

9 Tekoa Lane, Beaufort, SC 29902

For Sale

PREPARED BY:

Charter One Realty | Commercial

1 Promenade St, Suite 101

Bluffton, SC 29910

(843) 815-0055

Michael Mark
843-812-6023
MMark@ccim.net



PROPERTY OVERVIEW

THE PROPERTY

1618 Edinburgh Ave
Port Royal, SC 29935

PROPERTY SPECIFICATIONS

Property Type:	Office
Acreage	1.17 Acres
Buildings	1
Location	Visible from Ribaut Road

PRICE

Sale Price: \$195,000

Property Description

Opportunity for 1.17 acres just off Ribaut Road in Beaufort, South Carolina. 3200 Sq. ft. building being sold "as is". Located close to hospital, doctor offices, restaurants, retail

PROPERTY SPECIFICATIONS

Square Foot:	3272
Number of Lots:	1
Zoning:	T4-N
Zoning Entity:	Beaufort City



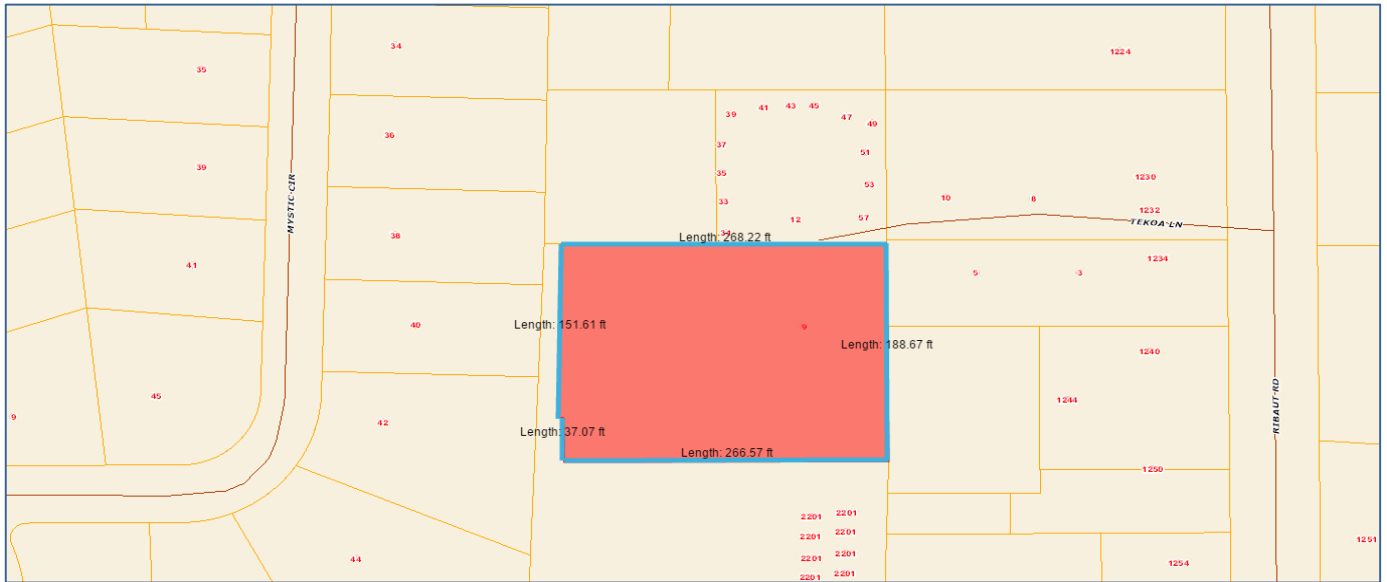
PROPERTY OVERVIEW

PROPERTY PHOTOS



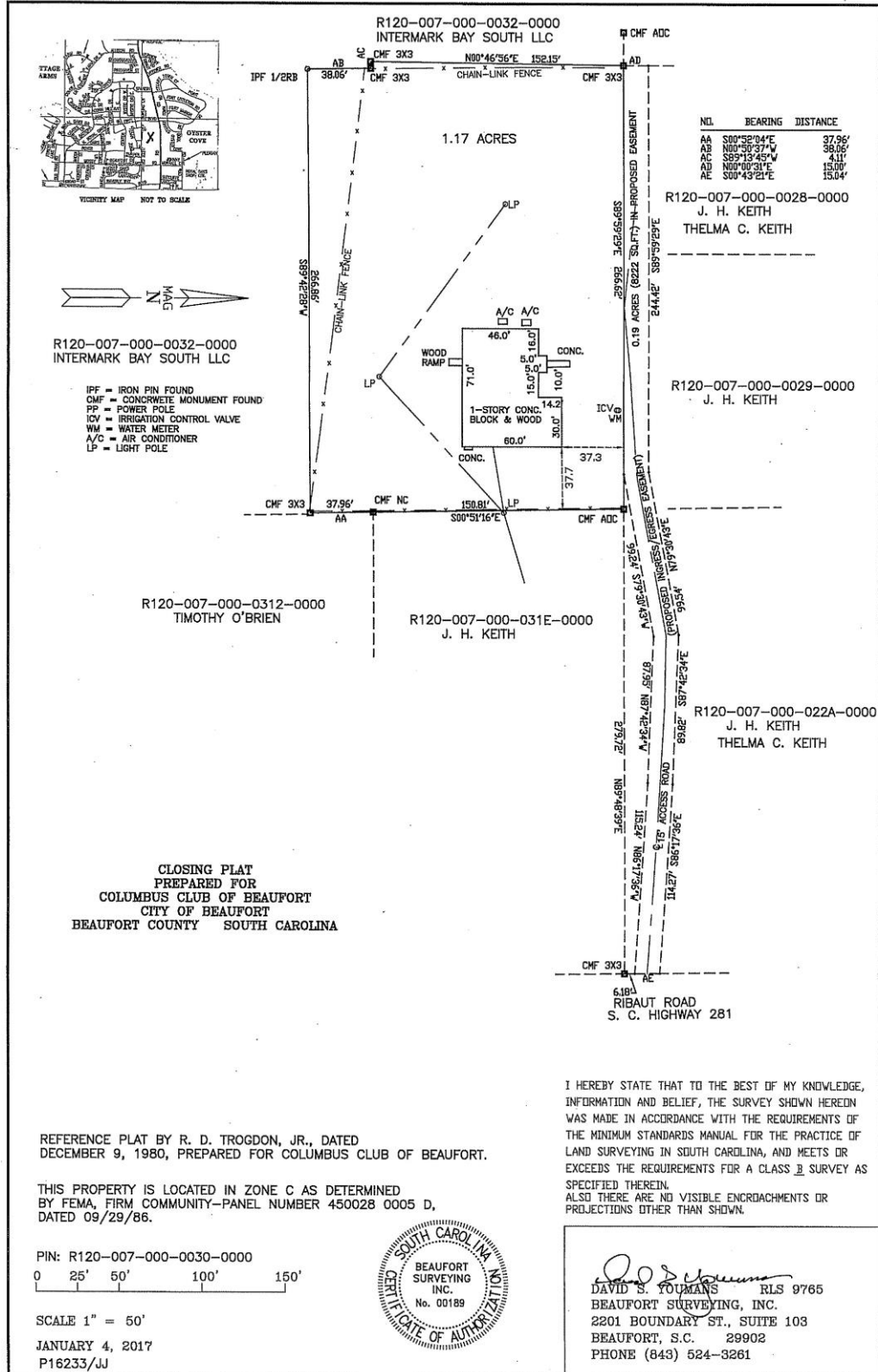


TAX MAPS & AERIALS



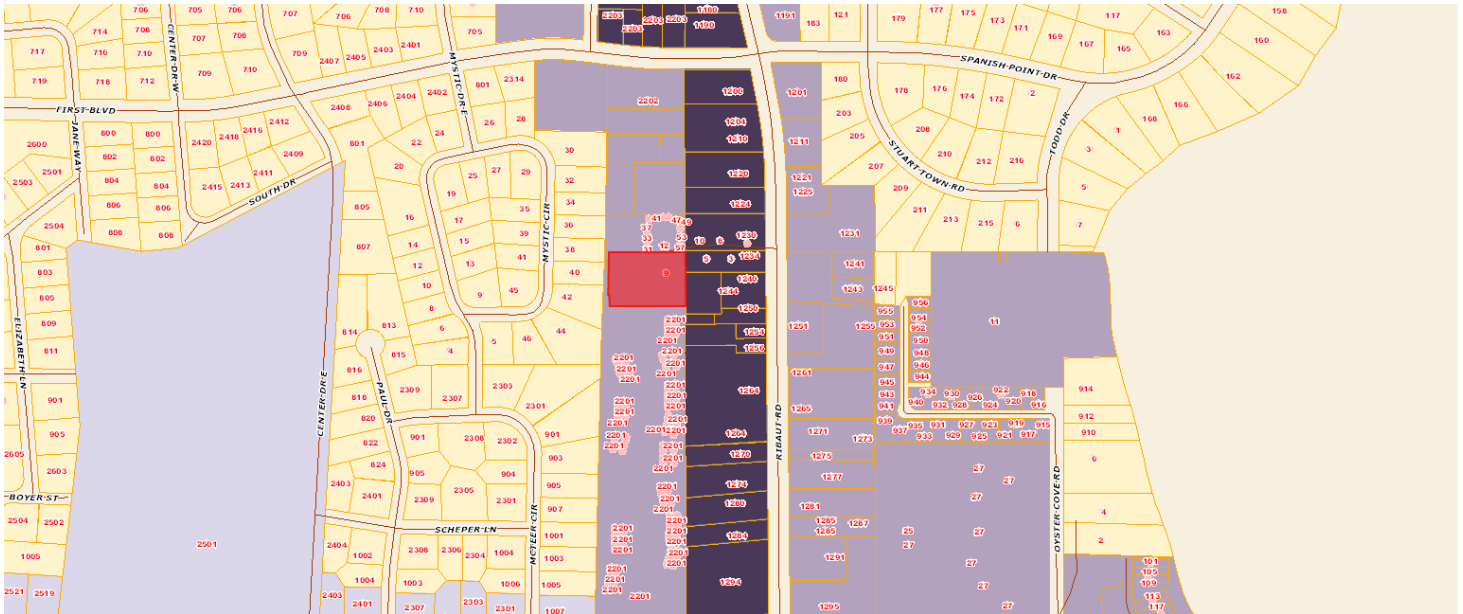


Plat





Zoning: Beaufort City 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.

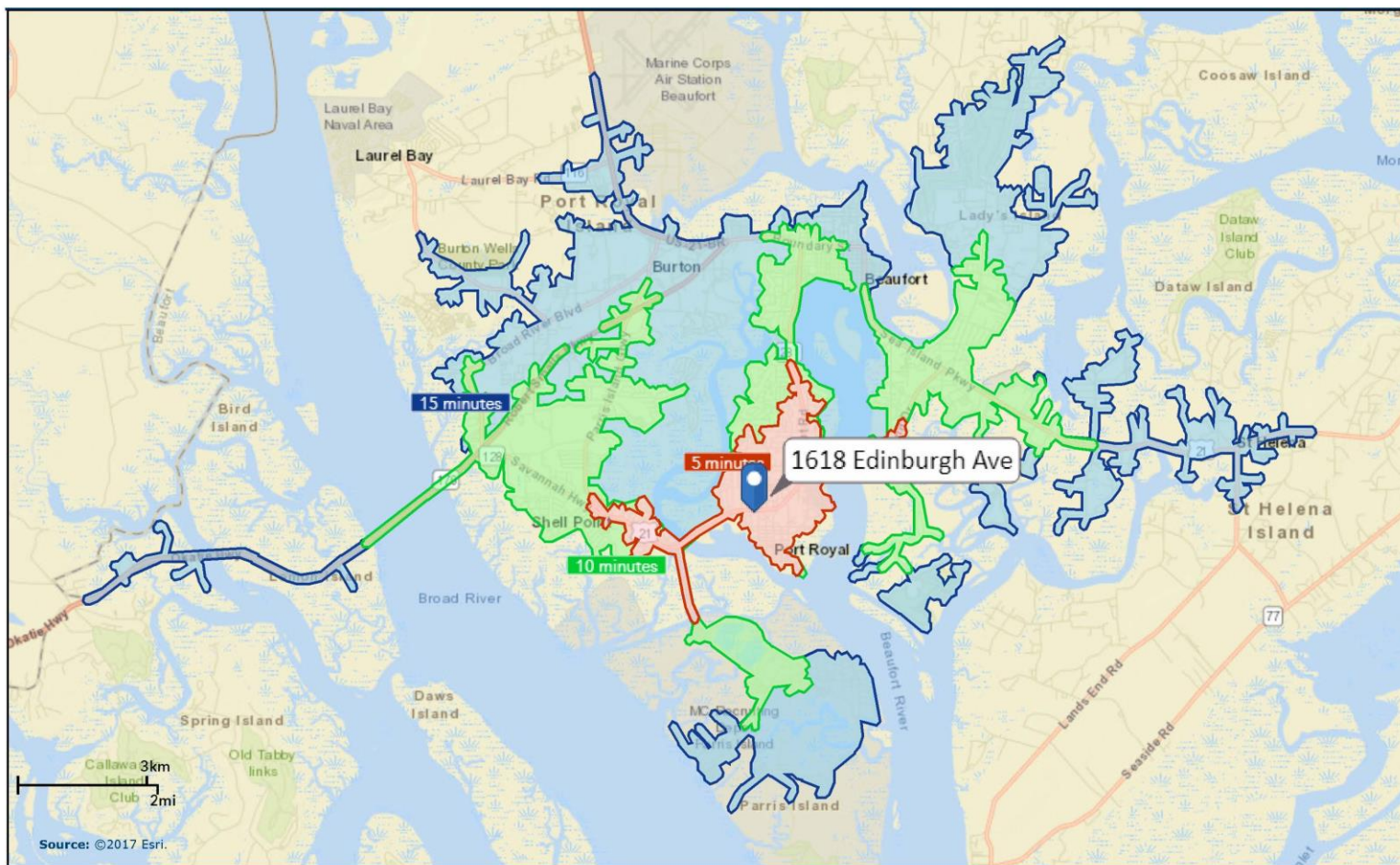
A sub-district of this is the T4-Neighborhood Artisan (T4-NA) district. It incorporates more industrial uses, as well, and is applicable in the Depot Road area where industrial uses abut residential areas.



Drive Times:

1618 Edinburgh Ave

Drive Times



June 14, 2018

Page 1 of 1



9 Tekoa Lane

9 Tekoa Ln, Beaufort, South Carolina, 29902

Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 32.40422

Longitude: -80.68542

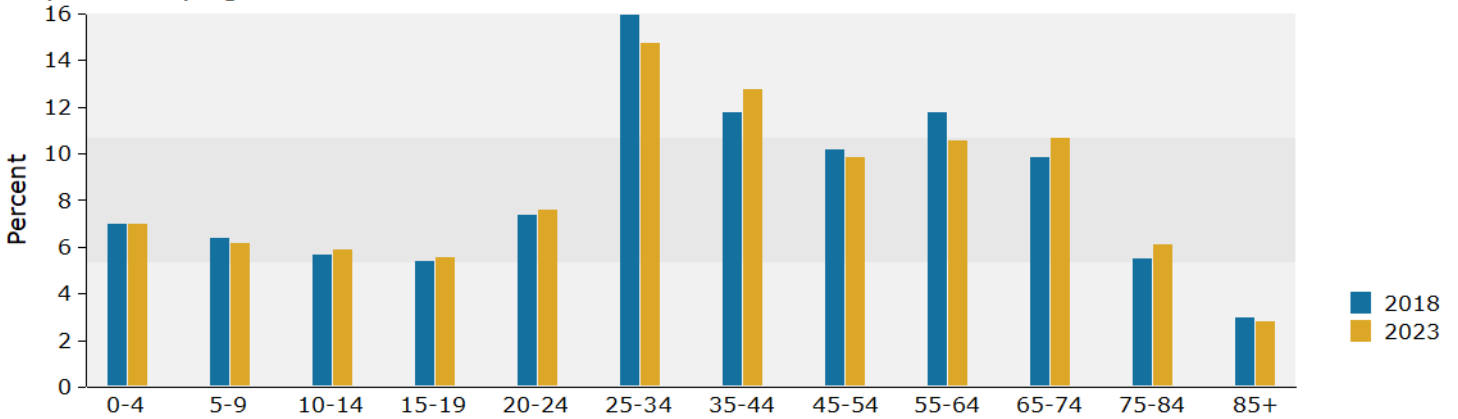
Data for all businesses in area		5 minutes				10 minutes				15 minutes			
Total Businesses:		354				1,371				1,780			
Total Employees:		5,094				14,462				18,900			
Total Residential Population:		10,004				21,165				41,754			
Employee/Residential Population Ratio (per 100)		51				68				45			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	28	0.1%	
Mining	0	0.0%	0	0.0%	1	0.1%	1	0.0%	1	0.1%	2	0.0%	
Utilities	0	0.0%	0	0.0%	1	0.1%	7	0.0%	1	0.1%	7	0.0%	
Construction	17	4.8%	93	1.8%	66	4.8%	439	3.0%	106	6.0%	618	3.3%	
Manufacturing	5	1.4%	50	1.0%	26	1.9%	135	0.9%	37	2.1%	215	1.1%	
Wholesale Trade	3	0.8%	13	0.3%	18	1.3%	111	0.8%	30	1.7%	269	1.4%	
Retail Trade	44	12.4%	276	5.4%	196	14.3%	1,592	11.0%	265	14.9%	2,775	14.7%	
Motor Vehicle & Parts Dealers	6	1.7%	23	0.5%	21	1.5%	250	1.7%	30	1.7%	392	2.1%	
Furniture & Home Furnishings Stores	1	0.3%	6	0.1%	8	0.6%	41	0.3%	14	0.8%	82	0.4%	
Electronics & Appliance Stores	1	0.3%	7	0.1%	5	0.4%	18	0.1%	6	0.3%	23	0.1%	
Bldg Material & Garden Equipment & Supplies	2	0.6%	5	0.1%	12	0.9%	181	1.3%	17	1.0%	276	1.5%	
Food & Beverage Stores	4	1.1%	43	0.8%	21	1.5%	321	2.2%	27	1.5%	361	1.9%	
Health & Personal Care Stores	7	2.0%	65	1.3%	19	1.4%	164	1.1%	26	1.5%	196	1.0%	
Gasoline Stations	2	0.6%	7	0.1%	7	0.5%	37	0.3%	10	0.6%	54	0.3%	
Clothing & Clothing Accessories Stores	1	0.3%	1	0.0%	19	1.4%	68	0.5%	29	1.6%	113	0.6%	
Sport Goods, Hobby, Book, & Music Stores	2	0.6%	6	0.1%	11	0.8%	27	0.2%	15	0.8%	46	0.2%	
General Merchandise Stores	5	1.4%	53	1.0%	13	0.9%	253	1.7%	20	1.1%	921	4.9%	
Miscellaneous Store Retailers	12	3.4%	58	1.1%	57	4.2%	220	1.5%	66	3.7%	297	1.6%	
Nonstore Retailers	1	0.3%	4	0.1%	4	0.3%	12	0.1%	5	0.3%	15	0.1%	
Transportation & Warehousing	3	0.8%	40	0.8%	14	1.0%	222	1.5%	23	1.3%	313	1.7%	
Information	2	0.6%	18	0.4%	20	1.5%	142	1.0%	29	1.6%	185	1.0%	
Finance & Insurance	11	3.1%	42	0.8%	66	4.8%	342	2.4%	76	4.3%	395	2.1%	
Central Bank/Credit Intermediation & Related	7	2.0%	34	0.7%	33	2.4%	218	1.5%	38	2.1%	253	1.3%	
Securities, Commodity Contracts & Other Financial	1	0.3%	3	0.1%	12	0.9%	35	0.2%	13	0.7%	38	0.2%	
Insurance Carriers & Related Activities; Funds, Trusts	2	0.6%	5	0.1%	22	1.6%	89	0.6%	25	1.4%	104	0.6%	
Real Estate, Rental & Leasing	22	6.2%	69	1.4%	93	6.8%	549	3.8%	118	6.6%	662	3.5%	
Professional, Scientific & Tech Services	24	6.8%	100	2.0%	143	10.4%	632	4.4%	170	9.6%	753	4.0%	
Legal Services	9	2.5%	38	0.7%	55	4.0%	239	1.7%	60	3.4%	259	1.4%	
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	24	0.2%	1	0.1%	25	0.1%	
Administrative & Support & Waste Management & Educational Services	14	4.0%	95	1.9%	51	3.7%	352	2.4%	68	3.8%	473	2.5%	
Educational Services	6	1.7%	236	4.6%	25	1.8%	974	6.7%	32	1.8%	1,231	6.5%	
Health Care & Social Assistance	84	23.7%	2,824	55.4%	164	12.0%	3,916	27.1%	191	10.7%	4,334	22.9%	
Arts, Entertainment & Recreation	6	1.7%	29	0.6%	30	2.2%	245	1.7%	37	2.1%	422	2.2%	
Accommodation & Food Services	23	6.5%	247	4.8%	114	8.3%	1,697	11.7%	137	7.7%	2,154	11.4%	
Accommodation	3	0.8%	41	0.8%	15	1.1%	204	1.4%	16	0.9%	227	1.2%	
Food Services & Drinking Places	20	5.6%	206	4.0%	99	7.2%	1,494	10.3%	121	6.8%	1,927	10.2%	
Other Services (except Public Administration)	41	11.6%	159	3.1%	185	13.5%	817	5.6%	254	14.3%	1,089	5.8%	
Automotive Repair & Maintenance	4	1.1%	9	0.2%	18	1.3%	93	0.6%	29	1.6%	151	0.8%	
Public Administration	38	10.7%	802	15.7%	118	8.6%	2,260	15.6%	141	7.9%	2,938	15.5%	
Unclassified Establishments	10	2.8%	0	0.0%	38	2.8%	3	0.0%	59	3.3%	12	0.1%	
Total	354	100.0%	5,094	100.0%	1,371	100.0%	14,462	100.0%	1,780	100.0%	18,900	100.0%	



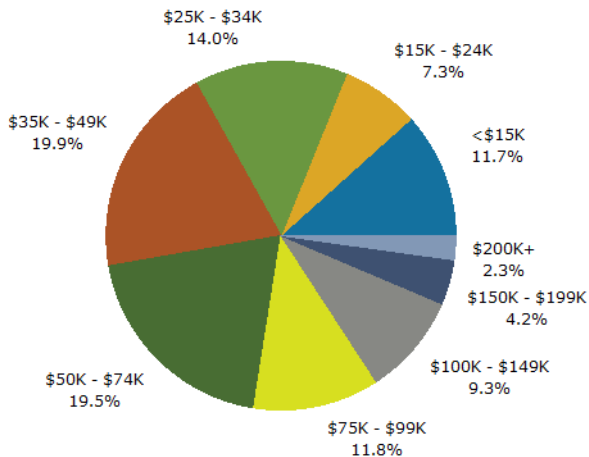
9 Tekoa Lane	Prepared by Esri
9 Tekoa Ln, Beaufort, South Carolina, 29902	Latitude: 32.40422
Drive Time: 5 minute radius	Longitude: -80.68542

Summary	Census 2010	2018	2023
Population	9,164	10,004	10,701
Households	3,926	4,345	4,672
Families	2,297	2,479	2,640
Average Household Size	2.23	2.21	2.20
Owner Occupied Housing Units	1,894	2,358	2,599
Renter Occupied Housing Units	2,032	1,988	2,072
Median Age	35.6	36.7	37.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.36%	1.25%	0.83%
Households	1.46%	1.26%	0.79%
Families	1.27%	1.13%	0.71%
Owner HHs	1.97%	1.37%	1.16%
Median Household Income	2.20%	2.16%	2.50%

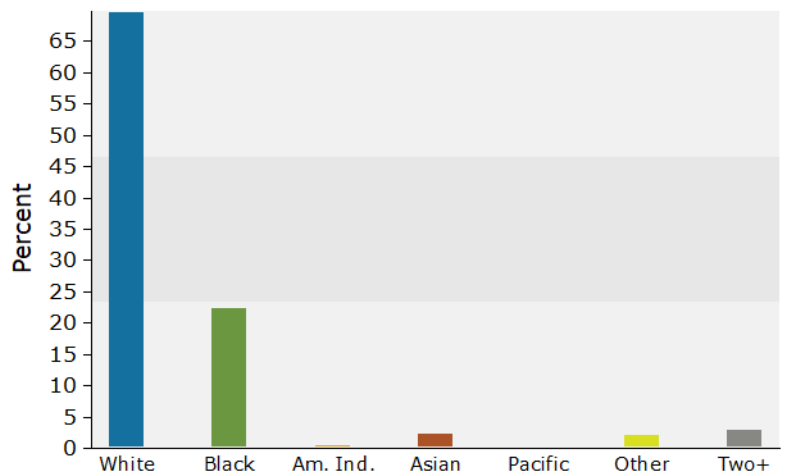
Population by Age



2018 Household Income



2018 Population by Race

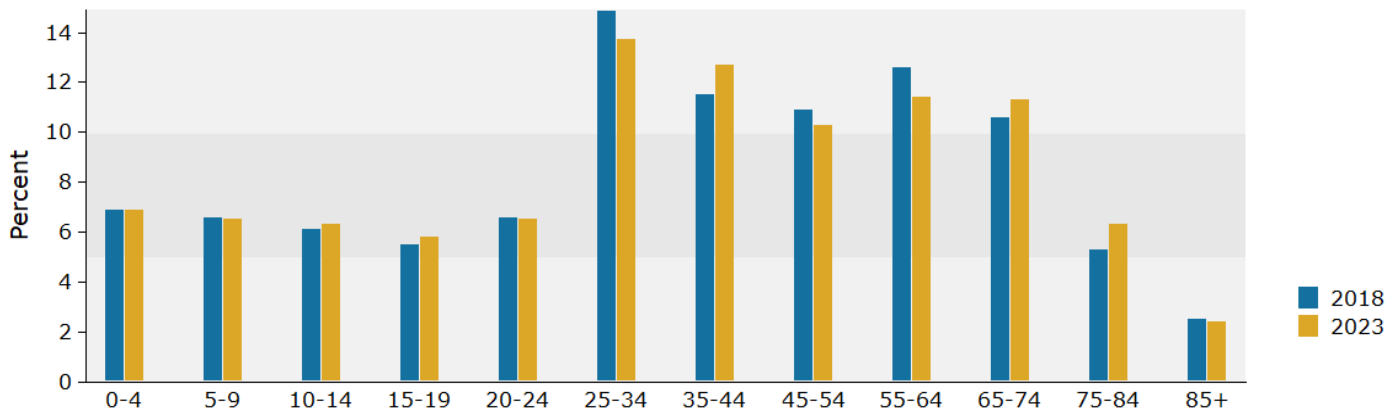




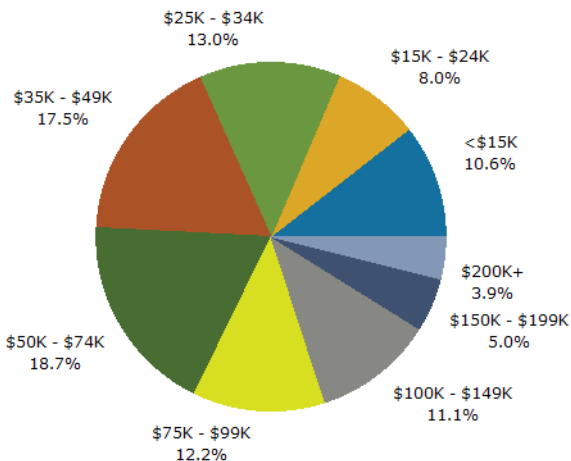
9 Tekoa Lane	Prepared by Esri
9 Tekoa Ln, Beaufort, South Carolina, 29902	Latitude: 32.40422
Drive Time: 10 minute radius	Longitude: -80.68542

Summary	Census 2010	2018	2023
Population	18,644	21,165	23,020
Households	7,832	9,018	9,840
Families	4,841	5,483	5,950
Average Household Size	2.31	2.28	2.28
Owner Occupied Housing Units	4,328	5,429	6,053
Renter Occupied Housing Units	3,504	3,589	3,787
Median Age	36.5	37.7	38.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.69%	1.25%	0.83%
Households	1.76%	1.26%	0.79%
Families	1.65%	1.13%	0.71%
Owner HHS	2.20%	1.37%	1.16%
Median Household Income	2.23%	2.16%	2.50%

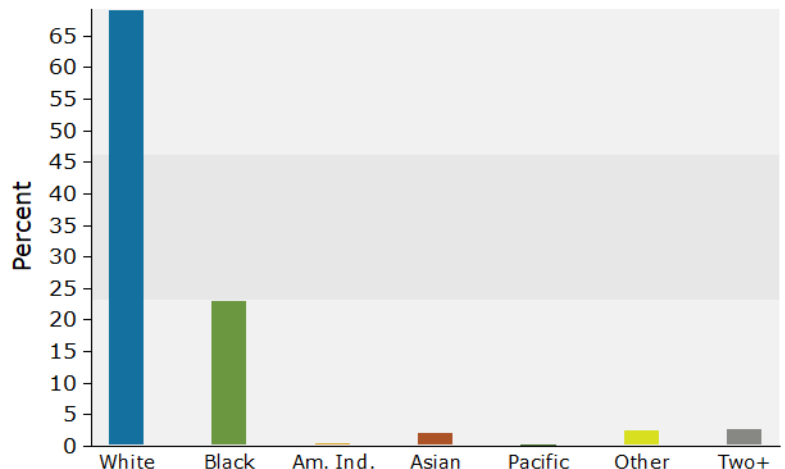
Population by Age



2018 Household Income



2018 Population by Race

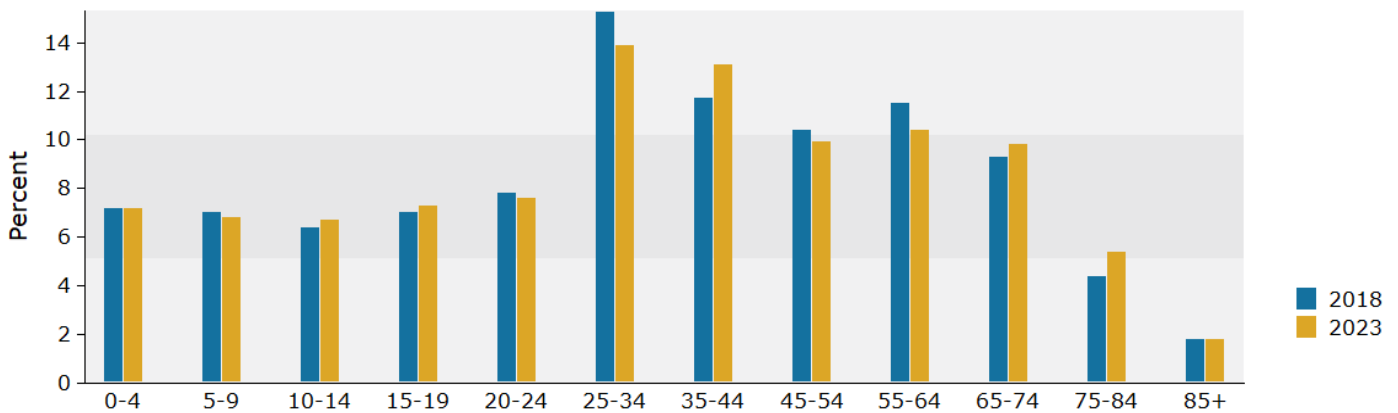




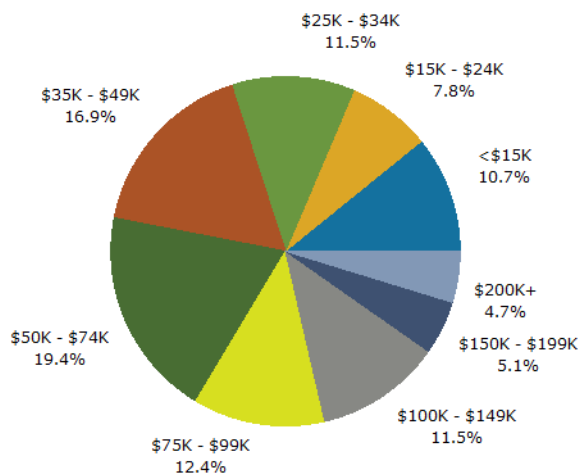
9 Tekoa Lane	Prepared by Esri
9 Tekoa Ln, Beaufort, South Carolina, 29902	Latitude: 32.40422
Drive Time: 15 minute radius	Longitude: -80.68542

Summary	Census 2010	2018	2023
Population	36,800	41,754	45,436
Households	14,245	16,444	18,009
Families	9,416	10,678	11,622
Average Household Size	2.44	2.42	2.41
Owner Occupied Housing Units	8,305	10,322	11,511
Renter Occupied Housing Units	5,940	6,121	6,498
Median Age	32.8	34.5	35.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.70%	1.25%	0.83%
Households	1.83%	1.26%	0.79%
Families	1.71%	1.13%	0.71%
Owner HHs	2.20%	1.37%	1.16%
Median Household Income	2.25%	2.16%	2.50%

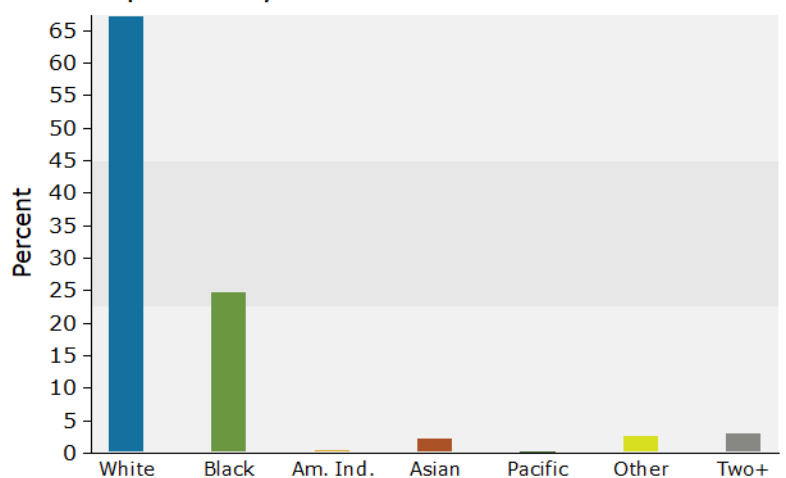
Population by Age



2018 Household Income



2018 Population by Race





CHARTER ONE
REALTY

COMMERCIAL

CONTACT INFORMATION

For more information, please contact:



Michael Mark CCIM

CHARTER ONE REALTY | COMMERCIAL

1 Promenade St, Suite 101

Bluffton, SC 29910

Phone: (843) 815-0055

Mobile: (843) 812-6023

MMark@ccim.net