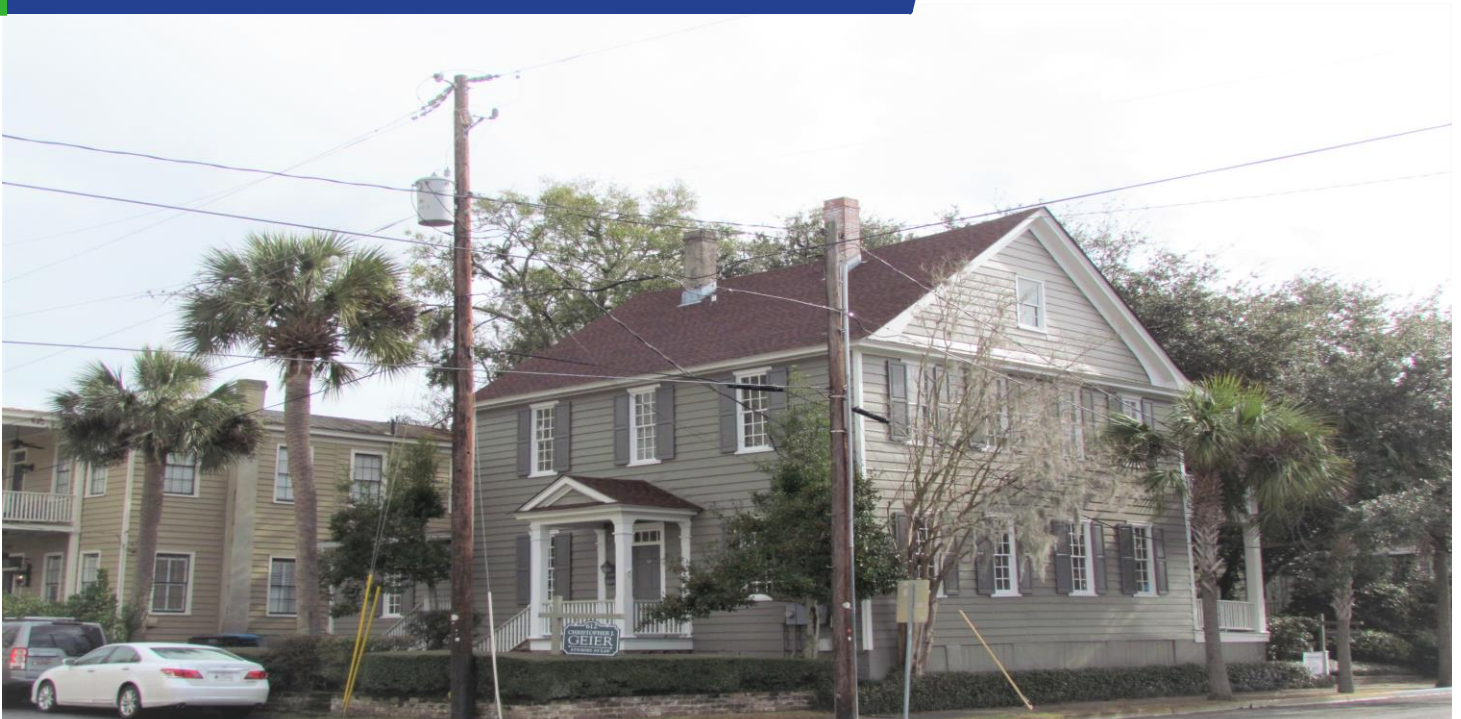


Office Building Downtown Beaufort



Platinum Partners



409 Carteret Street

For Sale

PREPARED BY:

Coldwell Banker Commercial
Platinum Partners
1211 Boundary St
Beaufort, SC 29902

Michael Mark
843-812-6023
MMark@cbcworldwide.com

PROPERTY OVERVIEW

THE PROPERTY

409 Carteret Street
Beaufort, SC
29902

PROPERTY SPECIFICATIONS

Property Type:	Office Building
Class:	B
Building Size:	2564 sqft
Land:	4972 sqft
Number of Buildings:	1
Year Built/Renovated:	1810/1985

:

PROPERTY SPECIFICATIONS

Frontage:	Corner Lot, Hwy 21
Number of Lots:	1
Zoning:	T4-N
Zoning Entity:	Beaufort County

PRICE

Sale Price:	\$525,000
--------------------	-----------

Property Description

Historic home located on a high traffic corner in downtown Beaufort. 409 Carteret has been transformed into a successful 2 unit office building. The downstairs is completely up fitted into a dentist office, very functional layout and occupied until April 2019. The upstairs is occupied by a law practice with the lease in place until February 2019. The building still boasts the architectural features of a traditional historic home and is protected by a preservation and conservation easement with the Historic Beaufort Foundation.

PROPERTY OVERVIEW

PROPERTY PHOTOS



Zoning – T4-N



T4-neighborhood (T4-n)

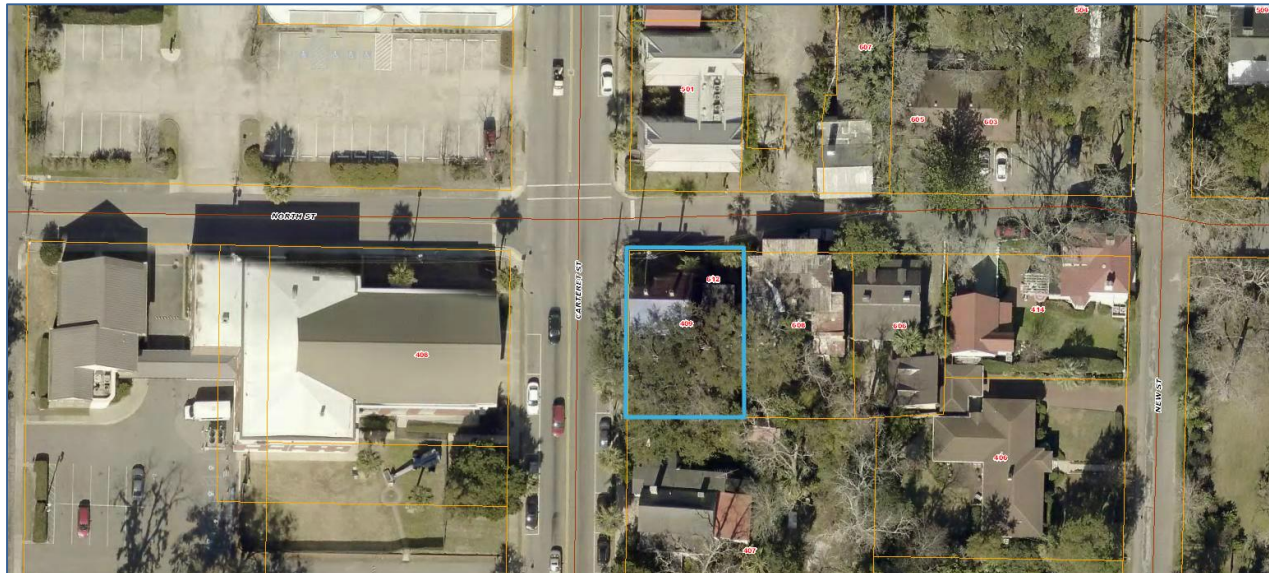
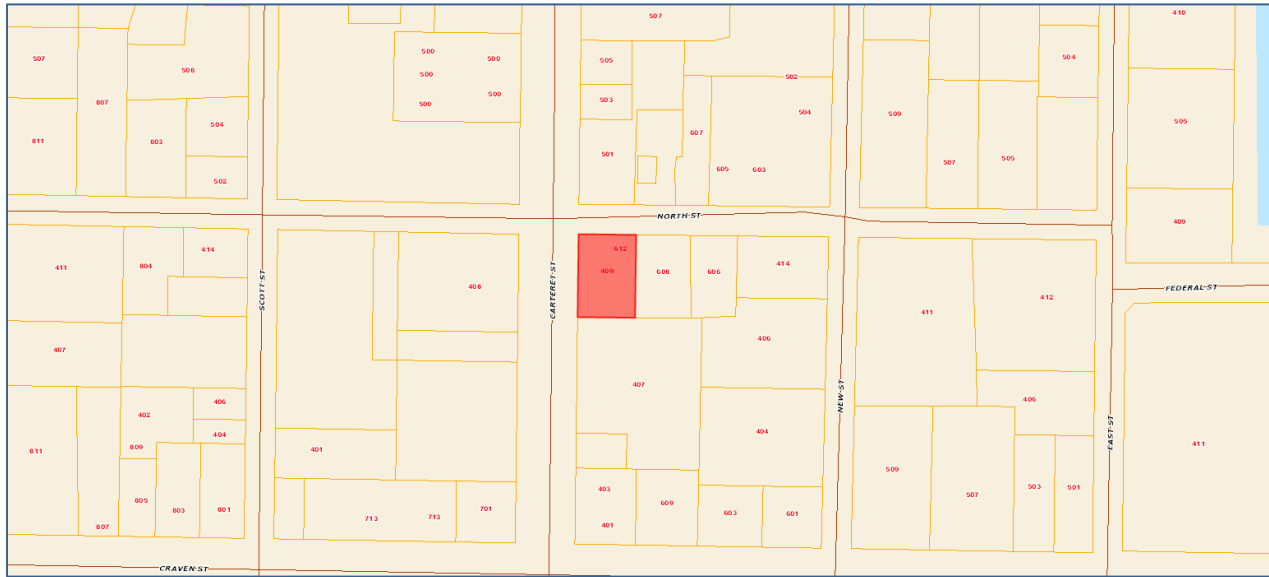
The T4-Neighborhood district is a mixed-use zone of urban residential units and limited commercial development. A wide range of building types exist in the T4-Neighborhood district, including, but not limited to, apartment buildings, mixed-use buildings, rowhomes, duplexes, corner stores, and both attached and detached single-family housing.

409 Carteret Street



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TAX MAPS & AERIALS



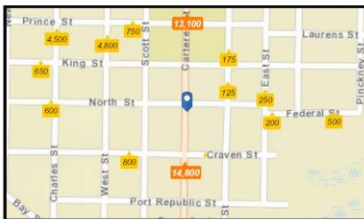
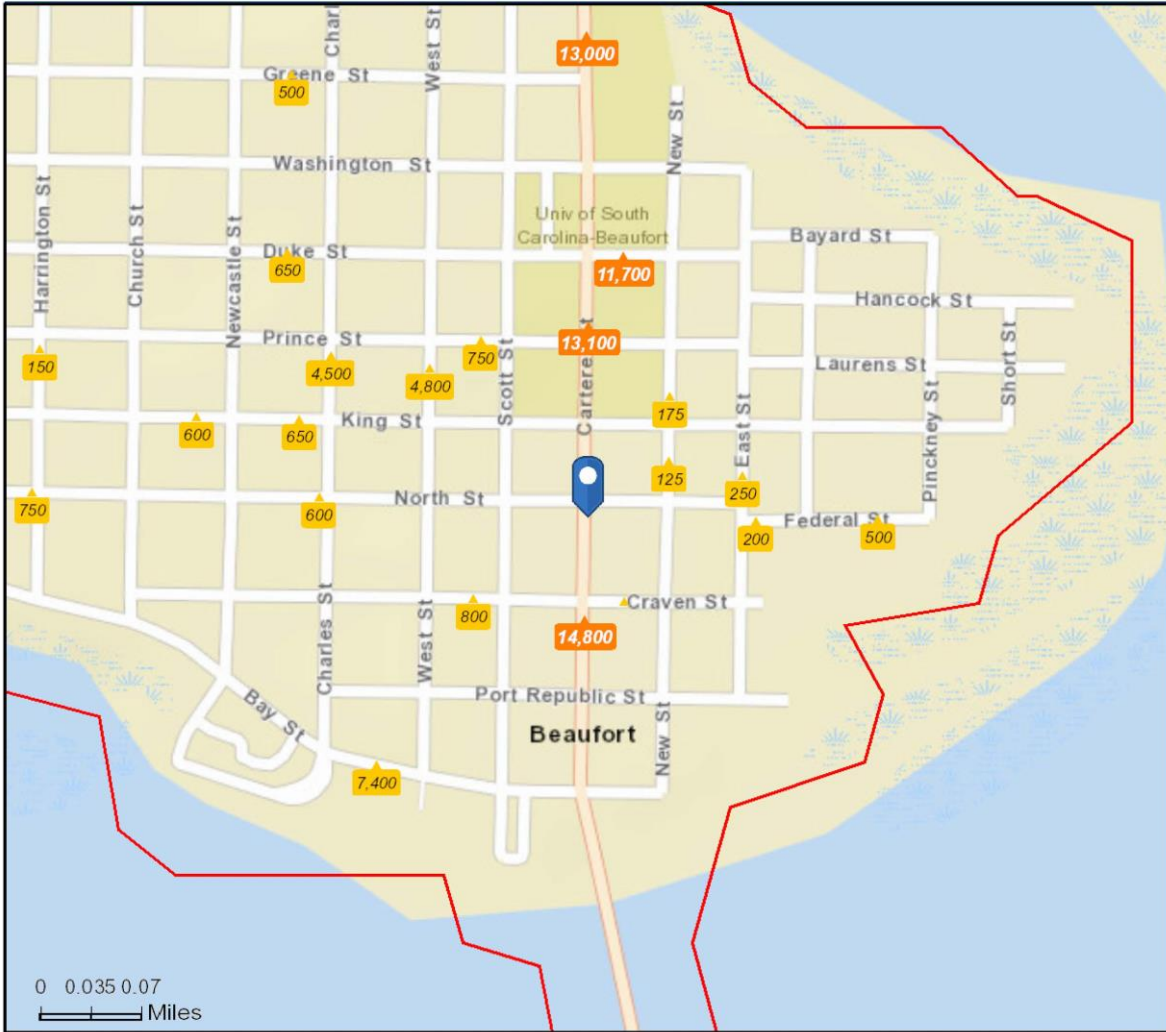
Traffic Counts



Traffic Count Map - Close Up

409 Carteret St
409 Carteret St, Beaufort, South Carolina, 29902
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 32.43344
Longitude: -80.66987



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

January 12, 2018

409 Carteret Street

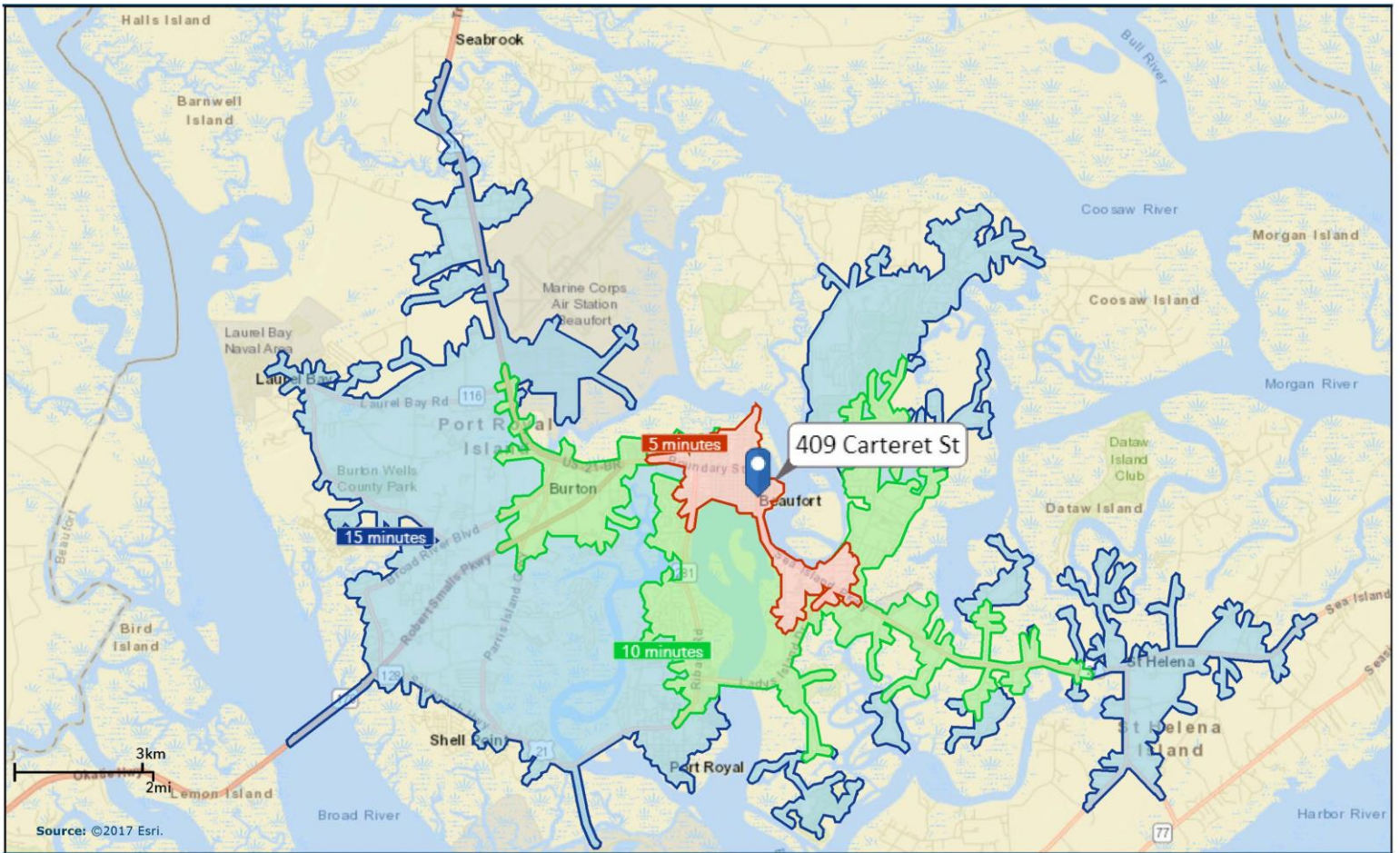


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Drive Times

409 Carteret Street



January 12, 2018

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Page 1 of 1



PLATINUM PARTNERS

Business Summary

409 Carteret St
409 Carteret St, Beaufort, South Carolina, 29902
Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 32.43344

Longitude: -80.66987

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Businesses:	598		1,225		1,908							
Total Employees:	5,058		12,768		19,998							
Total Residential Population:	3,794		14,032		43,118							
Employee/Residential Population Ratio (per 100)	133		91		46							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
Agriculture & Mining	7	1.2%	43	0.9%	19	1.6%	108	0.8%	39	2.0%	197	1.0%
Construction	21	3.5%	120	2.4%	56	4.6%	300	2.3%	118	6.2%	604	3.0%
Manufacturing	9	1.5%	49	1.0%	20	1.6%	102	0.8%	32	1.7%	308	1.5%
Transportation	11	1.8%	97	1.9%	23	1.9%	231	1.8%	46	2.4%	359	1.8%
Communication	4	0.7%	9	0.2%	11	0.9%	39	0.3%	15	0.8%	63	0.3%
Utility	1	0.2%	5	0.1%	2	0.2%	10	0.1%	4	0.2%	21	0.1%
Wholesale Trade	6	1.0%	58	1.1%	24	2.0%	160	1.3%	39	2.0%	324	1.6%
Retail Trade Summary	135	22.6%	1,118	22.1%	288	23.5%	3,405	26.7%	421	22.1%	4,953	24.8%
Home Improvement	4	0.7%	44	0.9%	12	1.0%	224	1.8%	19	1.0%	289	1.4%
General Merchandise Stores	3	0.5%	39	0.8%	13	1.1%	386	3.0%	19	1.0%	809	4.0%
Food Stores	14	2.3%	178	3.5%	26	2.1%	342	2.7%	39	2.0%	479	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	5	0.8%	31	0.6%	32	2.6%	352	2.8%	48	2.5%	463	2.3%
Apparel & Accessory Stores	9	1.5%	37	0.7%	18	1.5%	62	0.5%	31	1.6%	107	0.5%
Furniture & Home Furnishings	9	1.5%	38	0.8%	20	1.6%	127	1.0%	28	1.5%	237	1.2%
Eating & Drinking Places	42	7.0%	565	11.2%	87	7.1%	1,533	12.0%	122	6.4%	1,984	9.9%
Miscellaneous Retail	49	8.2%	187	3.7%	79	6.4%	379	3.0%	115	6.0%	585	2.9%
Finance, Insurance, Real Estate Summary	83	13.9%	608	12.0%	138	11.3%	872	6.8%	189	9.9%	1,135	5.7%
Banks, Savings & Lending Institutions	15	2.5%	124	2.5%	32	2.6%	221	1.7%	38	2.0%	270	1.4%
Securities Brokers	11	1.8%	54	1.1%	14	1.1%	65	0.5%	17	0.9%	73	0.4%
Insurance Carriers & Agents	10	1.7%	45	0.9%	21	1.7%	85	0.7%	25	1.3%	100	0.5%
Real Estate, Holding, Other Investment Offices	47	7.9%	384	7.6%	71	5.8%	501	3.9%	108	5.7%	692	3.5%
Services Summary	239	40.0%	1,760	34.8%	488	39.8%	5,280	41.4%	776	40.7%	8,998	45.0%
Hotels & Lodging	9	1.5%	83	1.6%	16	1.3%	215	1.7%	18	0.9%	237	1.2%
Automotive Services	6	1.0%	31	0.6%	25	2.0%	128	1.0%	48	2.5%	200	1.0%
Motion Pictures & Amusements	15	2.5%	91	1.8%	28	2.3%	241	1.9%	45	2.4%	613	3.1%
Health Services	22	3.7%	192	3.8%	88	7.2%	2,237	17.5%	141	7.4%	3,909	19.5%
Legal Services	36	6.0%	159	3.1%	49	4.0%	220	1.7%	51	2.7%	233	1.2%
Education Institutions & Libraries	10	1.7%	491	9.7%	18	1.5%	817	6.4%	30	1.6%	1,277	6.4%
Other Services	141	23.6%	713	14.1%	264	21.6%	1,422	11.1%	443	23.2%	2,529	12.6%
Government	59	9.9%	1,191	23.5%	112	9.1%	2,252	17.6%	155	8.1%	3,024	15.1%
Unclassified Establishments	22	3.7%	1	0.0%	43	3.5%	8	0.1%	73	3.8%	13	0.1%
Totals	598	100.0%	5,058	100.0%	1,225	100.0%	12,768	100.0%	1,908	100.0%	19,998	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

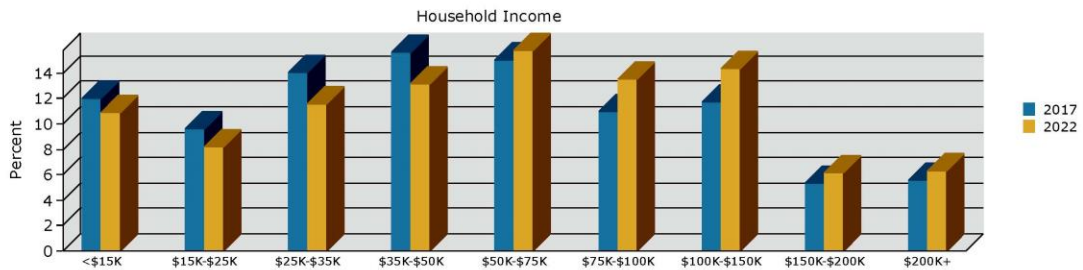
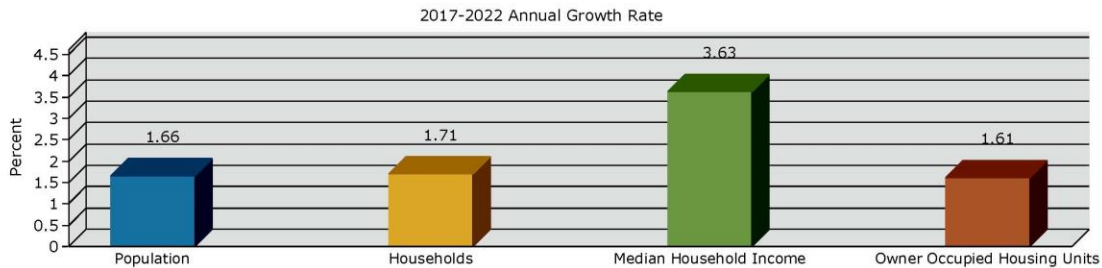
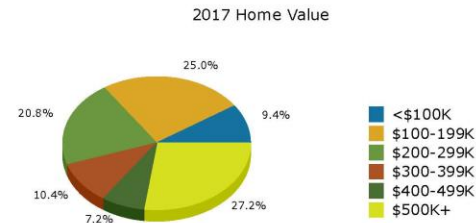
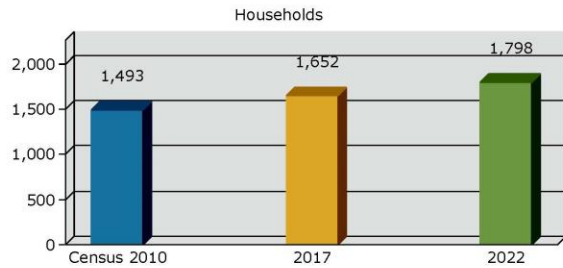
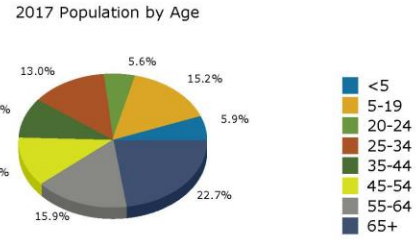
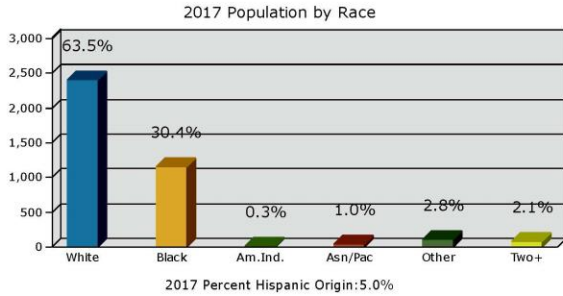
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation which uses census block groups to allocate business summary data to custom areas.



Graphic Profile

409 Carteret St
 409 Carteret St, Beaufort, South Carolina, 29902
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 32.43344
 Longitude: -80.66987



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 12, 2018

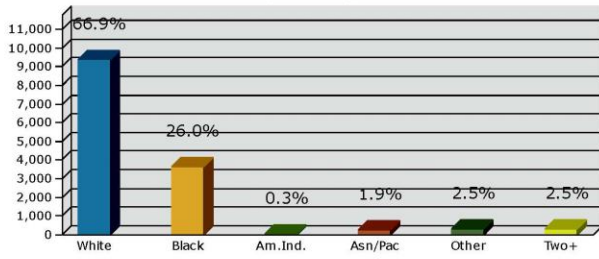


Graphic Profile

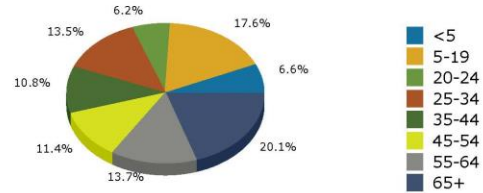
409 Carteret St
 409 Carteret St, Beaufort, South Carolina, 29902
 Drive Time: 10 minute radius

Prepared by Esri
 Latitude: 32.43344
 Longitude: -80.66987

2017 Population by Race

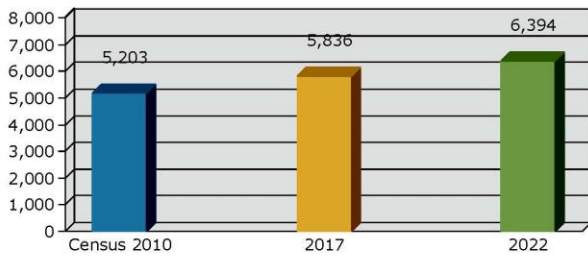


2017 Population by Age

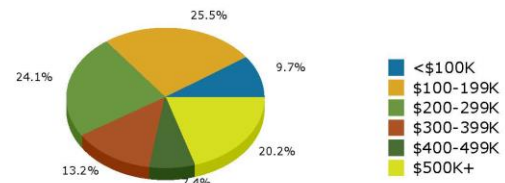


2017 Percent Hispanic Origin: 5.6%

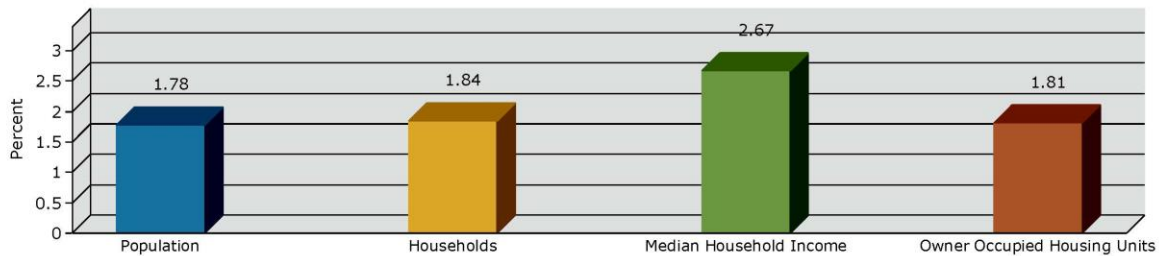
Households



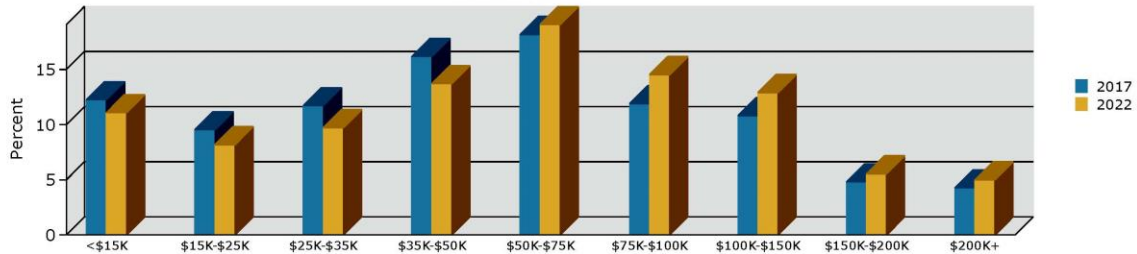
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 12, 2018

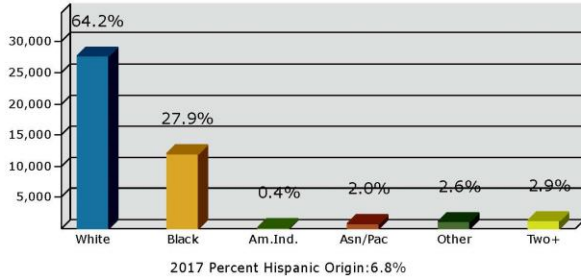


Graphic Profile

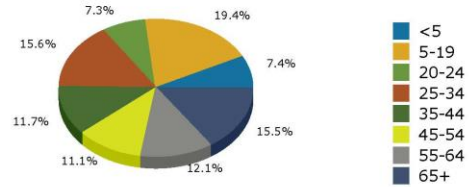
409 Carteret St
 409 Carteret St, Beaufort, South Carolina, 29902
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 32.43344
 Longitude: -80.66987

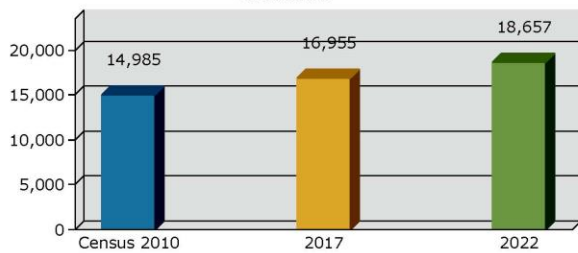
2017 Population by Race



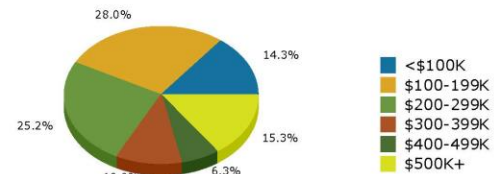
2017 Population by Age



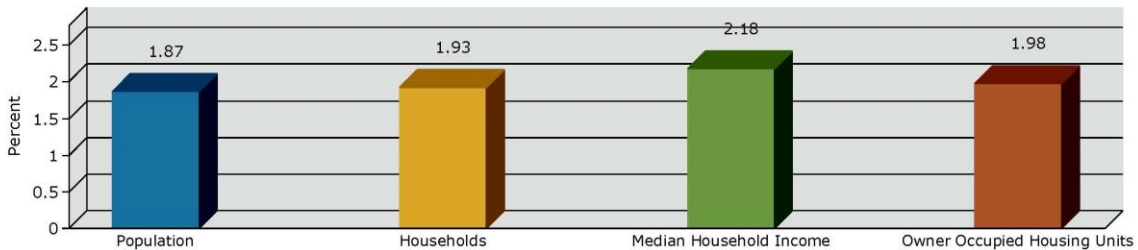
Households



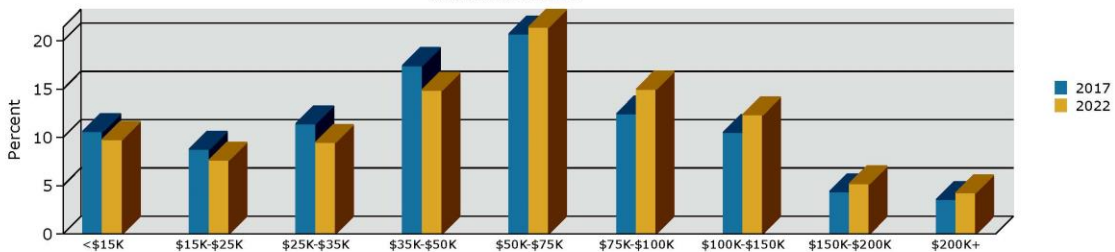
2017 Home Value



2017-2022 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 12, 2018

409 Carteret Street



Platinum Partners

CONTACT INFORMATION

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