



## 1618 Edinburgh Ave, Port Royal, SC 29935

### For Sale

#### PREPARED BY:

**Charter One Realty | Commercial**

1 Promenade St, Suite 101

Bluffton, SC 29910

(843) 815-0055

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**843-812-6023**  
**MMark@ccim.net**



## PROPERTY OVERVIEW

### THE PROPERTY

95 Burton Hill Road  
Beaufort, SC 29906

### PROPERTY SPECIFICATIONS

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<b>Property Type:</b>	Land
<b>Acreage</b>	1.78 Acres
<b>Lots</b>	1
<b>Land</b>	To be Subdivided from larger parcel

### PRICE

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**Sale Price:** \$200,000

### Property Description

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Northern portion of property consisting of 1.78 acres. Property is ideal for commercial building with quick access to roadways. Subject to subdivision. Building on the southern 1.5 acres not for sale.

### PROPERTY SPECIFICATIONS

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<b>Location:</b>	Close to Industrial Park
<b>Number of Lots:</b>	1
<b>Zoning:</b>	C5RCMU
<b>Zoning Entity:</b>	Beaufort County



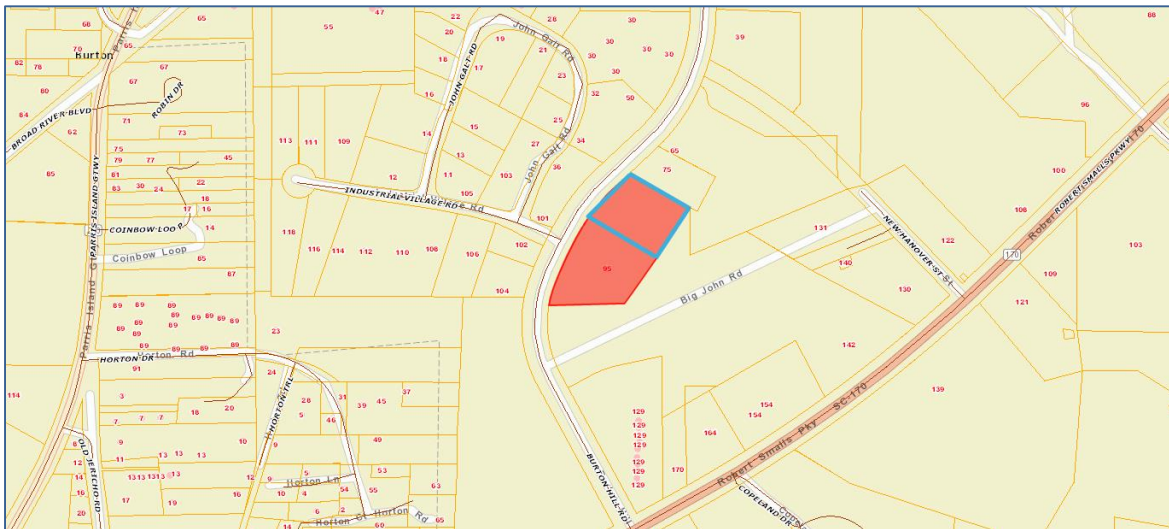
## PROPERTY OVERVIEW

### PROPERTY PHOTOS



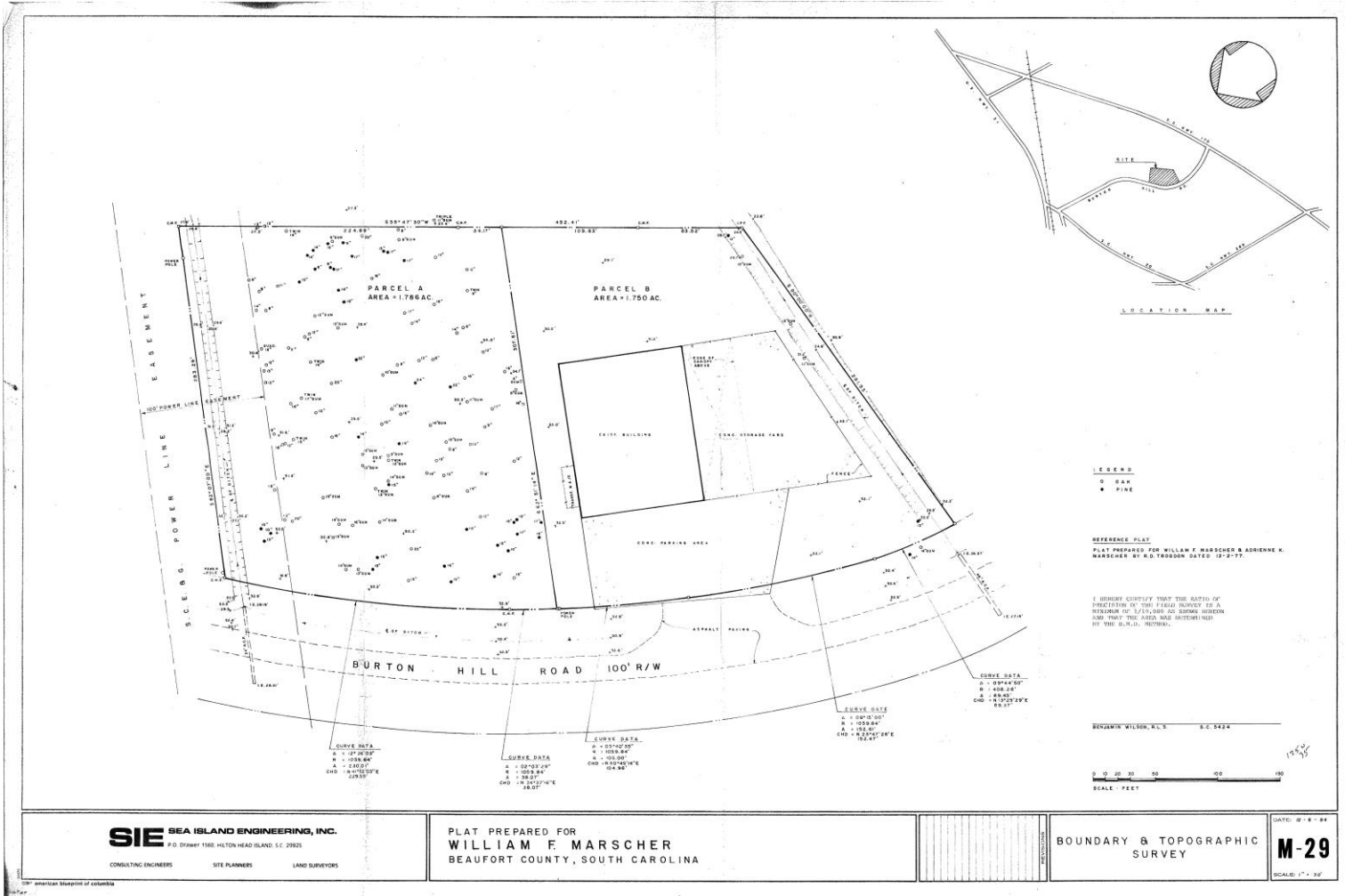


## TAX MAPS & AERIALS



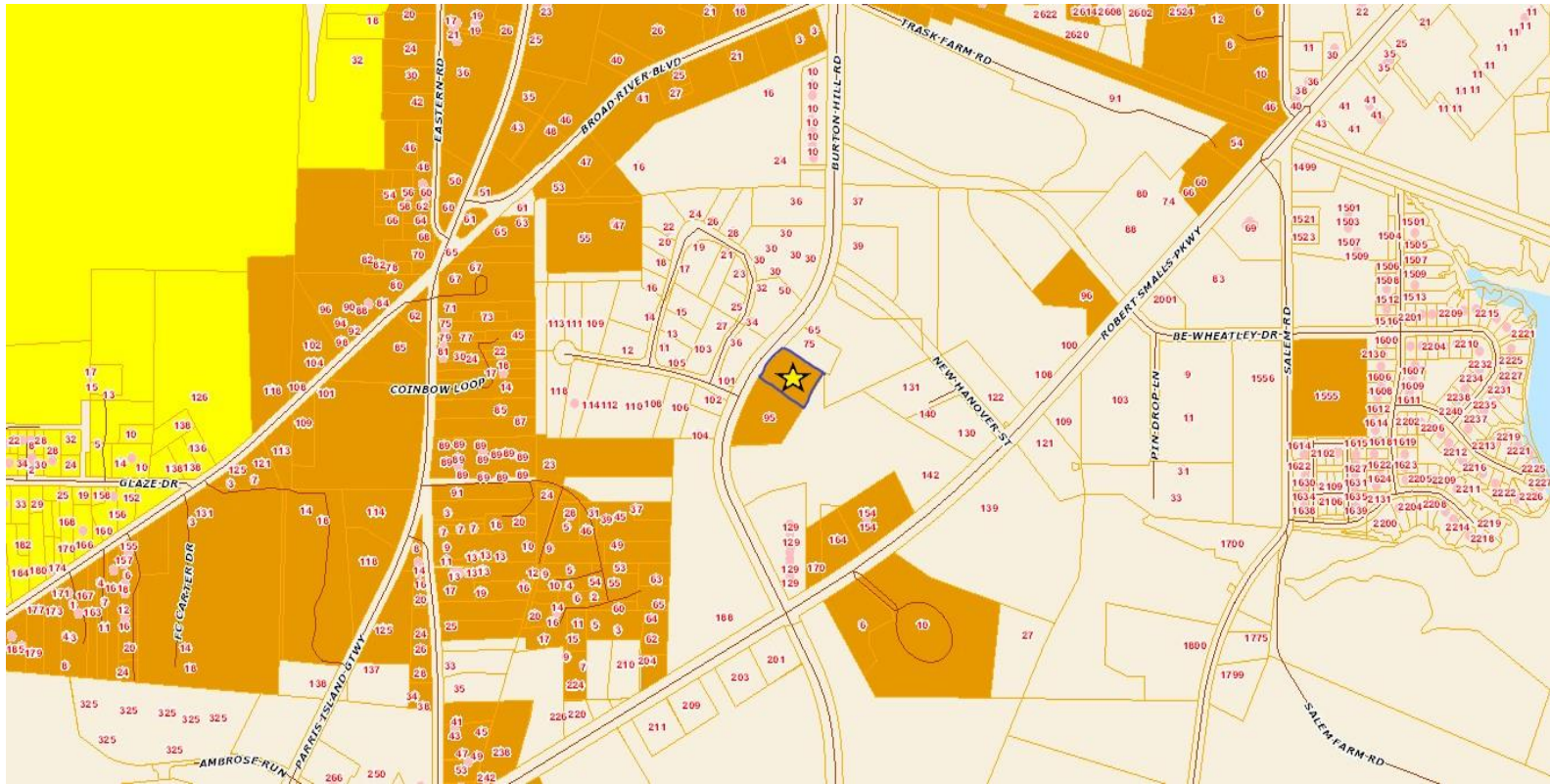


## Plat





## Zoning- C5RCMU



The Regional Center Mixed Use (CS) Zone permits a full range of retail, service, and office uses. The Zone's intensity accommodates regional and community commercial and business activities. Uses include large, commercial activities that serve the entire County and highway oriented businesses that need to be located on major highways. While this use intends high-quality, commercial character, the setback or build-to-line, landscaping and other design requirements provide a uniform streetscape that makes provision for pedestrian and transit access. The Zone is intended to be more attractive than commercial areas in other counties to maintain the attractive tourist and business environment and have minimal impact on surrounding residential areas.

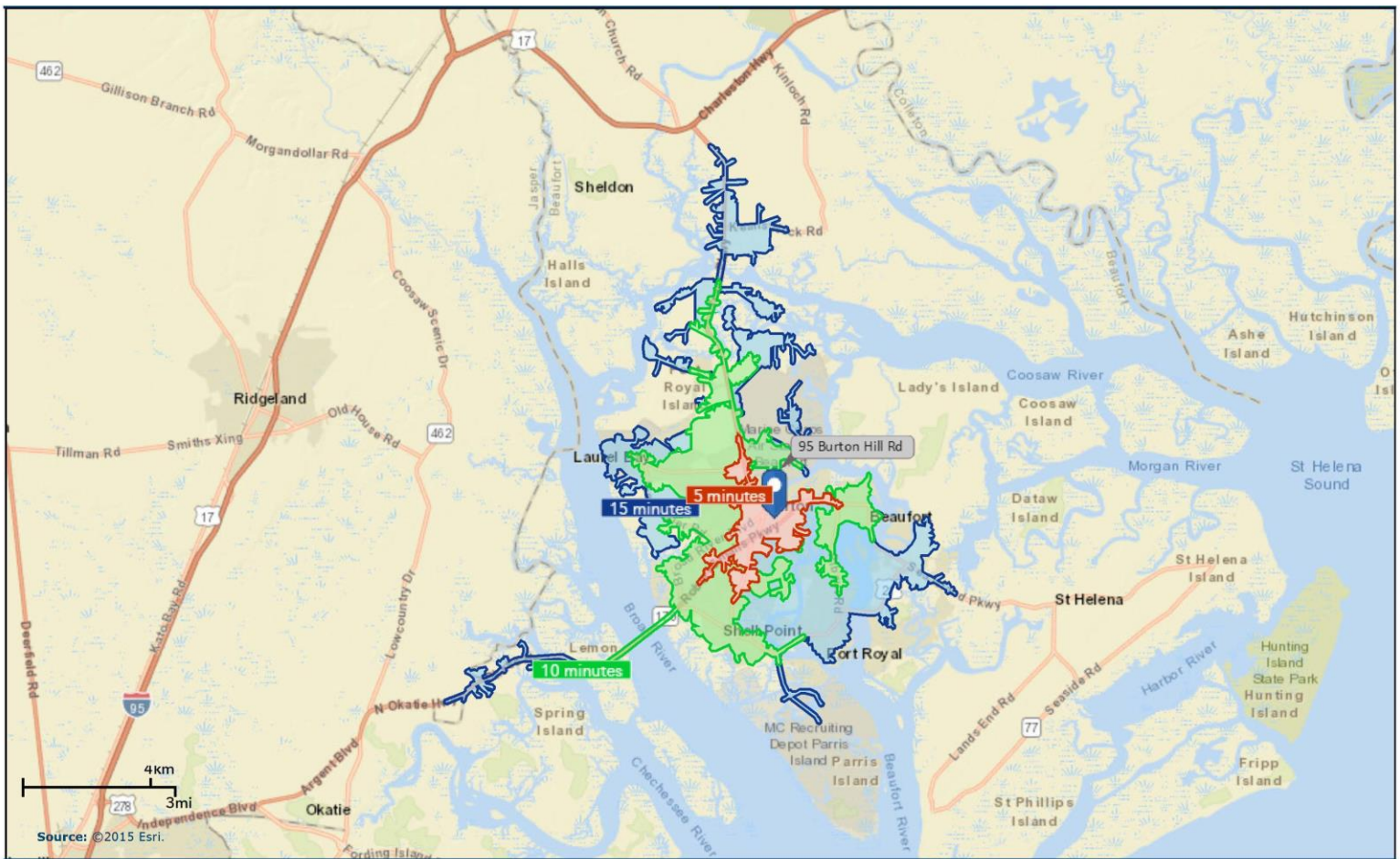
The Zone is not Intended to be a strip along all arterials and collectors. In developing areas, the minimum depth of a parcel along an arterial or collector shall be 600'. The minimum zone size shall be 20 acres. In the older, built-up areas, new uses shall have depths and areas equal to or greater than similar uses in the area. This Zone shall be located in areas designated "regional commercial" in the Comprehensive Plan.



## Drive Times:

95 Burton Hill Rd

Drive Time



May 25, 2017



95 Burton Hill Rd  
 95 Burton Hill Rd, Beaufort, South Carolina, 29906  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esr  
 Latitude: 32.43377  
 Longitude: -80.71803

Data for all businesses in area		5 minutes				10 minutes				15 minutes			
Total Businesses:		332				1,233				1,795			
Total Employees:		3,394				12,357				18,855			
Total Residential Population:		4,019				24,788				43,838			
Employee/Residential Population Ratio (per 100)		84				50				43			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing & Hunting	1	0.3%	1	0.0%	2	0.2%	4	0.0%	3	0.2%	19	0.1%	
Mining	1	0.3%	2	0.1%	1	0.1%	2	0.0%	1	0.1%	2	0.0%	
Utilities	0	0.0%	0	0.0%	1	0.1%	7	0.1%	1	0.1%	7	0.0%	
Construction	21	6.3%	122	3.6%	77	6.2%	437	3.5%	115	6.4%	644	3.4%	
Manufacturing	11	3.3%	64	1.9%	29	2.4%	177	1.4%	40	2.2%	261	1.4%	
Wholesale Trade	13	3.9%	109	3.2%	25	2.0%	225	1.8%	30	1.7%	240	1.3%	
Retail Trade	60	18.1%	1,078	31.8%	197	16.0%	2,197	17.8%	268	14.9%	2,825	15.0%	
Motor Vehicle & Parts Dealers	15	4.5%	313	9.2%	23	1.9%	354	2.9%	30	1.7%	390	2.1%	
Furniture & Home Furnishings Stores	4	1.2%	30	0.9%	12	1.0%	80	0.6%	14	0.8%	89	0.5%	
Electronics & Appliance Stores	2	0.6%	6	0.2%	5	0.4%	16	0.1%	6	0.3%	22	0.1%	
Bldg Material & Garden Equipment & Supplies	6	1.8%	156	4.6%	13	1.1%	216	1.7%	18	1.0%	290	1.5%	
Food & Beverage Stores	6	1.8%	34	1.0%	21	1.7%	224	1.8%	30	1.7%	433	2.3%	
Health & Personal Care Stores	4	1.2%	24	0.7%	12	1.0%	92	0.7%	24	1.3%	184	1.0%	
Gasoline Stations	2	0.6%	10	0.3%	6	0.5%	34	0.3%	11	0.6%	58	0.3%	
Clothing & Clothing Accessories Stores	8	2.4%	32	0.9%	28	2.3%	107	0.9%	30	1.7%	113	0.6%	
Sport Goods, Hobby, Book, & Music Stores	3	0.9%	14	0.4%	12	1.0%	39	0.3%	16	0.9%	49	0.3%	
General Merchandise Stores	6	1.8%	411	12.1%	15	1.2%	772	6.2%	20	1.1%	869	4.6%	
Miscellaneous Store Retailers	6	1.8%	47	1.4%	46	3.7%	250	2.0%	65	3.6%	316	1.7%	
Nonstore Retailers	0	0.0%	1	0.0%	3	0.2%	11	0.1%	4	0.2%	13	0.1%	
Transportation & Warehousing	6	1.8%	53	1.6%	17	1.4%	151	1.2%	26	1.4%	270	1.4%	
Information	10	3.0%	48	1.4%	25	2.0%	178	1.4%	30	1.7%	191	1.0%	
Finance & Insurance	12	3.6%	55	1.6%	45	3.6%	206	1.7%	69	3.8%	359	1.9%	
Central Bank/Credit Intermediation & Related	6	1.8%	29	0.9%	24	1.9%	127	1.0%	35	1.9%	230	1.2%	
Securities, Commodity Contracts & Other Financial	1	0.3%	1	0.0%	7	0.6%	20	0.2%	11	0.6%	33	0.2%	
Insurance Carriers & Related Activities; Funds, Trusts	6	1.8%	25	0.7%	14	1.1%	59	0.5%	23	1.3%	95	0.5%	
Real Estate, Rental & Leasing	19	5.7%	93	2.7%	80	6.5%	470	3.8%	121	6.7%	641	3.4%	
Professional, Scientific & Tech Services	22	6.6%	107	3.2%	111	9.0%	463	3.7%	160	8.9%	703	3.7%	
Legal Services	6	1.8%	25	0.7%	44	3.6%	177	1.4%	56	3.1%	243	1.3%	
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	23	0.1%	
Administrative & Support & Waste Management &	10	3.0%	56	1.6%	40	3.2%	346	2.8%	65	3.6%	478	2.5%	
Educational Services	2	0.6%	95	2.8%	21	1.7%	741	6.0%	39	2.2%	1,450	7.7%	
Health Care & Social Assistance	15	4.5%	110	3.2%	98	7.9%	1,682	13.6%	188	10.5%	4,305	22.8%	
Arts, Entertainment & Recreation	5	1.5%	117	3.4%	20	1.6%	274	2.2%	33	1.8%	399	2.1%	
Accommodation & Food Services	28	8.4%	690	20.3%	95	7.7%	1,688	13.7%	133	7.4%	2,100	11.1%	
Accommodation	4	1.2%	69	2.0%	14	1.1%	201	1.6%	17	0.9%	230	1.2%	
Food Services & Drinking Places	24	7.2%	621	18.3%	81	6.6%	1,487	12.0%	116	6.5%	1,870	9.9%	
Other Services (except Public Administration)	56	16.9%	237	7.0%	191	15.5%	768	6.2%	263	14.7%	1,085	5.8%	
Automotive Repair & Maintenance	12	3.6%	78	2.3%	27	2.2%	145	1.2%	33	1.8%	158	0.8%	
Public Administration	26	7.8%	349	10.3%	119	9.7%	2,330	18.9%	147	8.2%	2,842	15.1%	
Unclassified Establishments	13	3.9%	8	0.2%	40	3.2%	12	0.1%	63	3.5%	12	0.1%	
<b>Total</b>	<b>332</b>	<b>100.0%</b>	<b>3,394</b>	<b>100.0%</b>	<b>1,233</b>	<b>100.0%</b>	<b>12,357</b>	<b>100.0%</b>	<b>1,795</b>	<b>100.0%</b>	<b>18,855</b>	<b>100.0%</b>	

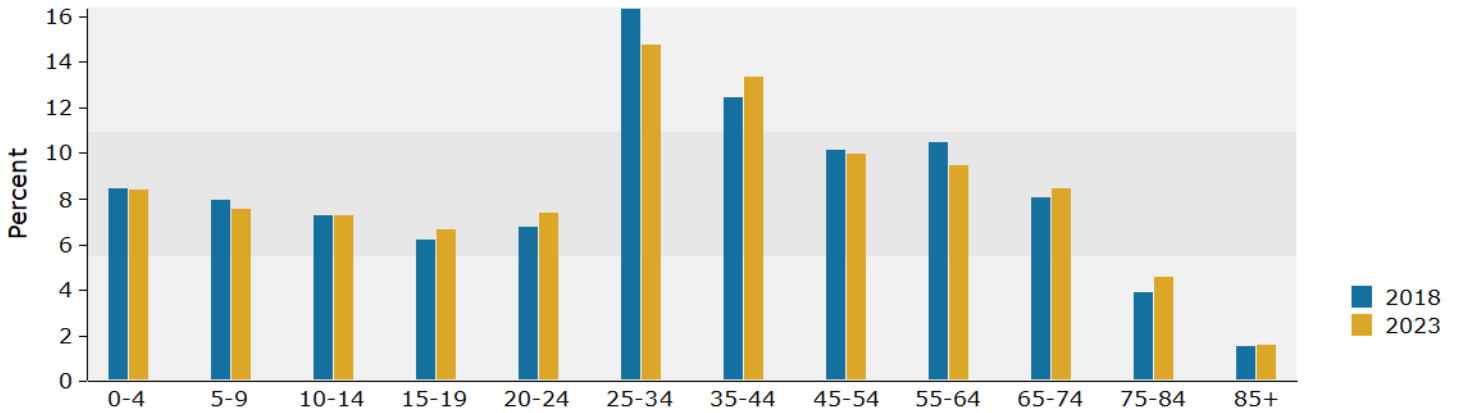




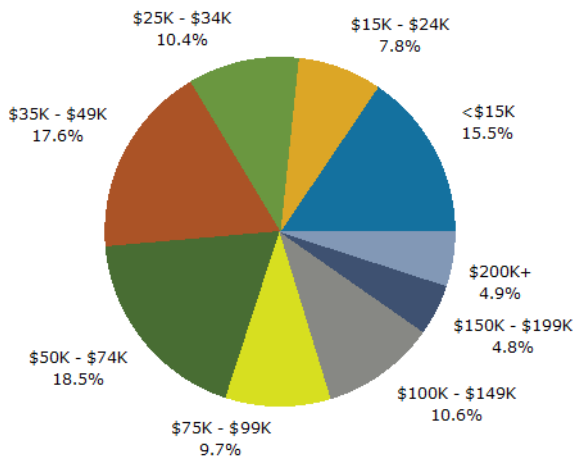
95 Burton Hill Rd	Prepared by Esri
95 Burton Hill Rd, Beaufort, South Carolina, 29906	Latitude: 32.43377
Drive Time: 5 minute radius	Longitude: -80.71803

Summary	Census 2010	2018	2023
Population	3,595	4,019	4,379
Households	1,473	1,683	1,843
Families	958	1,069	1,161
Average Household Size	2.44	2.39	2.38
Owner Occupied Housing Units	741	936	1,041
Renter Occupied Housing Units	732	748	802
Median Age	31.6	33.1	33.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.73%	1.25%	0.83%
Households	1.83%	1.26%	0.79%
Families	1.66%	1.13%	0.71%
Owner HHs	2.15%	1.37%	1.16%
Median Household Income	2.50%	2.16%	2.50%

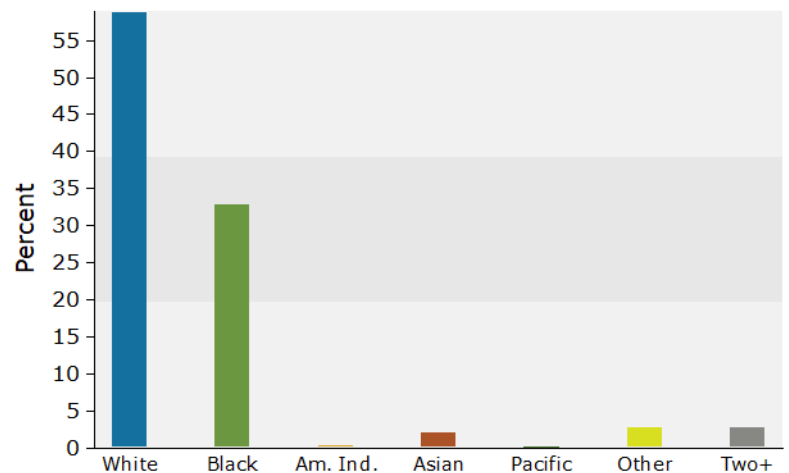
Population by Age



2018 Household Income



2018 Population by Race

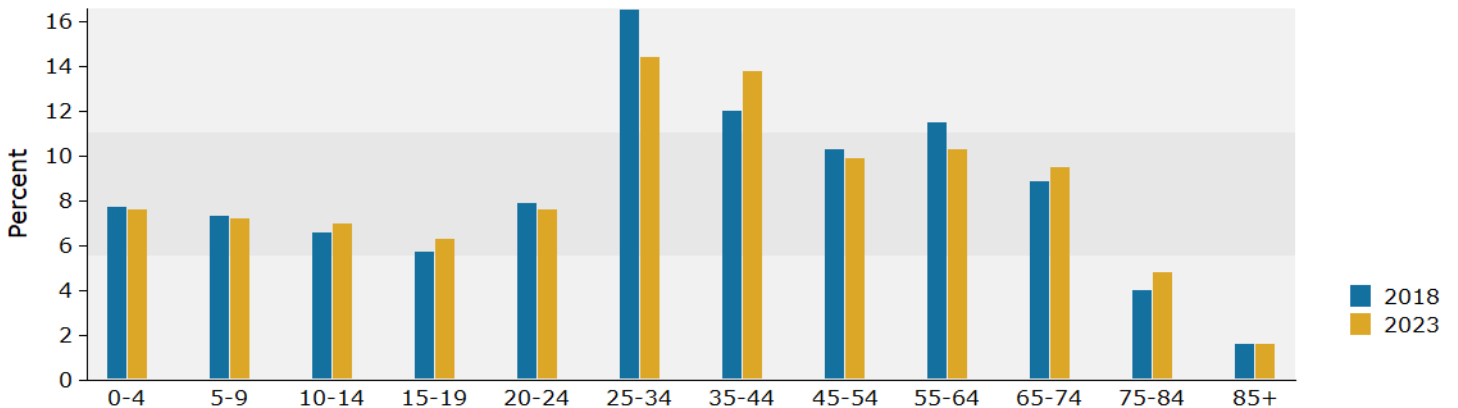




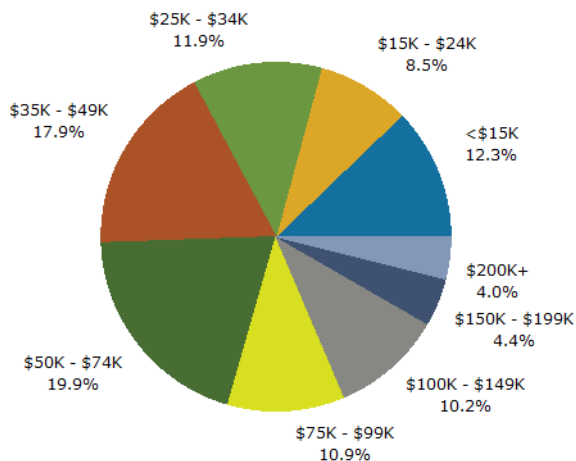
95 Burton Hill Rd	Prepared by Esri
95 Burton Hill Rd, Beaufort, South Carolina, 29906	Latitude: 32.43377
Drive Time: 10 minute radius	Longitude: -80.71803

Summary	Census 2010	2018	2023
Population	21,621	24,788	27,093
Households	8,254	9,645	10,613
Families	5,417	6,217	6,800
Average Household Size	2.51	2.48	2.47
Owner Occupied Housing Units	4,725	5,914	6,637
Renter Occupied Housing Units	3,529	3,731	3,976
Median Age	32.2	33.9	35.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.79%	1.25%	0.83%
Households	1.93%	1.26%	0.79%
Families	1.81%	1.13%	0.71%
Owner HHS	2.33%	1.37%	1.16%
Median Household Income	2.25%	2.16%	2.50%

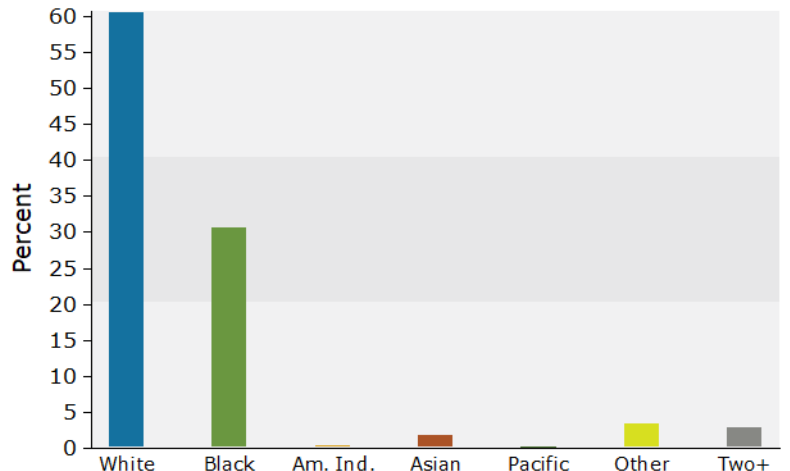
Population by Age



2018 Household Income



2018 Population by Race





95 Burton Hill Rd  
 95 Burton Hill Rd, Beaufort, South Carolina, 29906  
 Drive Time: 15 minute radius

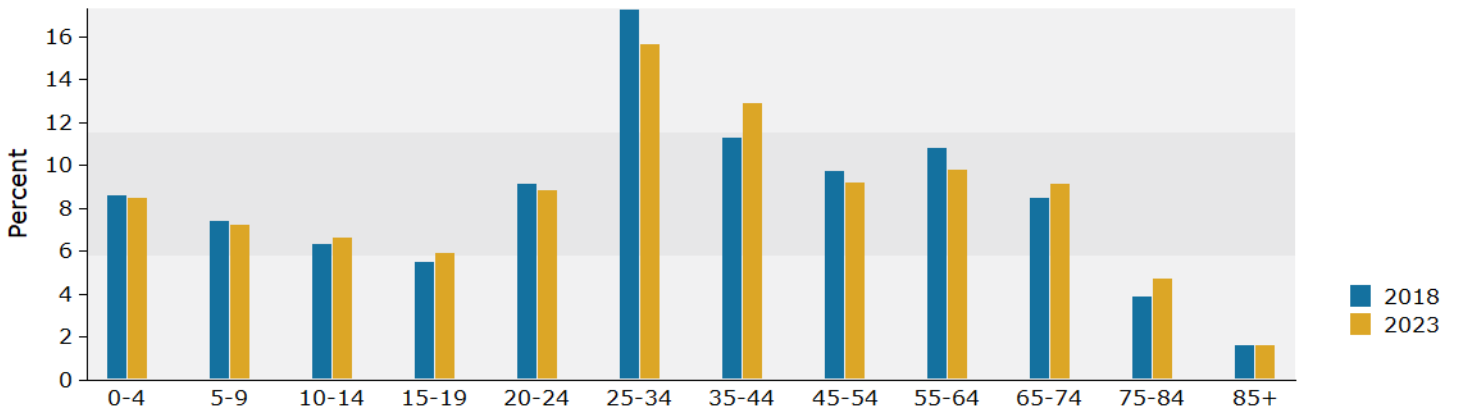
Prepared by Esri

Latitude: 32.43377

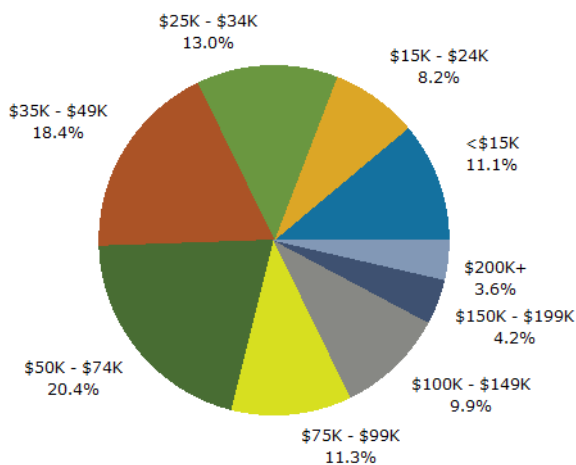
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Summary	Census 2010	2018	2023
Population	38,724	43,838	47,599
Households	15,016	17,275	18,866
Families	10,111	11,425	12,396
Average Household Size	2.50	2.47	2.46
Owner Occupied Housing Units	7,873	9,893	11,048
Renter Occupied Housing Units	7,143	7,382	7,819
Median Age	30.4	32.4	33.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.66%	1.25%	0.83%
Households	1.78%	1.26%	0.79%
Families	1.64%	1.13%	0.71%
Owner HHs	2.23%	1.37%	1.16%
Median Household Income	2.13%	2.16%	2.50%

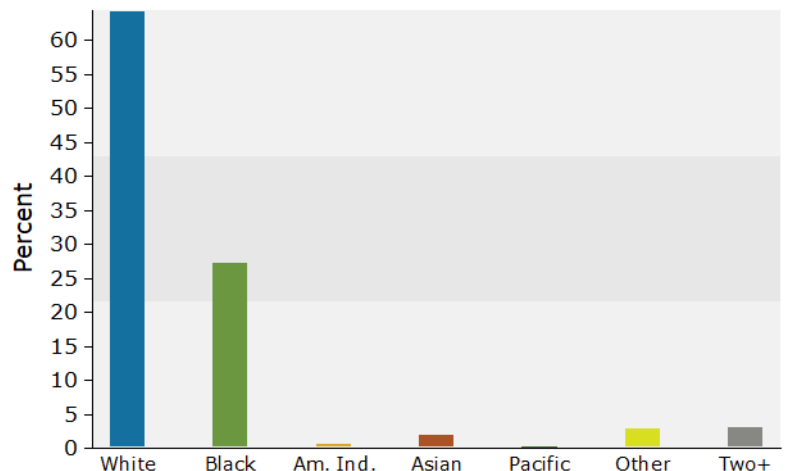
Population by Age



2018 Household Income



2018 Population by Race





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REALTY

**COMMERCIAL**

## **CONTACT INFORMATION**

**For more information, please contact:**



**Michael Mark CCIM**

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