

COMMERCIAL
REAL ESTATE

177 BAY PINES ROAD | BEAUFORT, SC 29906

3.32 Acres | 5,400 SqFt | \$395,000



CHARTERONE | COMMERCIAL
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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CHARTER ONE | COMMERCIAL
REALTY



ONE COMPANY | ONE VISION | ONE MISSION

Charter One Realty sets itself apart as a trusted brokerage in the Lowcountry through our diverse team of expert real estate professionals, support staff, and management. Our extensive knowledge of current market conditions, negotiation, and years of experience in the Lowcountry's unique real estate market has helped our brand grow through local and international markets.

With unparalleled market expertise, resources, leadership, integrity, and professional service, Charter One Realty strives to provide a superior client experience across all market segments.



177 BAY PINES ROAD

\$395,000

5400 square foot commercial / industrial building in excellent condition sitting on 3.32 acres. 600 amp electrical service in the building. Very good access for trucks or tractor trailers Fully climatized with three package heating and air conditioning units. Water and sewer in building with handicap bathroom, multi stall bathroom and office. Plenty of room for expansion and additional 1.35 acres may be purchased.

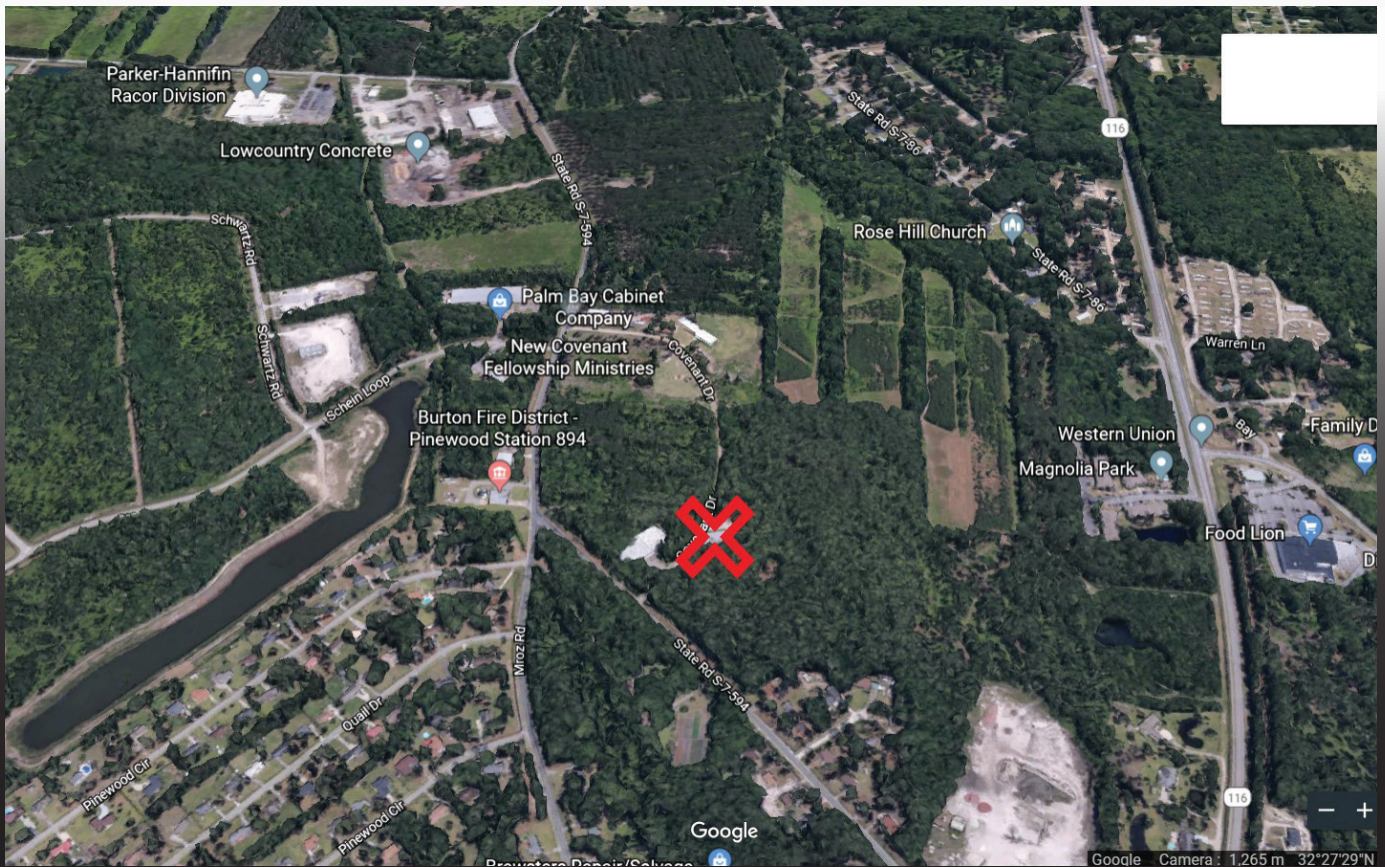
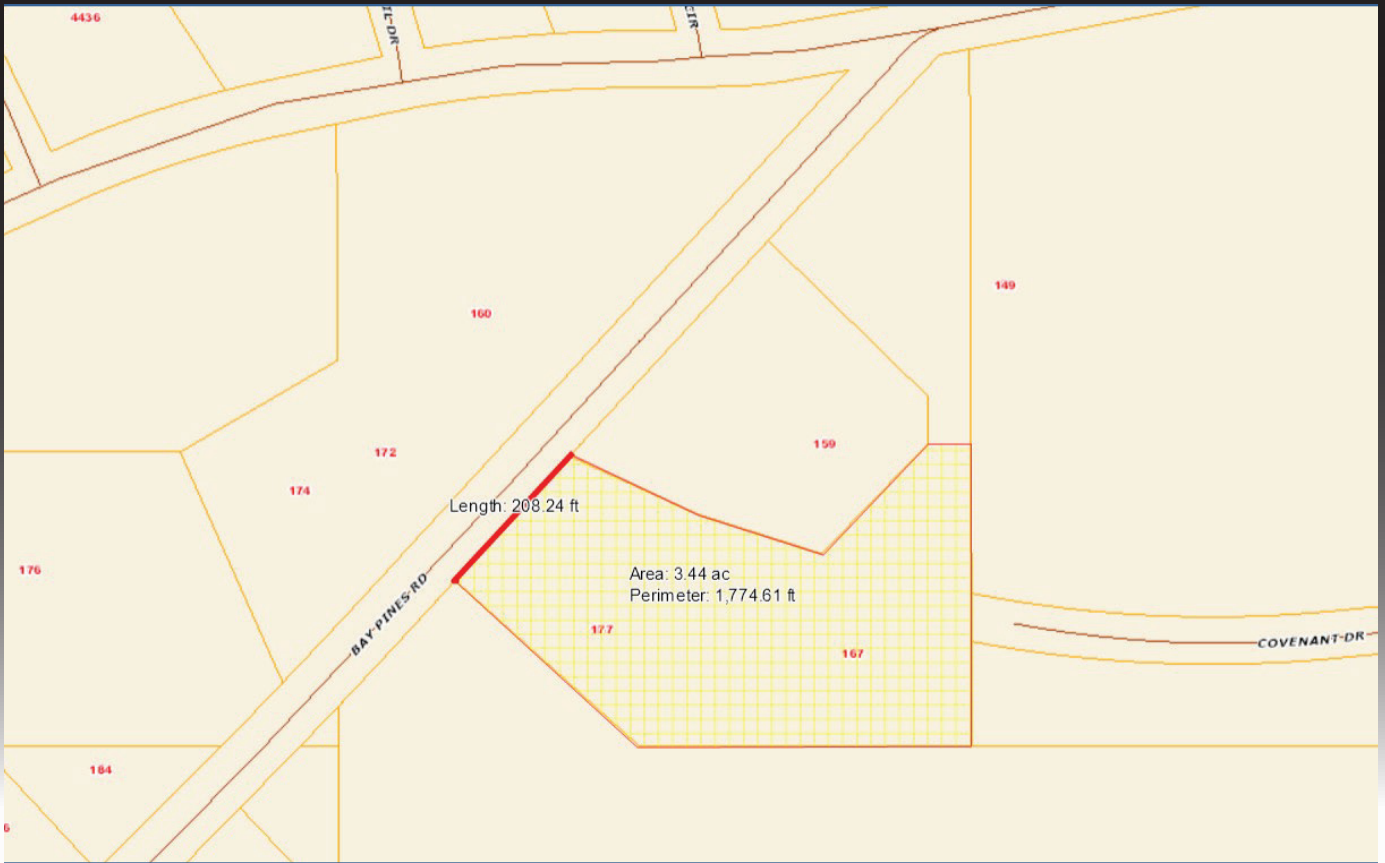
Hwy Frontage: 200

Road Access: Bay Pines Rd & Coventry Dr

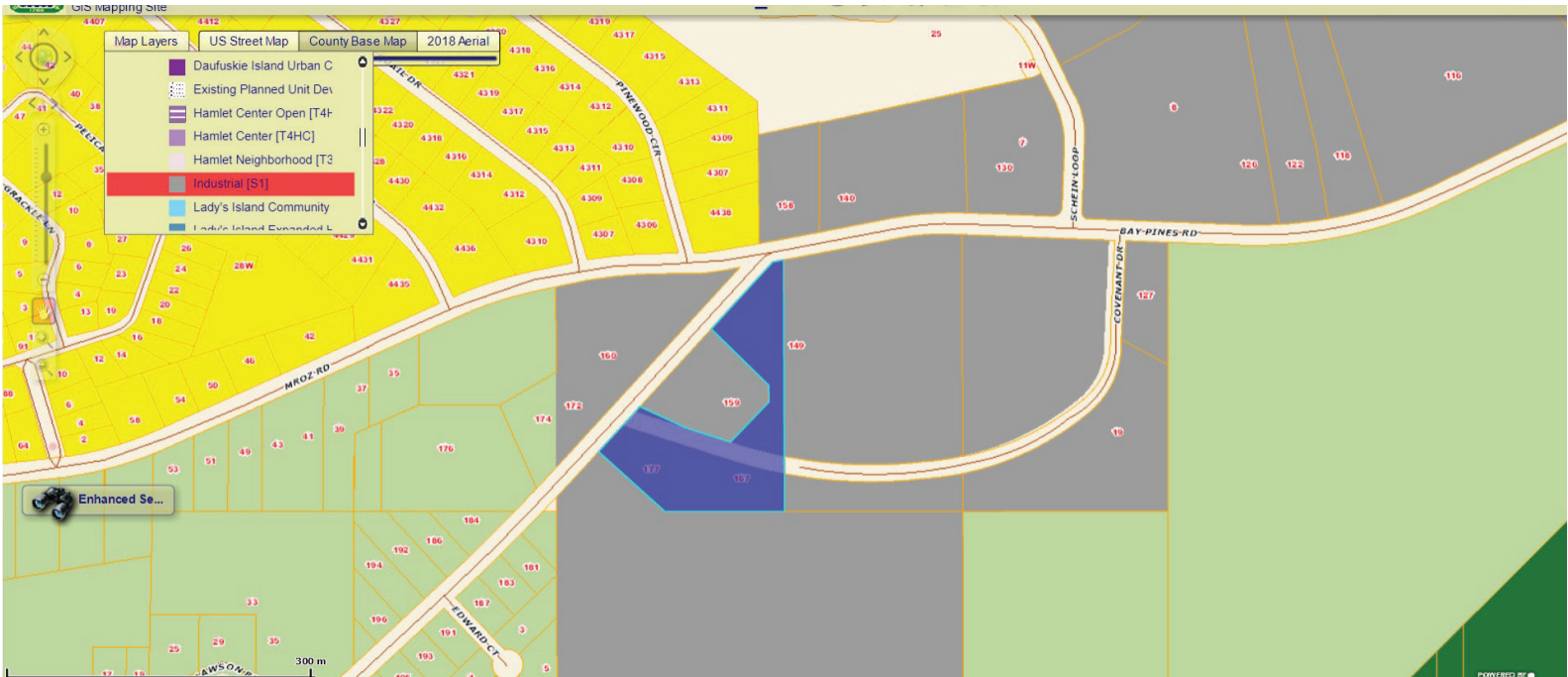
Zoning: Industrial

Zoning Entity: Beaufort County



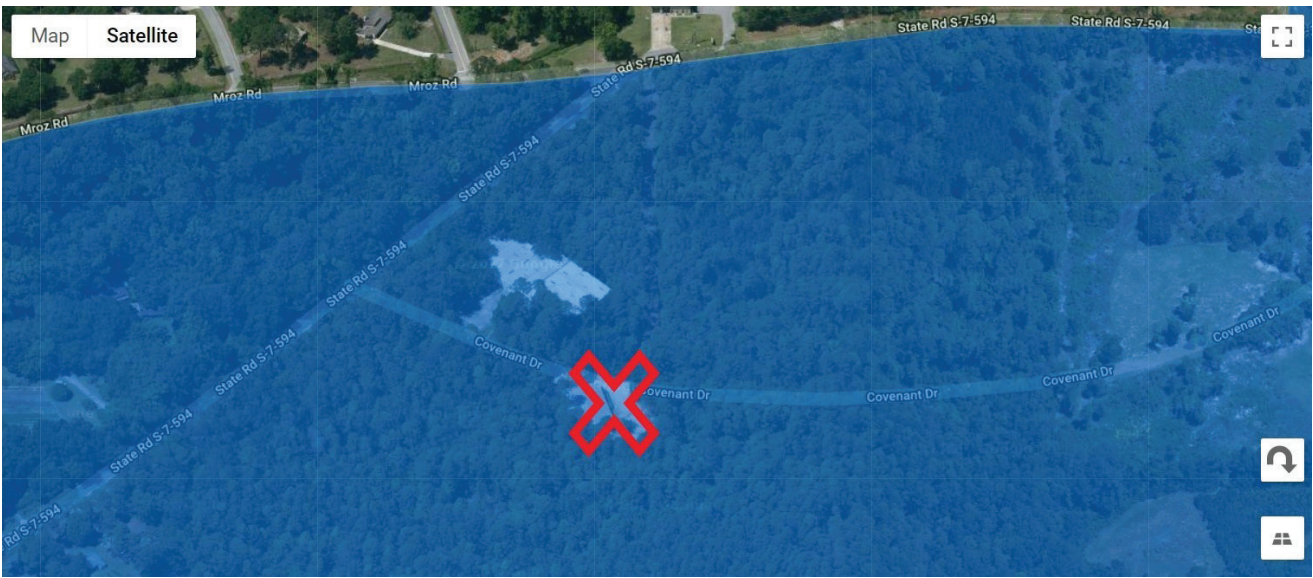


ZONING: INDUSTRIAL (S1)

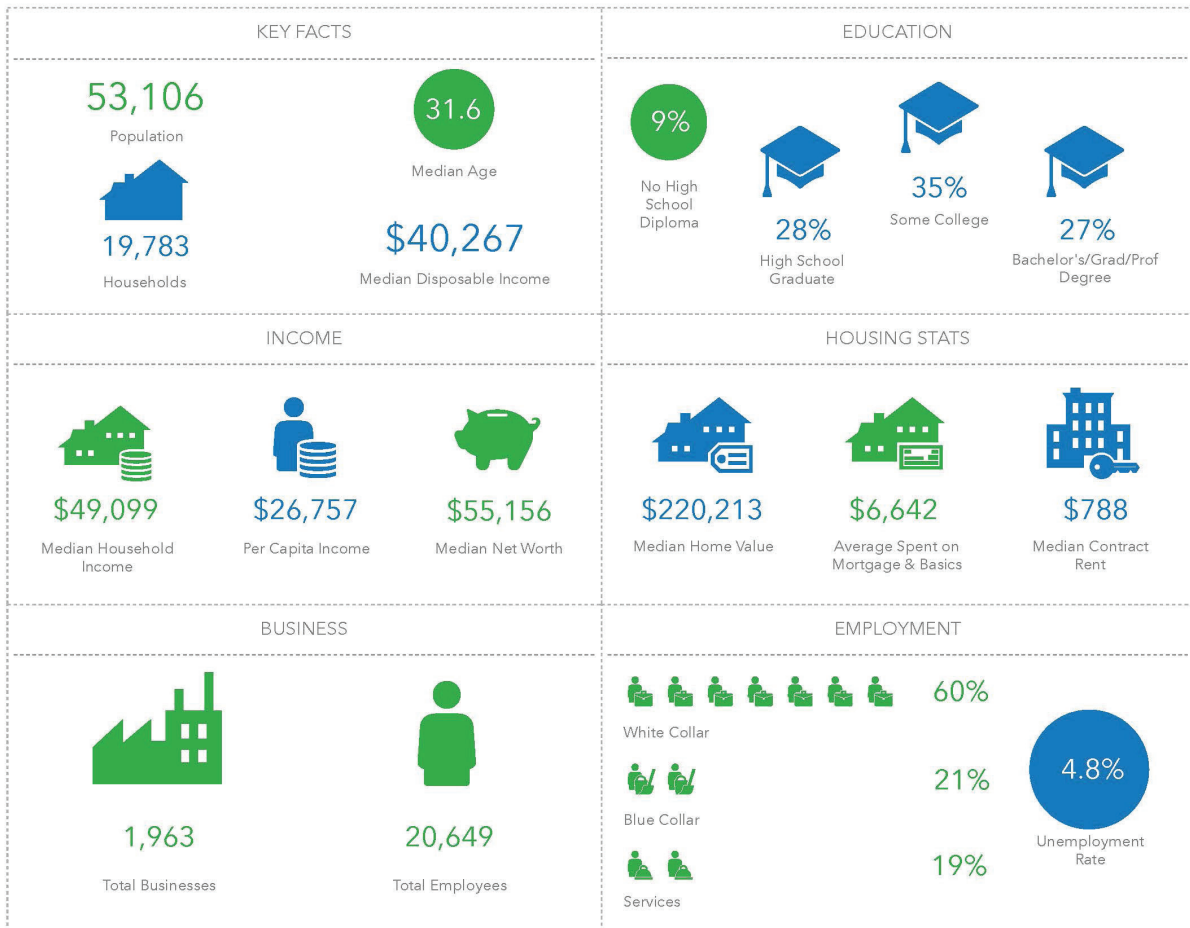
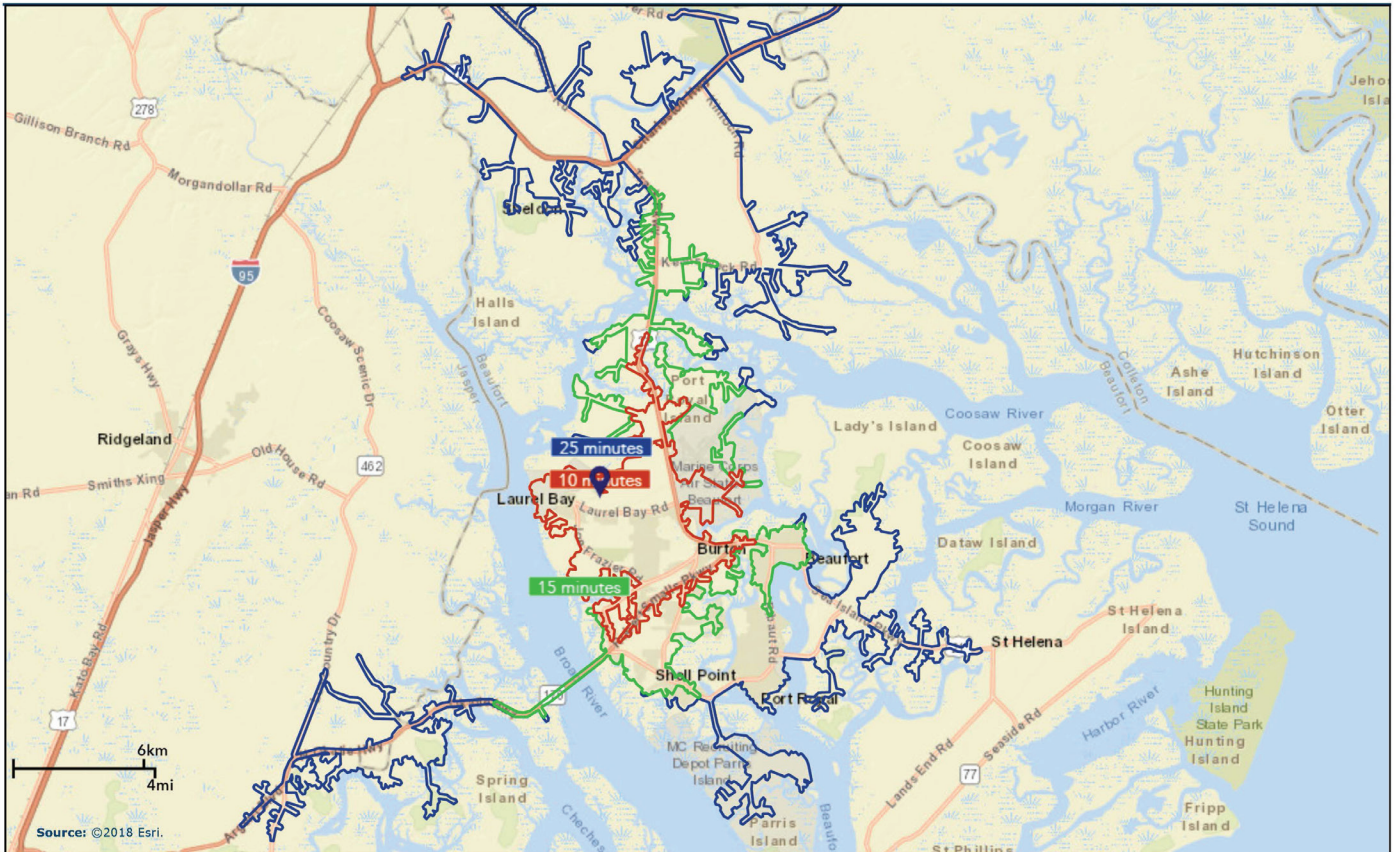


The **Industrial (SI) Zone** permits office, manufacturing, industrial, warehousing, and uses that support them. The Zone shall also be designed to permit small businesses and incubator businesses. Moderate to high Intensities are permitted to achieve maximum land utilization. Such practices will maximize the land's use and accommodate small businesses and start-up or incubator businesses.

PROPERTY IS LOCATED IN THE FEDERALLY DESIGNATED OPPORTUNITY ZONE



DRIVE TIMES & KEY FACTS





Business Summary

177 Bay Pines Rd, Beaufort, South Carolina, 29906

Prepared by Esri

Drive Time: 10, 15, 25 minute radii

Latitude: 32.45941

Longitude: -80.77161

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	3	0.7%	12	0.3%	3	0.3%	19	0.2%	5	0.3%	74	0.4%
Mining	1	0.2%	2	0.0%	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%	13	0.1%
Construction	42	9.6%	199	4.6%	77	7.1%	417	4.1%	134	6.8%	768	3.7%
Manufacturing	16	3.7%	123	2.9%	29	2.7%	183	1.8%	46	2.3%	297	1.4%
Wholesale Trade	13	3.0%	103	2.4%	24	2.2%	214	2.1%	34	1.7%	263	1.3%
Retail Trade	73	16.7%	1,218	28.3%	165	15.3%	2,042	20.2%	290	14.8%	3,060	14.8%
Motor Vehicle & Parts Dealers	14	3.2%	264	6.1%	21	1.9%	346	3.4%	33	1.7%	458	2.2%
Furniture & Home Furnishings Stores	5	1.1%	39	0.9%	12	1.1%	79	0.8%	15	0.8%	96	0.5%
Electronics & Appliance Stores	2	0.5%	6	0.1%	4	0.4%	11	0.1%	6	0.3%	23	0.1%
Bldg Material & Garden Equipment & Supplies	7	1.6%	179	4.2%	12	1.1%	218	2.2%	20	1.0%	316	1.5%
Food & Beverage Stores	10	2.3%	125	2.9%	18	1.7%	201	2.0%	35	1.8%	467	2.3%
Health & Personal Care Stores	4	0.9%	25	0.6%	9	0.8%	67	0.7%	27	1.4%	196	0.9%
Gasoline Stations	4	0.9%	27	0.6%	6	0.6%	34	0.3%	12	0.6%	68	0.3%
Clothing & Clothing Accessories Stores	8	1.8%	30	0.7%	23	2.1%	93	0.9%	30	1.5%	113	0.5%
Sport Goods, Hobby, Book, & Music Stores	4	0.9%	17	0.4%	11	1.0%	38	0.4%	17	0.9%	51	0.2%
General Merchandise Stores	7	1.6%	413	9.6%	12	1.1%	736	7.3%	21	1.1%	912	4.4%
Miscellaneous Store Retailers	8	1.8%	93	2.2%	35	3.2%	211	2.1%	68	3.5%	340	1.6%
Nonstore Retailers	0	0.0%	1	0.0%	2	0.2%	8	0.1%	6	0.3%	19	0.1%
Transportation & Warehousing	12	2.8%	70	1.6%	19	1.8%	142	1.4%	30	1.5%	292	1.4%
Information	12	2.8%	60	1.4%	24	2.2%	154	1.5%	33	1.7%	204	1.0%
Finance & Insurance	11	2.5%	45	1.0%	39	3.6%	178	1.8%	76	3.9%	389	1.9%
Central Bank/Credit Intermediation & Related	5	1.1%	25	0.6%	19	1.8%	105	1.0%	38	1.9%	250	1.2%
Securities, Commodity Contracts & Other Financial	1	0.2%	1	0.0%	6	0.6%	16	0.2%	13	0.7%	38	0.2%
Insurance Carriers & Related Activities; Funds, Trusts	5	1.1%	19	0.4%	14	1.3%	57	0.6%	25	1.3%	100	0.5%
Real Estate, Rental & Leasing	27	6.2%	107	2.5%	72	6.7%	416	4.1%	131	6.7%	735	3.6%
Professional, Scientific & Tech Services	22	5.0%	111	2.6%	98	9.1%	404	4.0%	173	8.8%	771	3.7%
Legal Services	3	0.7%	14	0.3%	37	3.4%	149	1.5%	59	3.0%	256	1.2%
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 &	14	3.2%	115	2.7%	34	3.2%	265	2.6%	76	3.9%	568	2.8%
Educational Services	10	2.3%	331	7.7%	22	2.0%	848	8.4%	42	2.1%	1,541	7.5%
Health Care & Social Assistance	15	3.4%	105	2.4%	59	5.5%	509	5.0%	200	10.2%	4,464	21.6%
Arts, Entertainment & Recreation	4	0.9%	180	4.2%	15	1.4%	239	2.4%	39	2.0%	530	2.6%
Accommodation & Food Services	27	6.2%	628	14.6%	80	7.4%	1,423	14.1%	140	7.1%	2,188	10.6%
Accommodation	4	0.9%	66	1.5%	12	1.1%	176	1.7%	17	0.9%	235	1.1%
Food Services & Drinking Places	23	5.3%	562	13.0%	67	6.2%	1,247	12.4%	123	6.3%	1,953	9.5%
Other Services (except Public Administration)	79	18.1%	288	6.7%	175	16.2%	705	7.0%	286	14.6%	1,178	5.7%
Automotive Repair & Maintenance	18	4.1%	82	1.9%	26	2.4%	138	1.4%	37	1.9%	170	0.8%
Public Administration	32	7.3%	601	14.0%	102	9.5%	1,916	19.0%	154	7.8%	3,279	15.9%
Unclassified Establishments	23	5.3%	7	0.2%	41	3.8%	12	0.1%	73	3.7%	12	0.1%
Total	436	100.0%	4,308	100.0%	1,079	100.0%	10,093	100.0%	1,963	100.0%	20,649	100.0%

Source: Copyright 2018 InfoGroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.

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.

ADDITIONAL PROPERTY AVAILABLE



1.35 acres of high wooded land zoned industrial in Beaufort SC. Corner lot with easy access. Water, sewer and power are available. This area has seen recent industrial and manufacturing growth. Can be combined with 3.32-acre adjacent property and building for sale.



OVERVIEW

Charter One Realty Commercial is a full service commercial real estate firm serving its clients with decades of combined experience and local knowledge of the Southern South Carolina regions of Beaufort, Jasper and Hampton Counties. The company provides brokerage, entitlement and development services. Our residential division company operates the largest and most successful residential real estate firm in the area with over 130 professionals tapping into a client base into the hundreds of thousands. Poised to transact over 1 Billion in sales in 2018 the company's residential client base is a wealth of referrals who want to invest in commercial real estate, buy land

and develop, or simply learn more about how they can become involved in commercial real estate. This fact alone sets us apart from any other commercial real estate company in our service area. Our sales professionals embody our brand which conveys integrity, strength, and trust. The company has 10 offices located throughout the area and is determined to helping you reach your business goals. Whether you are a seasoned commercial investor, a landlord or tenant, buyer or seller, or a fortune 500 company, Charter One Realty Commercial can help you accomplish your business goals in our area.

BROKERAGE SERVICES

All of our brokers are dedicated to a professional grade client experience in the following areas of brokerage services:

Retail Space

Office Space

Warehouse and Flex Space

Industrial Space

Land and Site Selection

Investment Real Estate

(NNN no or low owner responsibilities)

Leasing Services for Landlord and Tenant

Leasing Site Selection



MICHAEL MARK, CCIM

Michael has been serving residential and commercial real estate clients since 2003. After becoming a CCIM in 2016 the primary focus has been Commercial Real Estate with multiple transactions including development land, historic renovation projects and income producing investment properties. Michael has been very open to helping clients better understand the market and opportunities.

843.812.6023 | MMARK@CCIM.NET
PARTNER/BROKER

CELEBRATING

30

YEARS IN REAL ESTATE

For three decades, Charter One Realty has been the Lowcountry's trusted leader in Real Estate. Our company was built by fostering meaningful relationships with a strong foundation in integrity, professional service, and community leadership. Those same guiding principles still ring true today.



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