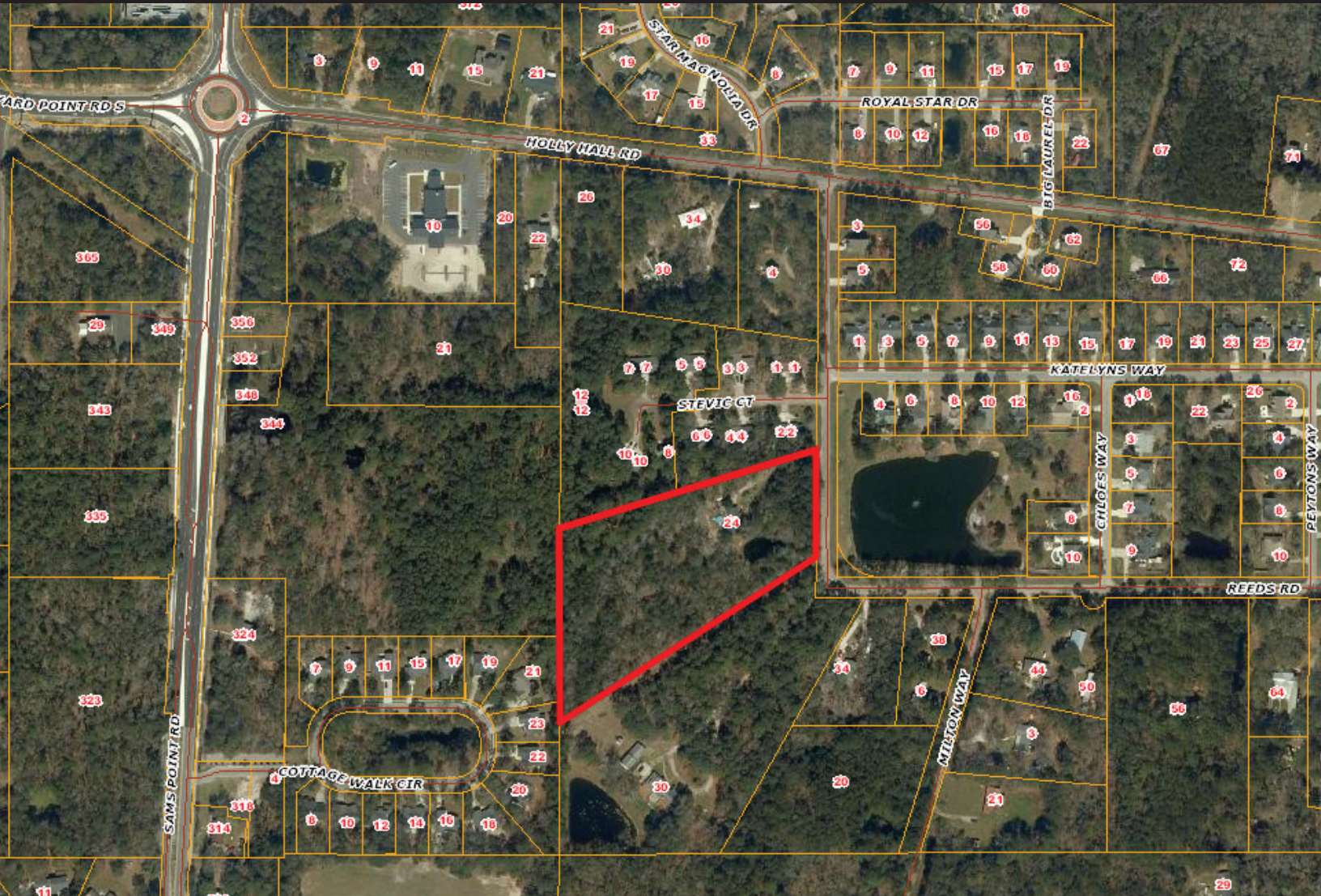


COMMERCIAL REAL ESTATE

24 REEDS ROAD | BEAUFORT, SC 29907

5.2 Acres | \$110,000



CHARTERONE 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.



24 REEDS ROAD
\$110,000

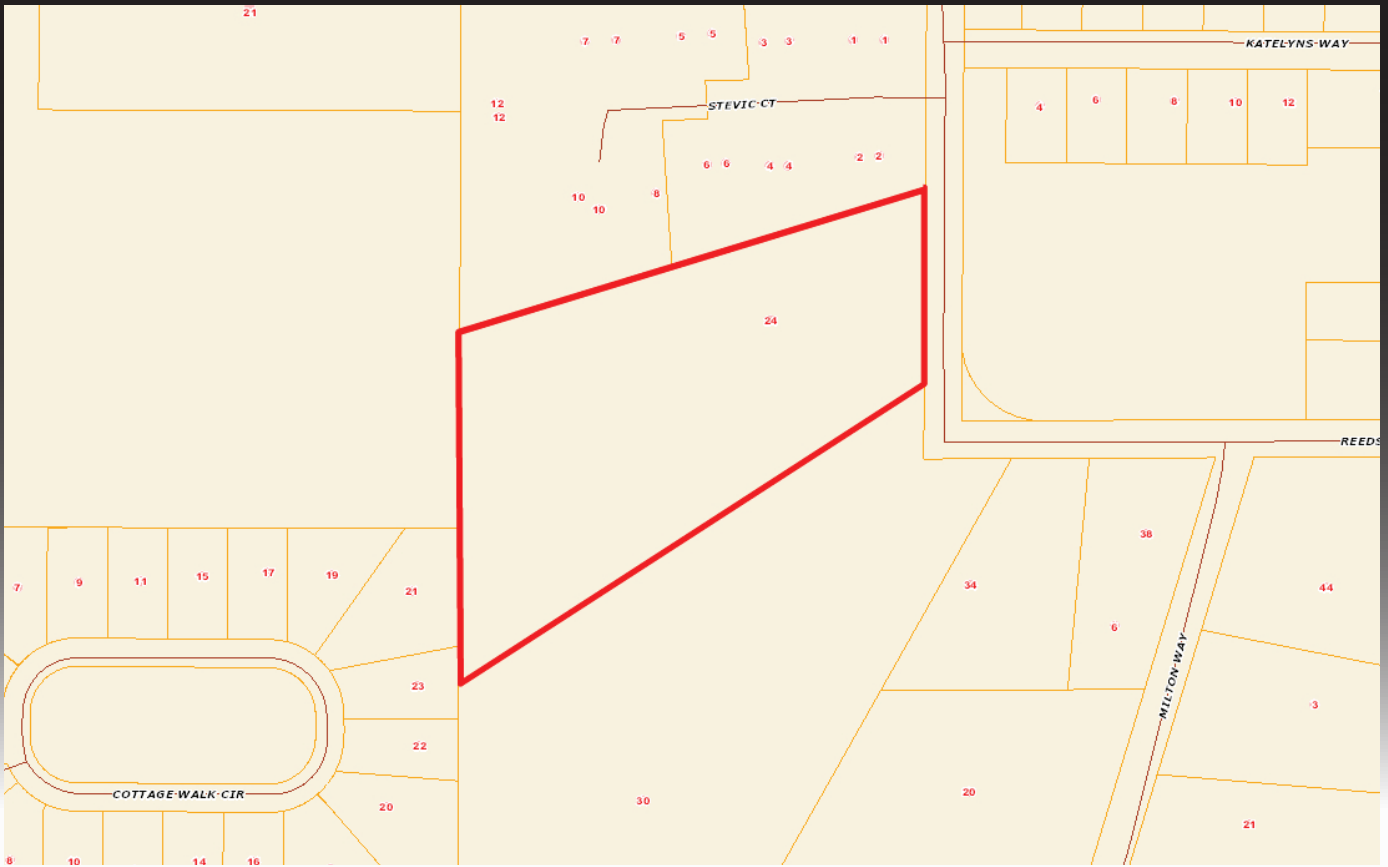
5.2 acres located on Ladys Island. Placed between Nickels Place S/D and Cottage Walk S/D, both consist of single family homes. Located next to Stevic Court, a duplex neighborhood. Retention pond located across street from property, water and sewer available. 5 minutes from shopping, 10-15 minutes from downtown Beaufort. Easy Drive to MCAS Beaufort and MCRD Parris Island.

Area: off Holly Hill Road

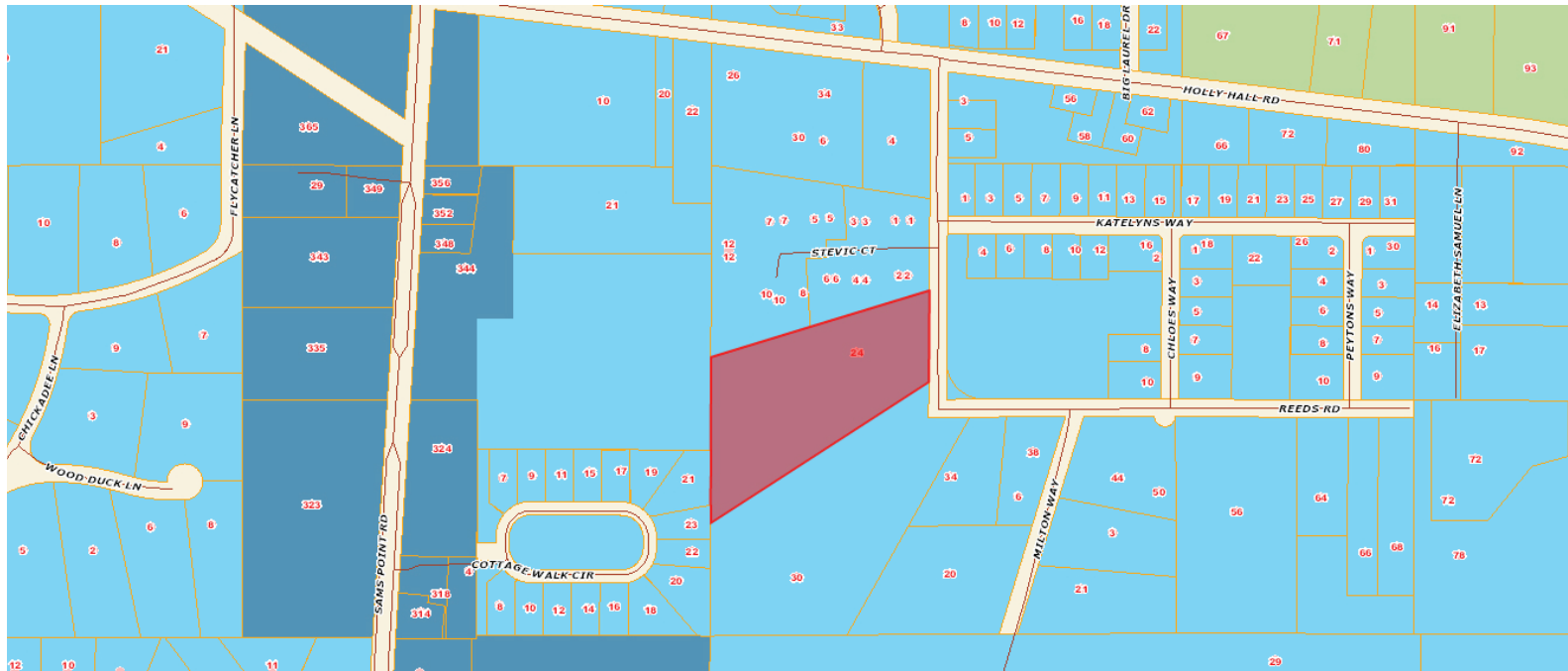
Zoning: Ladys Island Community Preservation

Zoning Entity: Beaufort County





ZONING: C4CCMU – COMMUNITY CENTER MIXED USE



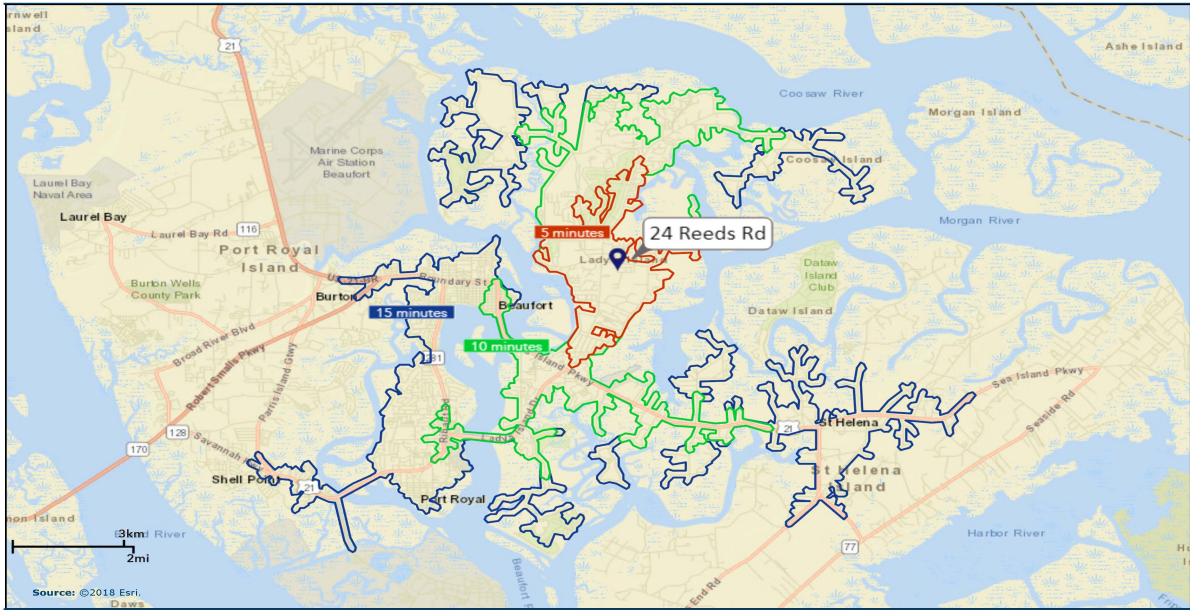
The purpose of the Lady's Island Community Preservation Area is to maintain or improve the livability and character of existing residential neighborhoods; to encourage infill of available lands; to provide a choice of housing types and to accommodate housing types which will relate well with existing neighborhood character, scale and density. The intent of the Lady's Island CP area is to guide residential development in such a manner as to encourage and plan for the availability of public services and infrastructure. Certain structures and uses serving governmental, religious or recreational needs of such areas are permitted by special use subject to restrictions and requirements intended to preserve and protect residential neighborhood. It is the express purpose of this district to exclude all commercial buildings and structures, whether operated for profit or otherwise, except home uses specifically provided for, if they conform to the provisions of this section. Multifamily and higher density development shall be located so that the provision of appropriate urban services will be physically and economically facilitated.

DRIVE TIMES & KEY FACTS



24 Reeds Road

Drive Times



May 06, 2019

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Page 1 of 1

KEY FACTS			EDUCATION		
<p>26,702 Population</p> <p>11,043 Households</p>	<p>38.9 Median Age</p> <p>\$46,220 Median Disposable Income</p>	<p>9% No High School Diploma</p> <p>22% High School Graduate</p>	<p>34% Some College</p>	<p>36% Bachelor's/Grad/Prof Degree</p>	
INCOME			HOUSING STATS		
<p>\$55,452 Median Household Income</p>	<p>\$33,451 Per Capita Income</p>	<p>\$105,407 Median Net Worth</p>	<p>\$250,063 Median Home Value</p>	<p>\$7,935 Average Spent on Mortgage & Basics</p>	<p>\$756 Median Contract Rent</p>
BUSINESS			EMPLOYMENT		
<p>1,340 Total Businesses</p>	<p>13,979 Total Employees</p>	<p>65% White Collar</p> <p>19% Blue Collar</p> <p>16% Services</p>	<p>3.2% Unemployment Rate</p>		

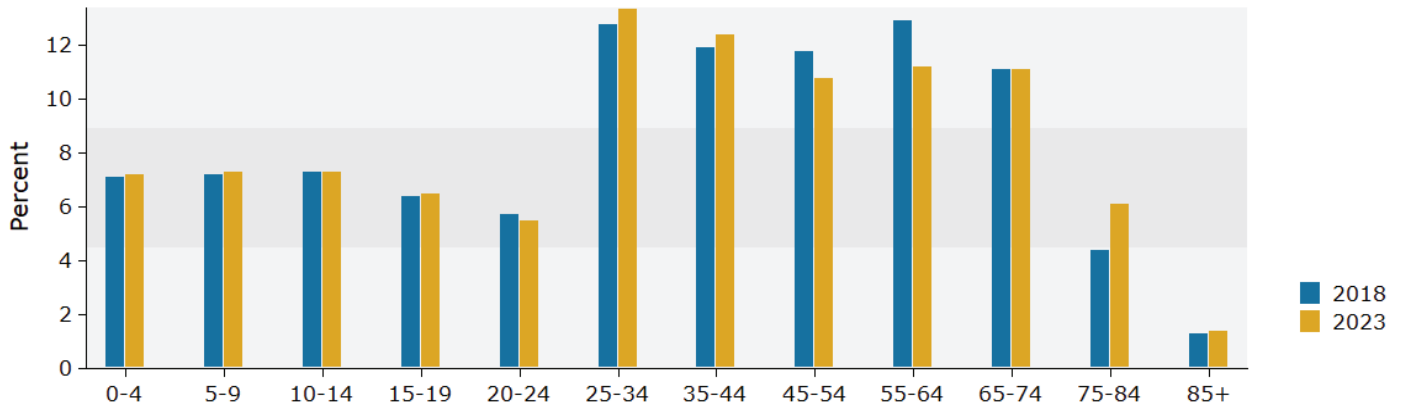
24 Reeds Rd
 24 Reeds Rd, Beaufort, South Carolina, 29907
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 32.44297
 Longitude: -80.63498

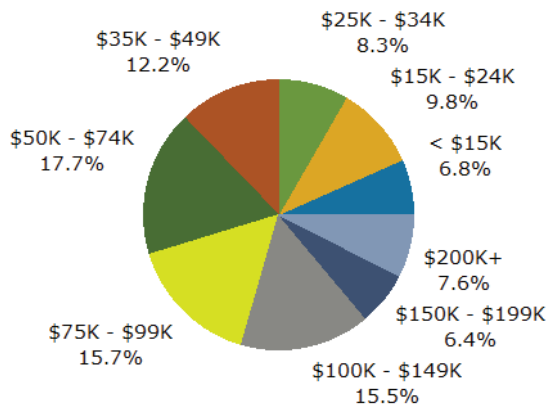
Population		Households	
2010 Total Population	4,633	2018 Median Household Income	\$66,279
2018 Total Population	5,155	2023 Median Household Income	\$76,910
2023 Total Population	5,591	2018-2023 Annual Rate	3.02%
2018-2023 Annual Rate	1.64%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	1,925	100.0%	2,068	100.0%	2,250	100.0%
Occupied	1,756	91.2%	1,977	95.6%	2,149	95.5%
Owner	1,250	64.9%	1,480	71.6%	1,623	72.1%
Renter	506	26.3%	497	24.0%	526	23.4%
Vacant	169	8.8%	91	4.4%	100	4.4%

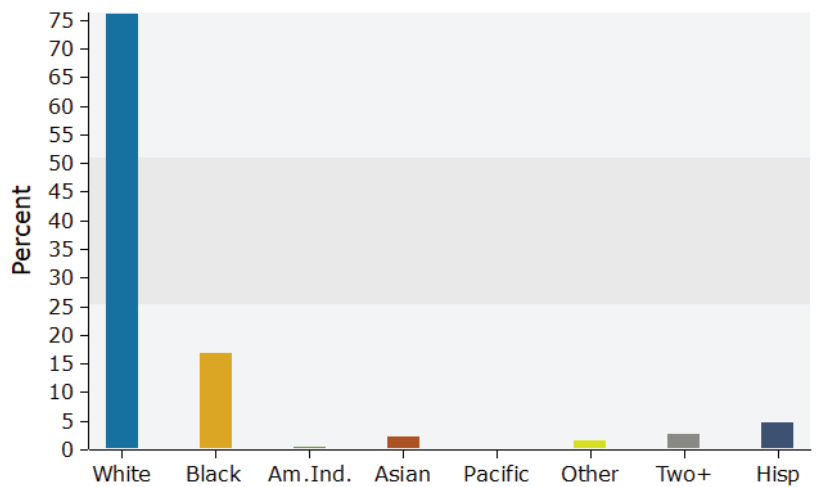
Population by Age



2018 Household Income



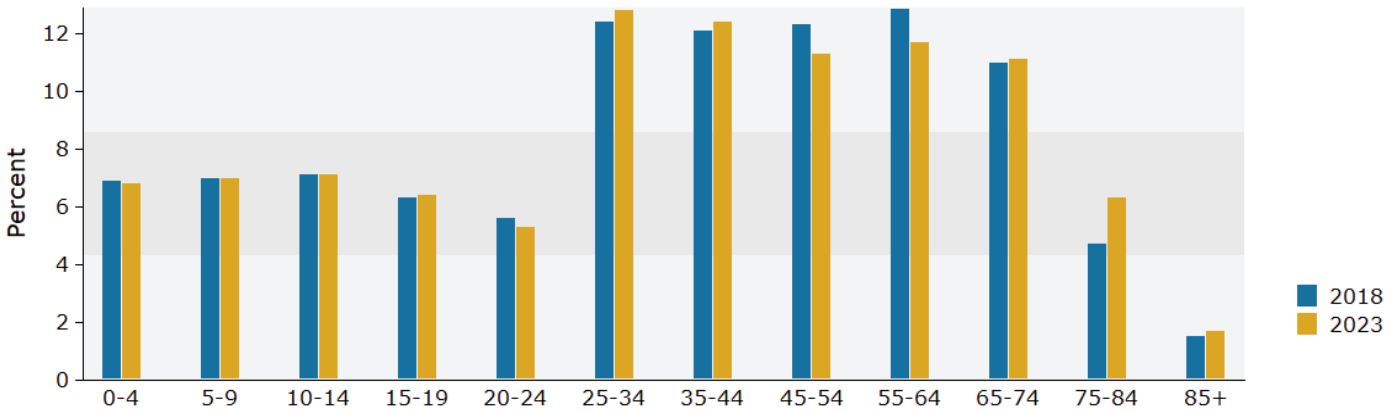
2018 Population by Race



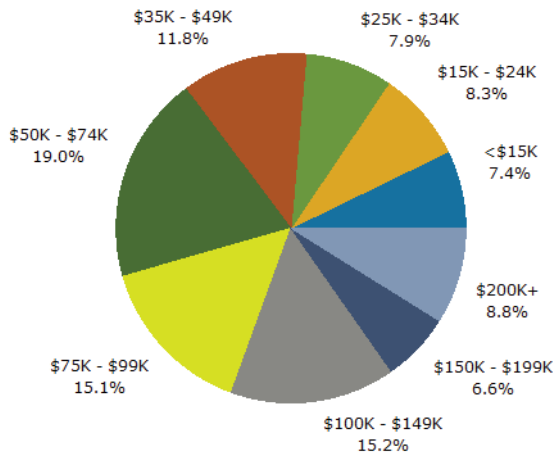
Population		Households	
2010 Total Population	8,424	2018 Median Household Income	\$67,441
2018 Total Population	9,508	2023 Median Household Income	\$77,603
2023 Total Population	10,274	2018-2023 Annual Rate	2.85%
2018-2023 Annual Rate	1.56%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,724	100.0%	4,114	100.0%	4,457	100.0%
Occupied	3,288	88.3%	3,764	91.5%	4,079	91.5%
Owner	2,369	63.6%	2,850	69.3%	3,122	70.0%
Renter	919	24.7%	914	22.2%	957	21.5%
Vacant	436	11.7%	350	8.5%	378	8.5%

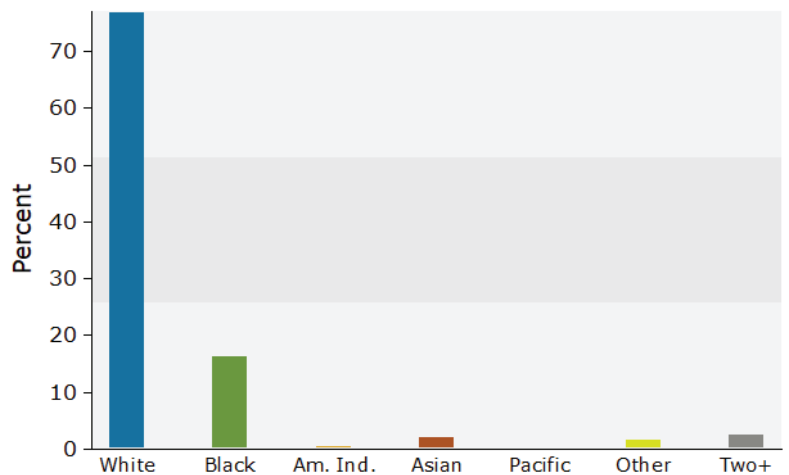
Population by Age



2018 Household Income



2018 Population by Race



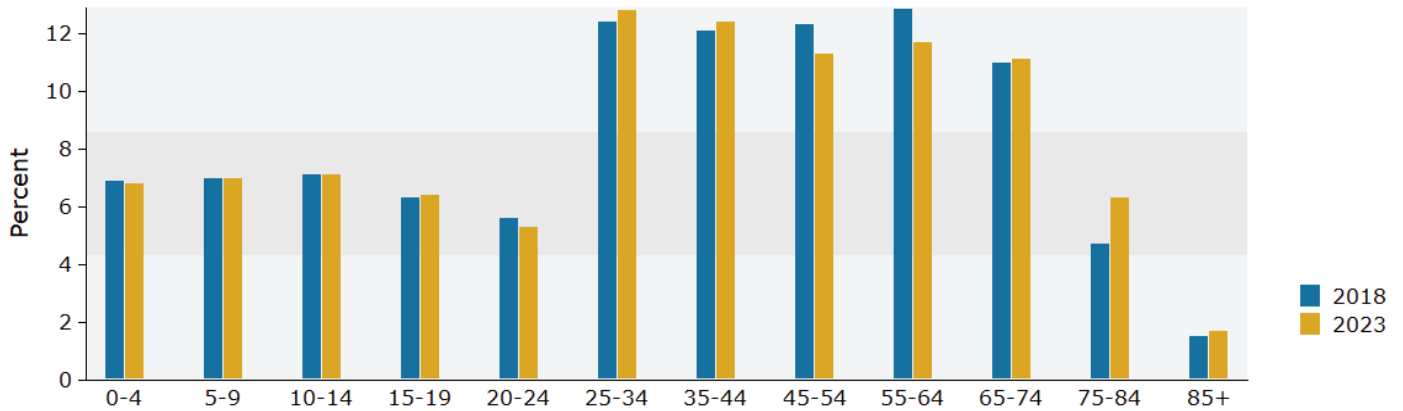
24 Reeds Rd
 24 Reeds Rd, Beaufort, South Carolina, 29907
 Drive Time: 10 minute radius

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 Latitude: 32.44297
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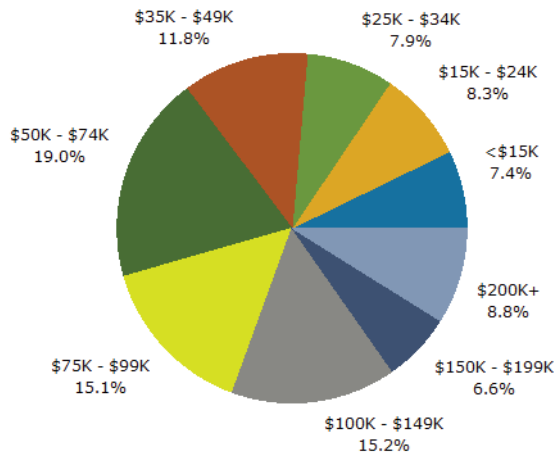
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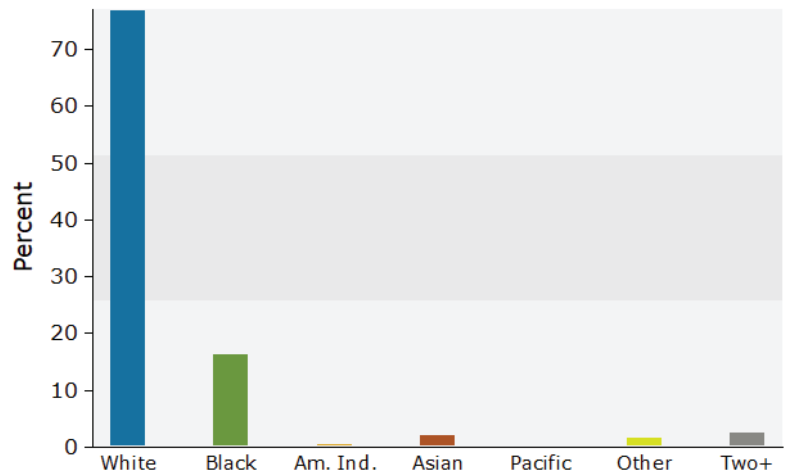
Population by Age



2018 Household Income



2018 Population by Race





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.



CHARTER ONE | COMMERCIAL
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

WWW.CHARTERONEREALTYCOMMERCIAL.COM
MATT@CHARTERONEREALTY.COM