber at 214 North 5th Street.

Hamlet: (20 miles)

Features a National Register of Historic Places train station and the National Railroad Museum.

Darlington: (30 miles)

Home of "The Track To Tough To Tame". The Darlington International Raceway is the home of one NASCAR race and the Joe Weatherly Stock Car Museum. The town also has a historic district. Pick up information at the Chamber of Commerce located on the Public Square.

The Cheraw Historic District

There are more than 50 antebellum buildings and numerous Victorian and Revival structures scattered throughout the 213-acre Cheraw National Register Historic District. Some of the most notable are shown on the map above. A free guide to the historic district is available at the Cheraw Chamber of Commerce. All buildings are private unless otherwise noted.

A Brief History Of Cheraw

The Cheraw and Pee Dee Indians were the earliest known inhabitants of what is now Chesterfield County. Of Siouan stock, the Cheraws were the dominant tribe in the upper Pee Dee. They reached the height of their power around 1650 and maintained a well-fortified village on the river hill close to present day Cheraw. Disease greatly decimated their population after a time, and they joined the Catawba Confederacy, leaving only their names, well established trading routes, and by the time of the Revolution, a few scattered families.

Most of Cheraw's early settlers were English, Scots, French or Irish. Two of the earliest of these were James Gillespie and Thomas Ellerbe who started a trading center and water mill at the Cheraw Hills around 1740. Welsh Baptists later made their way up river, too. By 1750 Cheraw was one of six places in South Carolina appearing on English maps and was an established village with a growing river trade. Joseph and Eli Kershaw came to the area in 1750 and were later granted part of the present town of Cheraw. They formally laid out the street system with broad streets and a town green. By 1830, the streets were lined with triple rows of elm trees. Some of the median trees remain, particularly on Third Street, but many were removed at the turn of the century to put in water lines.

The Kershaws called the town "Chatham" after the Earl of Chatham, William Pitt, but this never seemed to have had wide acceptance, and Cheraw or Cheraw Hill continued to be used interchangeably with Chatham. Cheraw has been the official name since the town's incorporation in 1820.

During the Revolution, Cheraw was the center of much unrest sometimes being held by the British and sometimes by the patriots. Gen. Greene's army had a camp of repose just across the river, and St. David's church was used by both armies as a hospital.

Cheraw was the head of navigable waters on the Great Pee Dee and was thus the shipping center for a wide area. Corn, tobacco, rice and indigo were grown in the more fertile surrounding lands and cattle raising, with related tanning and curing industries, was a major source of income. Prior to the Confederate War, both the largest cotton market between Georgetown and Wilmington, and the largest bank in South Carolina outside of Charleston were located here.

The first bridge across the Pee Dee and the advent of steamship service to Cheraw in the 1820's led to a golden age, and numerous buildings from this period still grace Cheraw's streets. A serious fire destroyed most of the business district in the 1835, but by the end of the 1850's Cheraw was a prosperous, secure town, which served as a regional center of business, education, culture and religion.

Citizens of Cheraw played a leading role in South Carolina's secession, and the town became a haven for refugees and a storage place for valuables and military stores during the Confederate War. In March of 1865, Cheraw played unwilling host to more of Gen. William T Sherman's Union troops than any other South Carolina city. They found Cheraw "a pleasant town and an old one with the southern aristocratic bearing", and amazingly they left it that way. Although the business district was destroyed in an accidental explosion, no public buildings or dwellings were burned. However, the County Courthouse in Chesterfield was burned and exact dates on many Cheraw buildings are unknown.

Prosperity began to return by 1900 and many fine Victorian and Revival buildings are still in evidence here. Cheraw in the 1960's began to diversify her industrial base, and today Cheraw is a prosperous town that takes pride in preserving her past while planning for the future. For more information about the area's Spring Festival in April, lodging, restaurants, retirement, antiques, shopping, golf, the historic district, Old St. David's Church or Cheraw State Park, please contact the Cheraw Visitor's Bureau or the Greater Cheraw Chamber of Commerce on the backside of the Town Green.