

# COMMERCIAL REAL ESTATE

1800 BOUNDARY STREET | BEAUFORT, SC 29902  
Highway Frontage | .57 Acres | 14,820 SqFt | \$895,000



CHARTER ONE | COMMERCIAL  
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

WWW.CHARTERONEREALTYCOMMERCIAL.COM  
MICHAEL MARK | MMARK@CCIM.NET | 843.812.6023



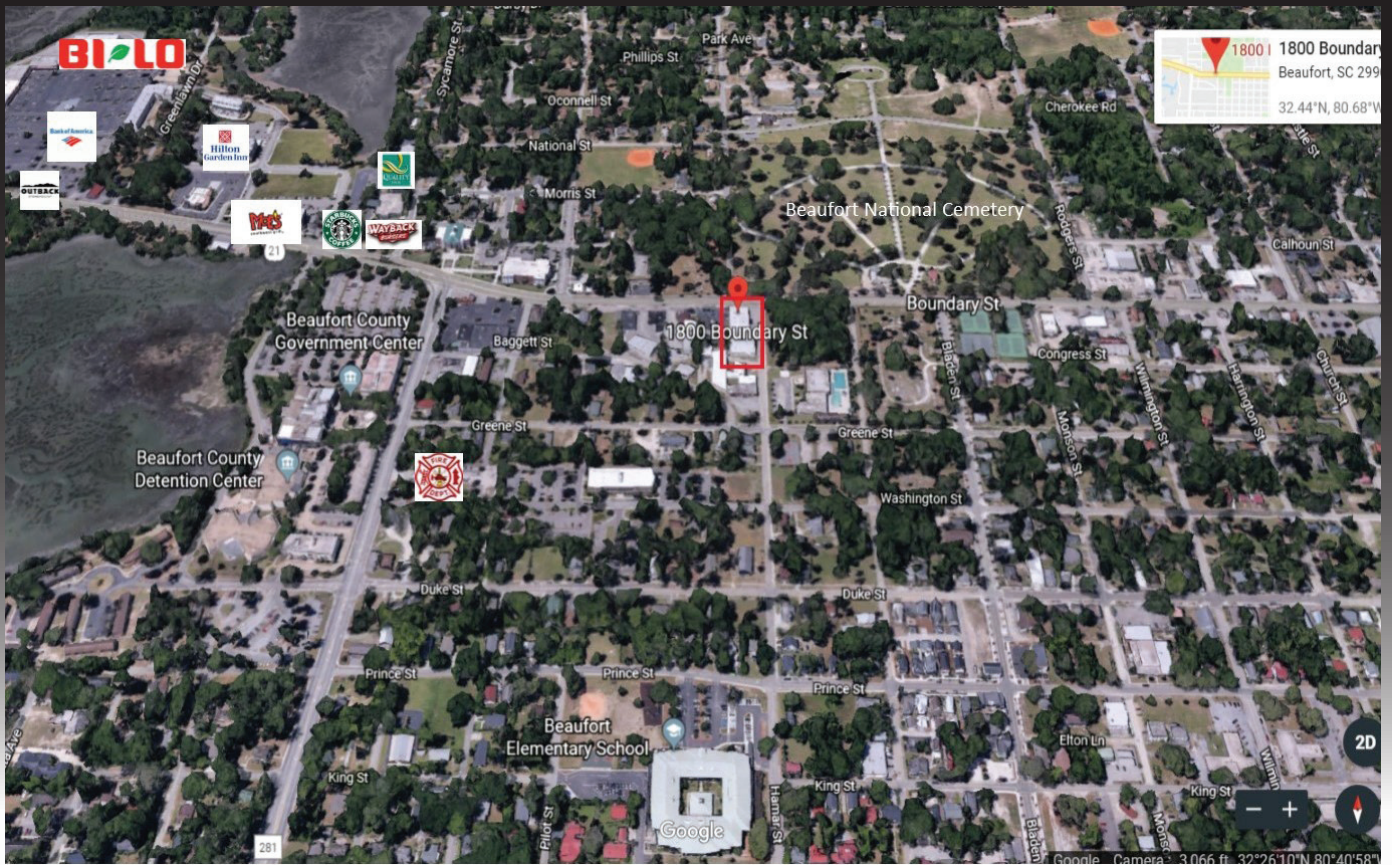
**CHARTER ONE** | COMMERCIAL  
REALTY



## **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.



# 1800 BOUNDARY STREET

## \$895,000

Two large highway frontage buildings on Boundary Street in Historic Beaufort SC. Great visibility with a traffic count in excess of 21,000. The front building is 8520 square feet fully acclimatized with 15-foot clearance. The rear building is 6300 square feet 12-foot clearance with an acclimatized office. The city has zoned this property T5 Urban corridor which allows higher density retail, mixed use, multi family. There is ample paved parking beside and in between the buildings.

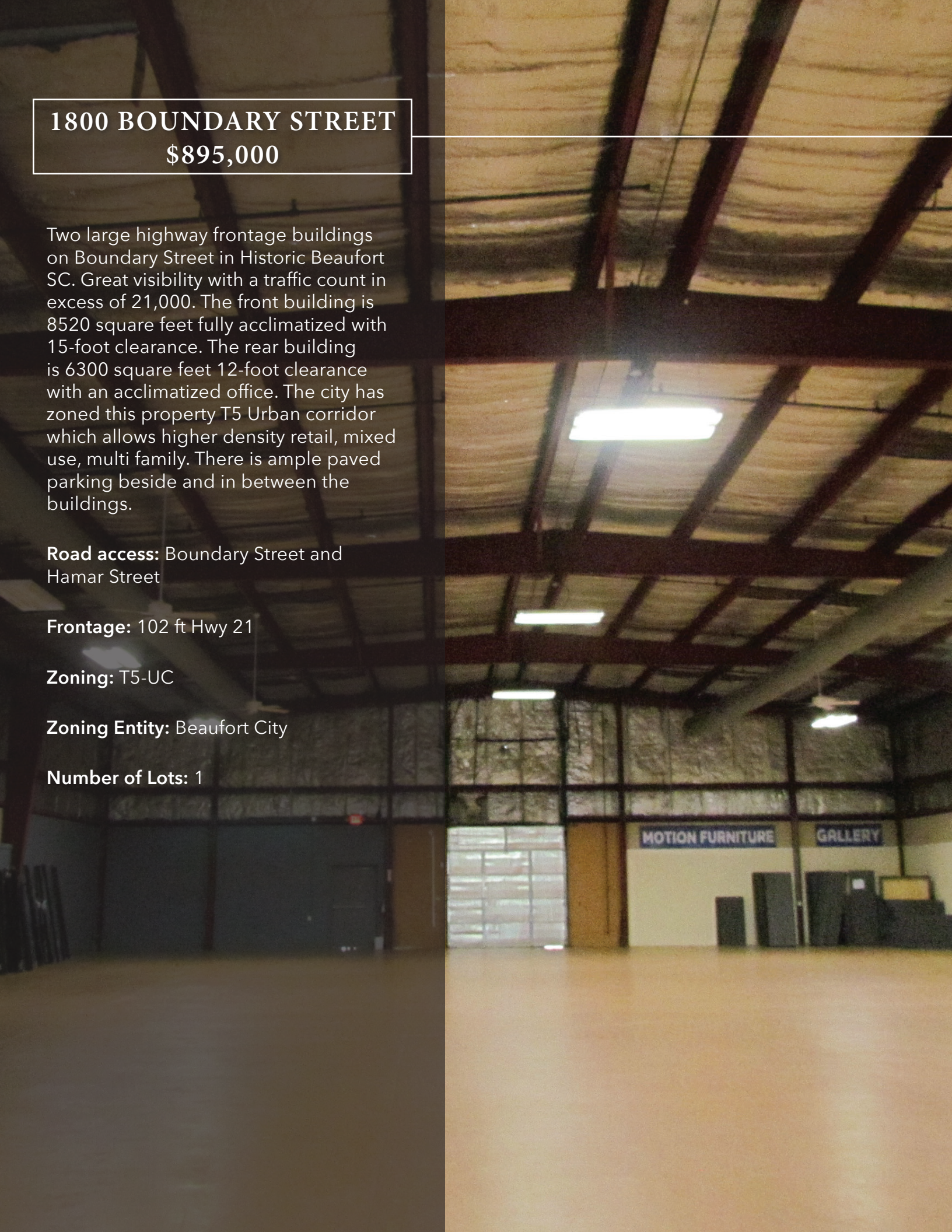
**Road access:** Boundary Street and Hamar Street

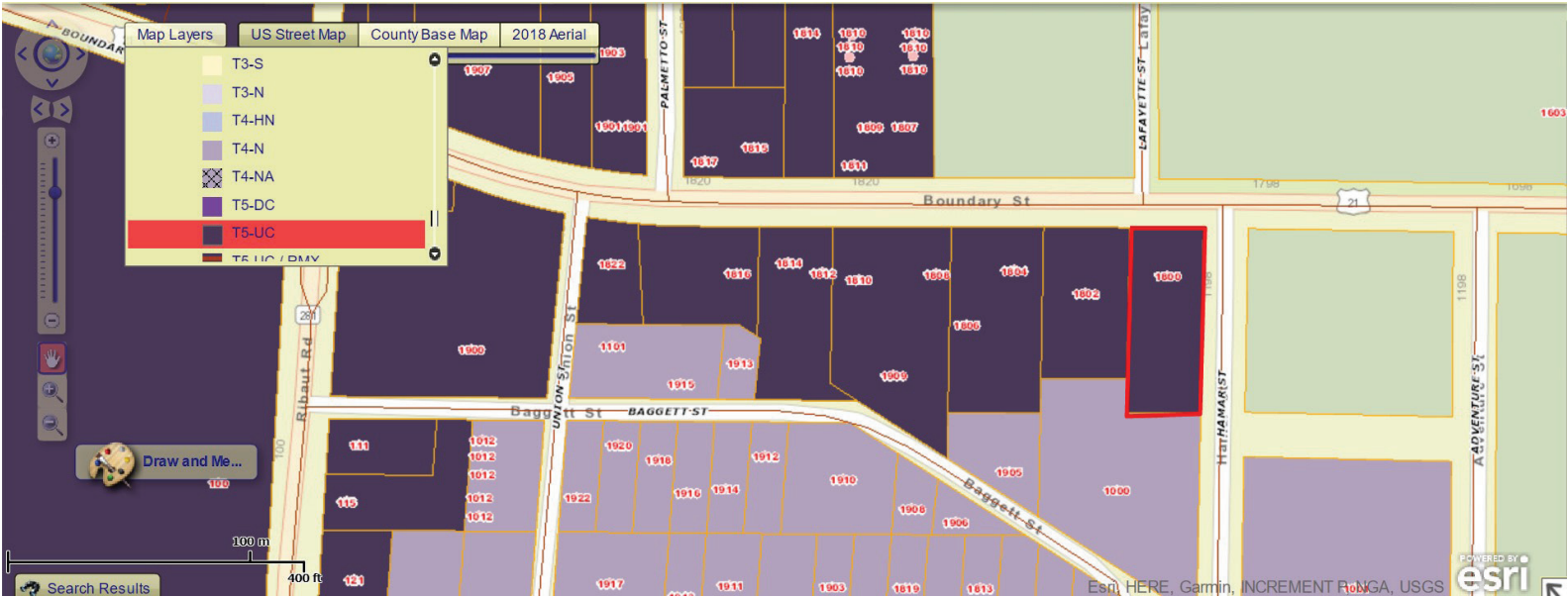
**Frontage:** 102 ft Hwy 21

**Zoning:** T5-UC

**Zoning Entity:** Beaufort City

**Number of Lots:** 1



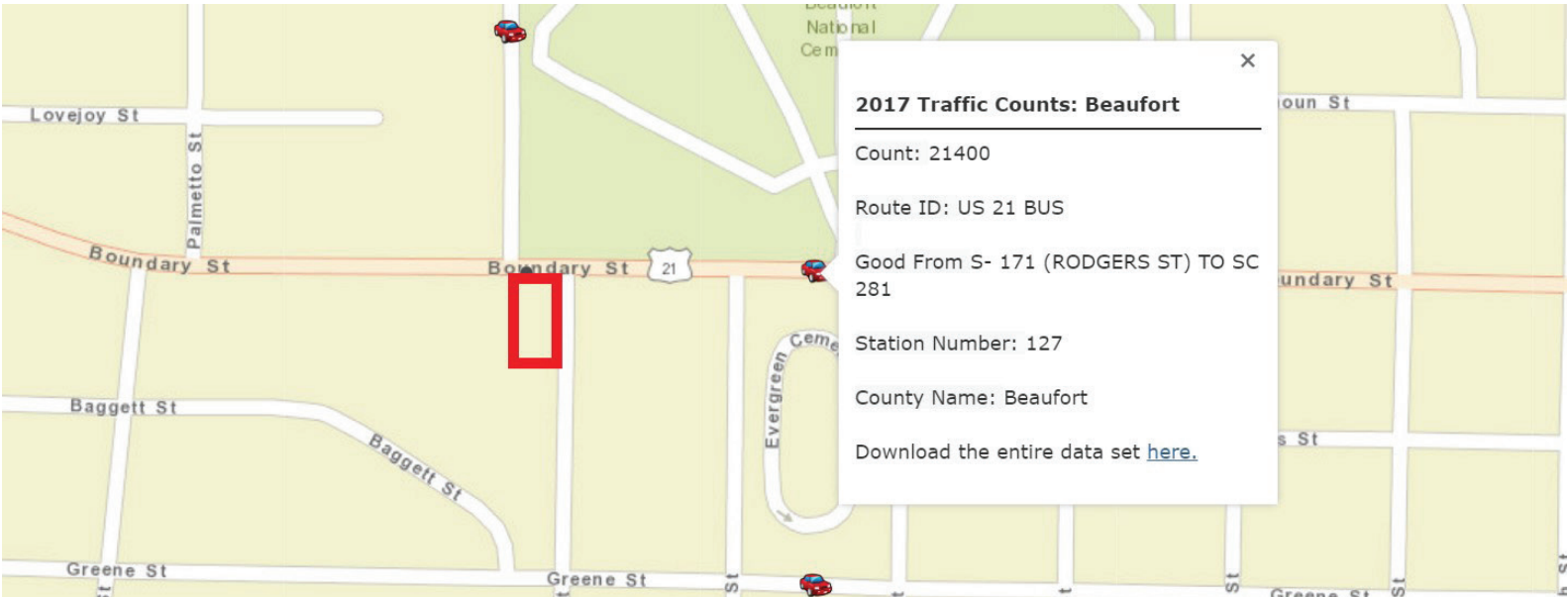


### T5-Urban Corridor District (T5-UC)

The T5-Urban Corridor district consists of higher density, mixed-use buildings that accommodate retail, rowhomes, offices, and apartments located along primary thoroughfares. A tight network of streets allows this district to be a highly walkable area. Buildings are set very close to the street in order to define the public realm and allow for visible activity along the streetscape.



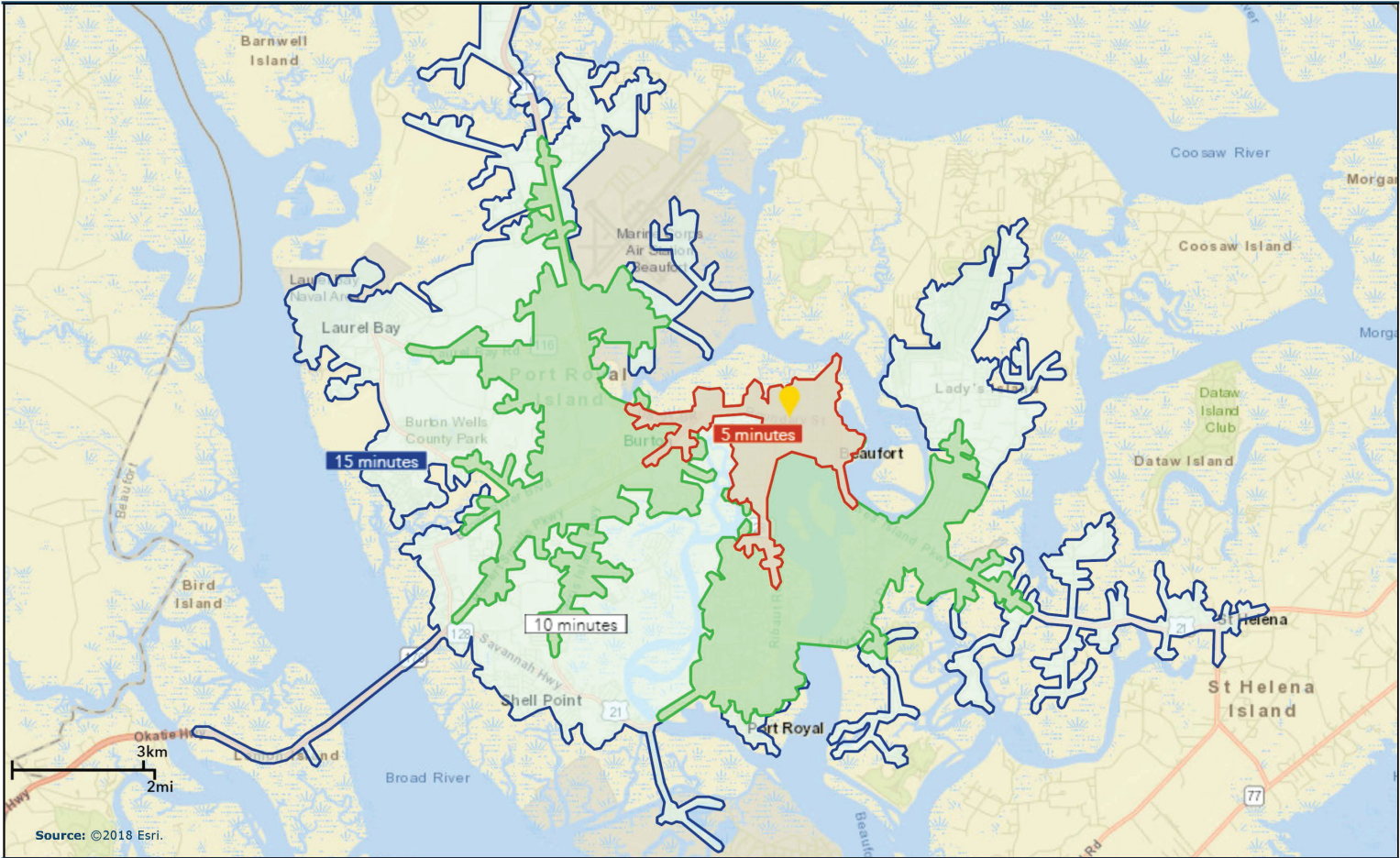
# TAX MAP & TRAFFIC COUNTS





1800 Boundary Street

Drive Times



April 16, 2019

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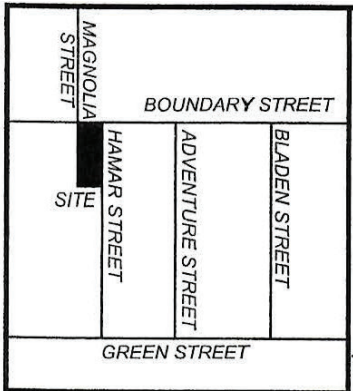
**48,164**  
**POPULATION**  
**2.48**  
**AVG. SIZE**  
**HOUSEHOLD**

**\$332,253**  
**AVG. HOME**  
**VALUE**

**32.9**  
**MEDIAN AGE**  
**\$70,294**  
**AVG. HOUSE**  
**INCOME**

# LAND RESOURCE CONSULTANTS

LAND SURVEYING - FORESTRY - PLANNING  
 POST OFFICE DRAWER 1366, BEAUFORT, SOUTH CAROLINA  
 TEL (843) 322-0011 - ZIP 29901-1366



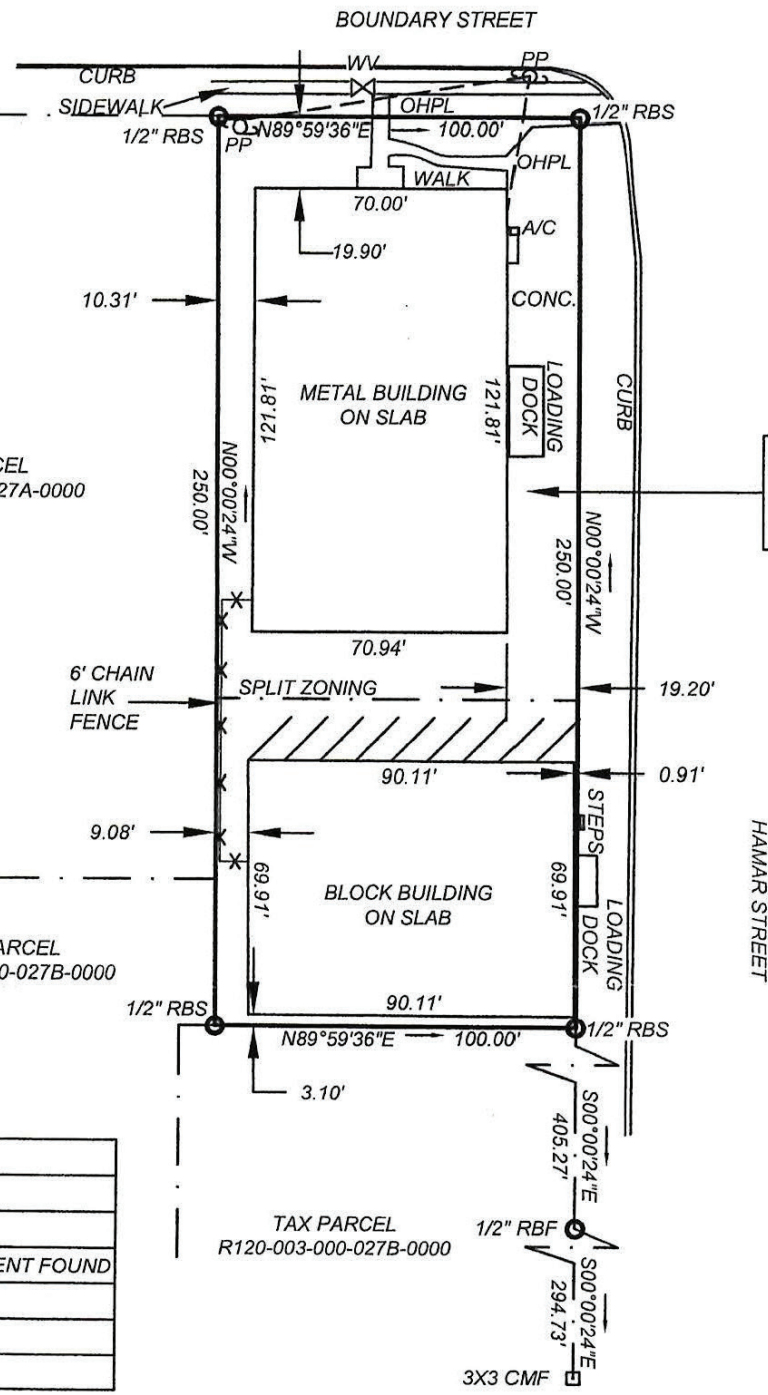
LOCATION MAP

TAX PARCEL  
 R120-003-000-027A-0000

TAX PARCEL  
 R120-003-000-0027-0  
 25,000 sq. ft.  
 0.57 acres

TAX PARCEL  
 R120-003-000-027B-0000

TAX PARCEL  
 R120-003-000-027B-0000



DESCRIPTION KEY	
1/2" RBS	1/2" REBAR SET
1/2" RBF	1/2" REBAR FOUND
3X3 CMF	3X3 CONCRETE MONUMENT FOUND
CONC.	CONCRETE
OHPL	OVERHEAD POWERLINE
PP	POWERPOLE

## BOUDARY SURVEY PREPARED FOR COMMUNITY DEVELOPMENT CORP.

TAX PARCEL R120-003-000-0027-0000

THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA  
 JULY 5, 2006



# Business Summary

1800 Boundary St, Beaufort, South Carolina, 29902

Prepared by Esri

Drive Time: 5, 10, 15 minute radii

Latitude: 32.43968

Longitude: -80.68199

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%	1	0.1%	1	0.0%	4	0.2%	45	0.2%
Mining	0	0.0%	1	0.0%	1	0.1%	2	0.0%	1	0.1%	2	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.1%	7	0.0%
Construction	20	3.1%	136	2.2%	70	5.0%	406	2.7%	120	6.5%	666	3.4%
Manufacturing	14	2.2%	50	0.8%	33	2.3%	187	1.2%	40	2.2%	262	1.4%
Wholesale Trade	11	1.7%	75	1.2%	25	1.8%	194	1.3%	31	1.7%	267	1.4%
Retail Trade	94	14.6%	674	10.8%	212	15.1%	2,215	14.8%	274	14.8%	2,894	15.0%
Motor Vehicle & Parts Dealers	9	1.4%	127	2.0%	26	1.9%	363	2.4%	30	1.6%	391	2.0%
Furniture & Home Furnishings Stores	6	0.9%	32	0.5%	11	0.8%	69	0.5%	15	0.8%	89	0.5%
Electronics & Appliance Stores	3	0.5%	8	0.1%	6	0.4%	20	0.1%	6	0.3%	23	0.1%
Bldg Material & Garden Equipment & Supplies	5	0.8%	69	1.1%	15	1.1%	249	1.7%	18	1.0%	303	1.6%
Food & Beverage Stores	8	1.2%	79	1.3%	21	1.5%	279	1.9%	31	1.7%	447	2.3%
Health & Personal Care Stores	5	0.8%	41	0.7%	21	1.5%	150	1.0%	25	1.3%	190	1.0%
Gasoline Stations	2	0.3%	11	0.2%	9	0.6%	47	0.3%	11	0.6%	60	0.3%
Clothing & Clothing Accessories Stores	12	1.9%	49	0.8%	21	1.5%	85	0.6%	30	1.6%	113	0.6%
Sport Goods, Hobby, Book, & Music Stores	7	1.1%	17	0.3%	13	0.9%	37	0.2%	16	0.9%	49	0.3%
General Merchandise Stores	6	0.9%	99	1.6%	17	1.2%	639	4.3%	21	1.1%	896	4.6%
Miscellaneous Store Retailers	29	4.5%	133	2.1%	51	3.6%	267	1.8%	68	3.7%	320	1.7%
Nonstore Retailers	1	0.2%	10	0.2%	2	0.1%	11	0.1%	4	0.2%	13	0.1%
Transportation & Warehousing	5	0.8%	85	1.4%	16	1.1%	210	1.4%	27	1.5%	300	1.6%
Information	14	2.2%	125	2.0%	26	1.9%	172	1.1%	30	1.6%	192	1.0%
Finance & Insurance	36	5.6%	169	2.7%	67	4.8%	349	2.3%	73	3.9%	374	1.9%
Central Bank/Credit Intermediation & Related	19	2.9%	104	1.7%	33	2.3%	221	1.5%	36	1.9%	236	1.2%
Securities, Commodity Contracts & Other Financial	7	1.1%	20	0.3%	11	0.8%	34	0.2%	12	0.6%	37	0.2%
Insurance Carriers & Related Activities; Funds, Trusts	11	1.7%	46	0.7%	23	1.6%	95	0.6%	25	1.3%	101	0.5%
Real Estate, Rental & Leasing	40	6.2%	340	5.5%	91	6.5%	549	3.7%	126	6.8%	680	3.5%
Professional, Scientific & Tech Services	80	12.4%	328	5.3%	139	9.9%	627	4.2%	170	9.2%	750	3.9%
Legal Services	40	6.2%	159	2.6%	55	3.9%	240	1.6%	59	3.2%	254	1.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	23	0.2%	1	0.1%	24	0.1%
Administrative & Support & Waste Management &	18	2.8%	153	2.5%	47	3.3%	335	2.2%	70	3.8%	496	2.6%
Educational Services	9	1.4%	389	6.3%	22	1.6%	888	5.9%	40	2.2%	1,492	7.7%
Health Care & Social Assistance	42	6.5%	487	7.8%	146	10.4%	3,389	22.6%	193	10.4%	4,331	22.4%
Arts, Entertainment & Recreation	13	2.0%	73	1.2%	28	2.0%	331	2.2%	35	1.9%	406	2.1%
Accommodation & Food Services	61	9.5%	1,006	16.2%	114	8.1%	1,828	12.2%	137	7.4%	2,147	11.1%
Accommodation	11	1.7%	164	2.6%	16	1.1%	228	1.5%	17	0.9%	230	1.2%
Food Services & Drinking Places	50	7.8%	842	13.6%	98	7.0%	1,600	10.7%	121	6.5%	1,918	9.9%
Other Services (except Public Administration)	79	12.2%	354	5.7%	192	13.7%	838	5.6%	271	14.6%	1,131	5.9%
Automotive Repair & Maintenance	7	1.1%	52	0.8%	22	1.6%	124	0.8%	33	1.8%	159	0.8%
Public Administration	89	13.8%	1,764	28.4%	130	9.3%	2,425	16.2%	148	8.0%	2,853	14.8%
Unclassified Establishments	17	2.6%	2	0.0%	45	3.2%	9	0.1%	66	3.6%	12	0.1%
<b>Total</b>	<b>645</b>	<b>100.0%</b>	<b>6,213</b>	<b>100.0%</b>	<b>1,405</b>	<b>100.0%</b>	<b>14,980</b>	<b>100.0%</b>	<b>1,857</b>	<b>100.0%</b>	<b>19,331</b>	<b>100.0%</b>

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.

# Business Summary

1800 Boundary St, Beaufort, South Carolina, 29902

Prepared by Esri

Drive Time: 5, 10, 15 minute radii

Latitude: 32.43968

Longitude: -80.68199

Data for all businesses in area	5 minutes				10 minutes				15 minutes			
Total Businesses:	645				1,405				1,857			
Total Employees:	6,213				14,980				19,331			
Total Residential Population:	5,003				22,512				48,164			
Employee/Residential Population Ratio (per 100)	124				67				40			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	6	0.9%	36	0.6%	22	1.6%	120	0.8%	42	2.3%	219	1.1%
Construction	18	2.8%	106	1.7%	64	4.6%	353	2.4%	109	5.9%	583	3.0%
Manufacturing	10	1.6%	48	0.8%	25	1.8%	177	1.2%	31	1.7%	246	1.3%
Transportation	13	2.0%	113	1.8%	34	2.4%	275	1.8%	51	2.7%	384	2.0%
Communication	6	0.9%	16	0.3%	13	0.9%	45	0.3%	16	0.9%	61	0.3%
Utility	1	0.2%	5	0.1%	3	0.2%	18	0.1%	6	0.3%	44	0.2%
Wholesale Trade	11	1.7%	76	1.2%	26	1.9%	197	1.3%	33	1.8%	270	1.4%
<b>Retail Trade Summary</b>	<b>150</b>	<b>23.3%</b>	<b>1,538</b>	<b>24.8%</b>	<b>320</b>	<b>22.8%</b>	<b>3,856</b>	<b>25.7%</b>	<b>407</b>	<b>21.9%</b>	<b>4,857</b>	<b>25.1%</b>
Home Improvement	5	0.8%	71	1.1%	17	1.2%	258	1.7%	21	1.1%	316	1.6%
General Merchandise Stores	6	0.9%	99	1.6%	17	1.2%	639	4.3%	21	1.1%	896	4.6%
Food Stores	15	2.3%	106	1.7%	32	2.3%	328	2.2%	41	2.2%	498	2.6%
Auto Dealers, Gas Stations, Auto Aftermarket	11	1.7%	138	2.2%	35	2.5%	409	2.7%	41	2.2%	452	2.3%
Apparel & Accessory Stores	8	1.2%	31	0.5%	17	1.2%	61	0.4%	25	1.3%	87	0.5%
Furniture & Home Furnishings	9	1.4%	41	0.7%	21	1.5%	100	0.7%	26	1.4%	124	0.6%
Eating & Drinking Places	50	7.8%	834	13.4%	97	6.9%	1,593	10.6%	120	6.5%	1,910	9.9%
Miscellaneous Retail	45	7.0%	218	3.5%	85	6.0%	467	3.1%	112	6.0%	574	3.0%
<b>Finance, Insurance, Real Estate Summary</b>	<b>78</b>	<b>12.1%</b>	<b>516</b>	<b>8.3%</b>	<b>144</b>	<b>10.2%</b>	<b>887</b>	<b>5.9%</b>	<b>172</b>	<b>9.3%</b>	<b>1,027</b>	<b>5.3%</b>
Banks, Savings & Lending Institutions	18	2.8%	102	1.6%	31	2.2%	215	1.4%	34	1.8%	230	1.2%
Securities Brokers	7	1.1%	20	0.3%	11	0.8%	34	0.2%	12	0.6%	37	0.2%
Insurance Carriers & Agents	11	1.7%	46	0.7%	23	1.6%	95	0.6%	25	1.3%	101	0.5%
Real Estate, Holding, Other Investment Offices	42	6.5%	349	5.6%	79	5.6%	543	3.6%	102	5.5%	659	3.4%
<b>Services Summary</b>	<b>247</b>	<b>38.3%</b>	<b>2,001</b>	<b>32.2%</b>	<b>580</b>	<b>41.3%</b>	<b>6,626</b>	<b>44.2%</b>	<b>777</b>	<b>41.8%</b>	<b>8,781</b>	<b>45.4%</b>
Hotels & Lodging	11	1.7%	164	2.6%	16	1.1%	228	1.5%	17	0.9%	230	1.2%
Automotive Services	10	1.6%	63	1.0%	31	2.2%	150	1.0%	47	2.5%	194	1.0%
Motion Pictures & Amusements	14	2.2%	91	1.5%	32	2.3%	345	2.3%	44	2.4%	423	2.2%
Health Services	24	3.7%	359	5.8%	115	8.2%	3,076	20.5%	149	8.0%	3,923	20.3%
Legal Services	34	5.3%	140	2.3%	48	3.4%	217	1.4%	51	2.7%	229	1.2%
Education Institutions & Libraries	10	1.6%	433	7.0%	21	1.5%	923	6.2%	37	2.0%	1,517	7.8%
Other Services	143	22.2%	750	12.1%	316	22.5%	1,687	11.3%	433	23.3%	2,266	11.7%
<b>Government</b>	<b>88</b>	<b>13.6%</b>	<b>1,758</b>	<b>28.3%</b>	<b>129</b>	<b>9.2%</b>	<b>2,419</b>	<b>16.1%</b>	<b>147</b>	<b>7.9%</b>	<b>2,847</b>	<b>14.7%</b>
<b>Unclassified Establishments</b>	<b>17</b>	<b>2.6%</b>	<b>2</b>	<b>0.0%</b>	<b>45</b>	<b>3.2%</b>	<b>9</b>	<b>0.1%</b>	<b>66</b>	<b>3.6%</b>	<b>12</b>	<b>0.1%</b>
<b>Totals</b>	<b>645</b>	<b>100.0%</b>	<b>6,213</b>	<b>100.0%</b>	<b>1,405</b>	<b>100.0%</b>	<b>14,980</b>	<b>100.0%</b>	<b>1,857</b>	<b>100.0%</b>	<b>19,331</b>	<b>100.0%</b>

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

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## 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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INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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