

# COMMERCIAL REAL ESTATE

186 CHEROKEE FARMS RD | BEAUFORT, SC 29906

12,000 Sqft | 6.26 Acres | \$359,000



CHARTERONE | COMMERCIAL  
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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





CHARTERONE | 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.







## 186 CHEROKEE FARMS RD

**\$389,000**

6.26 acres with over 1100 feet of frontage on the main road to Habersham. This property has a 12,000 sq foot warehouse with offices so there are many business opportunities. The zoning is currently rural but the property across the street has been re-zoned to neighborhood center and neighborhood mixed use. Habersham is a thriving Lowcountry community of luxury and mid-priced residences with a downtown commercial district and home to many festivals and events. Easy access to Beaufort, Port Royal, the Marine Corps Air Station and the Bluffton/ Hilton Head area.

**Road access:** Cherokee Farms Rd

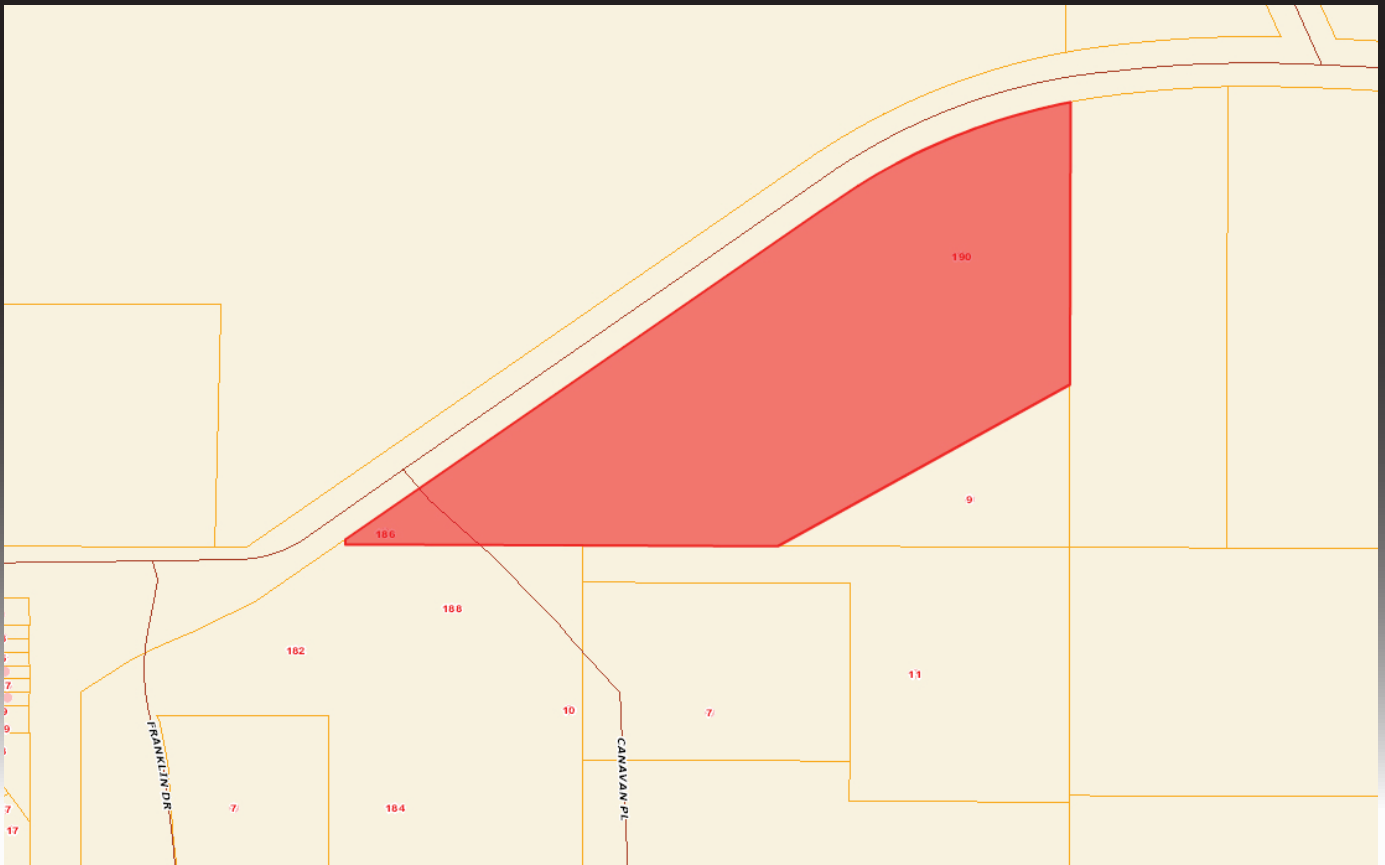
**Zoning:** T2-R Rural

**Zoning Entity:** Beaufort County

**Number of Lots:** 1

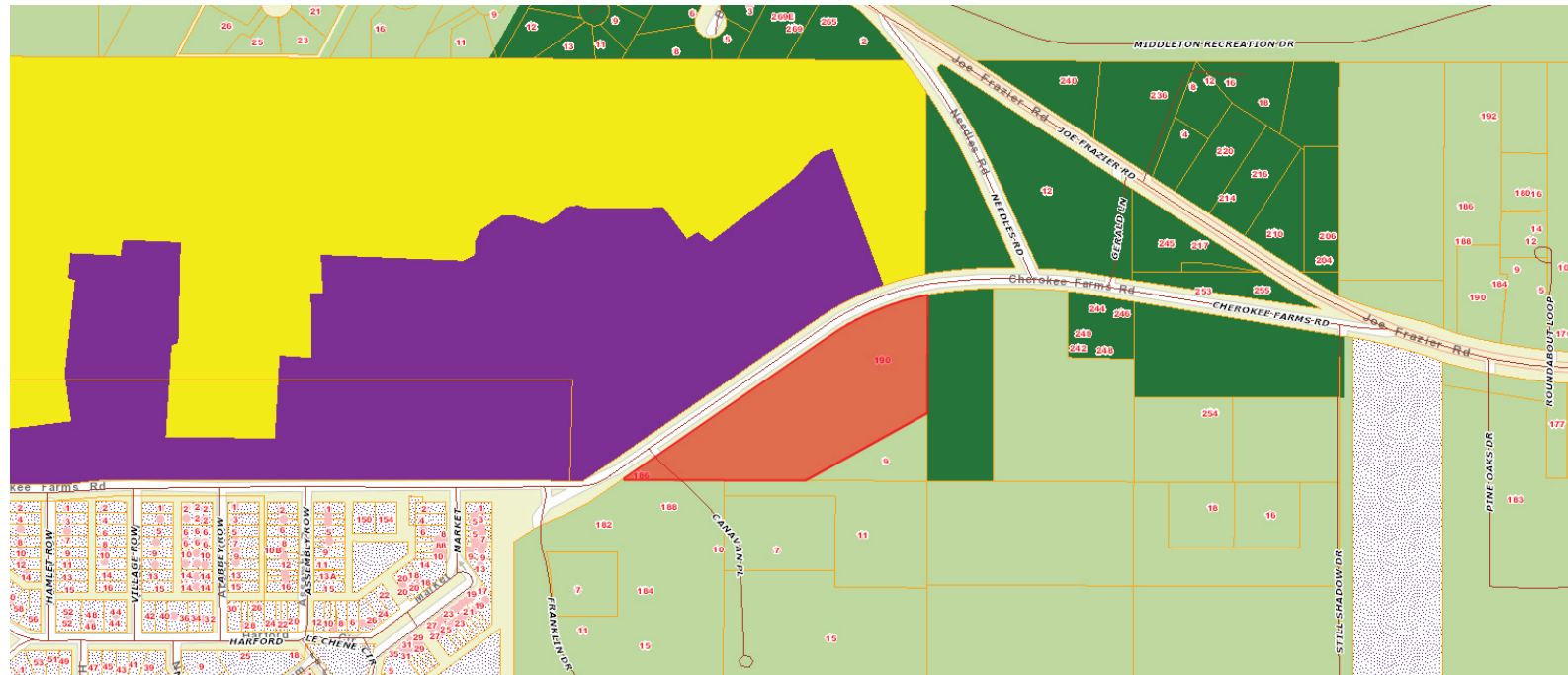






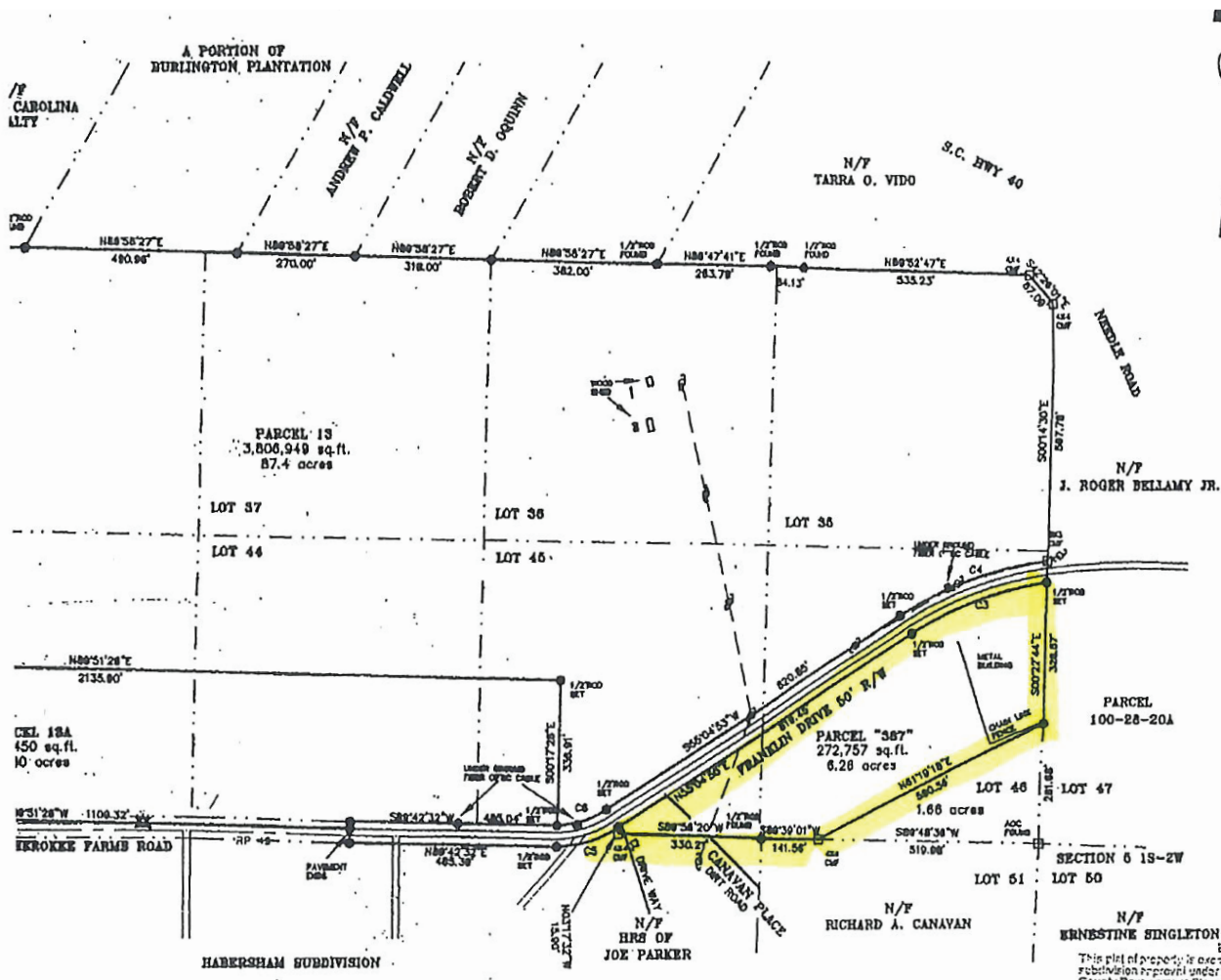


## ZONING: RURAL (T2R) ZONE



The Rural (T2R) Zone is intended to preserve the rural character of Beaufort County. This Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. It may include large lot residential, farms where animals are raised or crops are grown, parks, woodland, grasslands, trails, and open space areas.





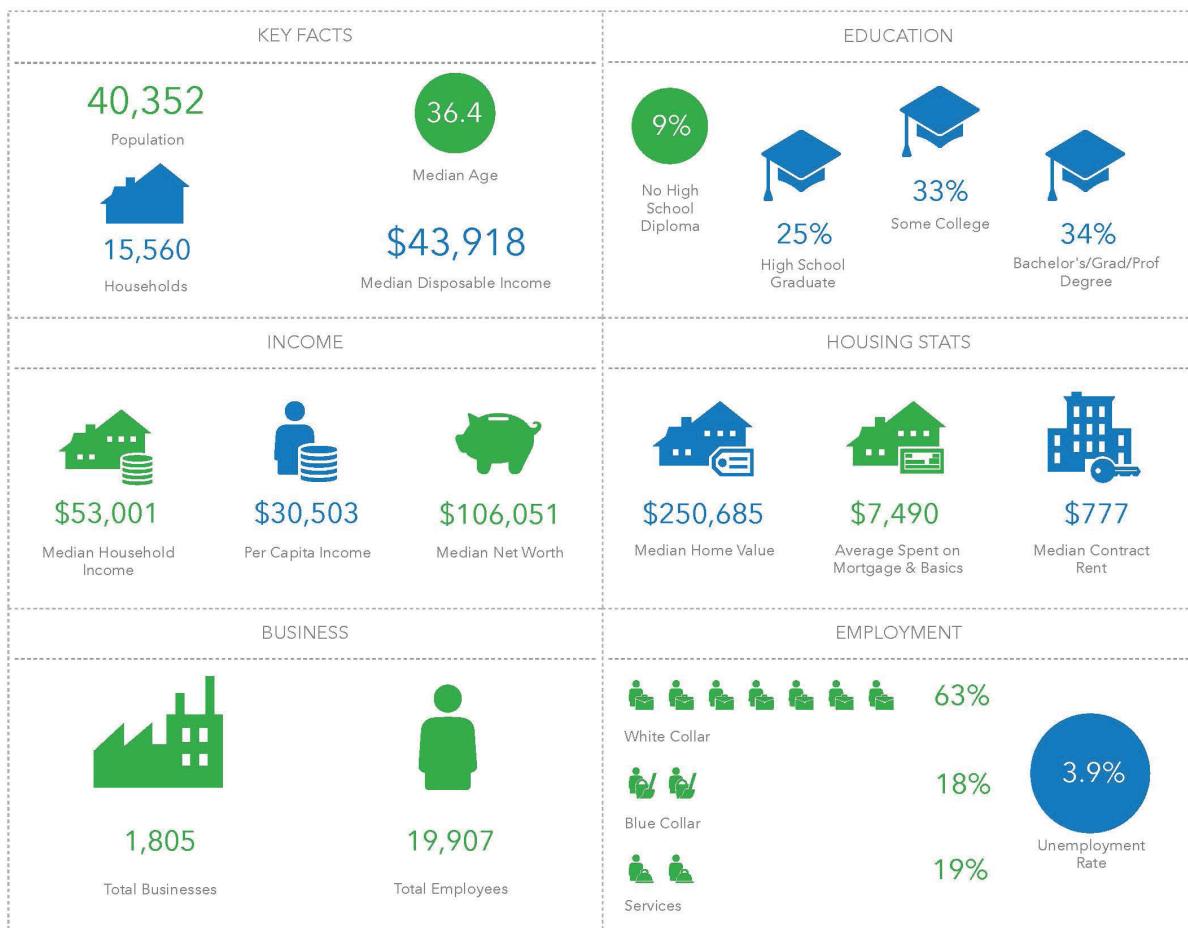
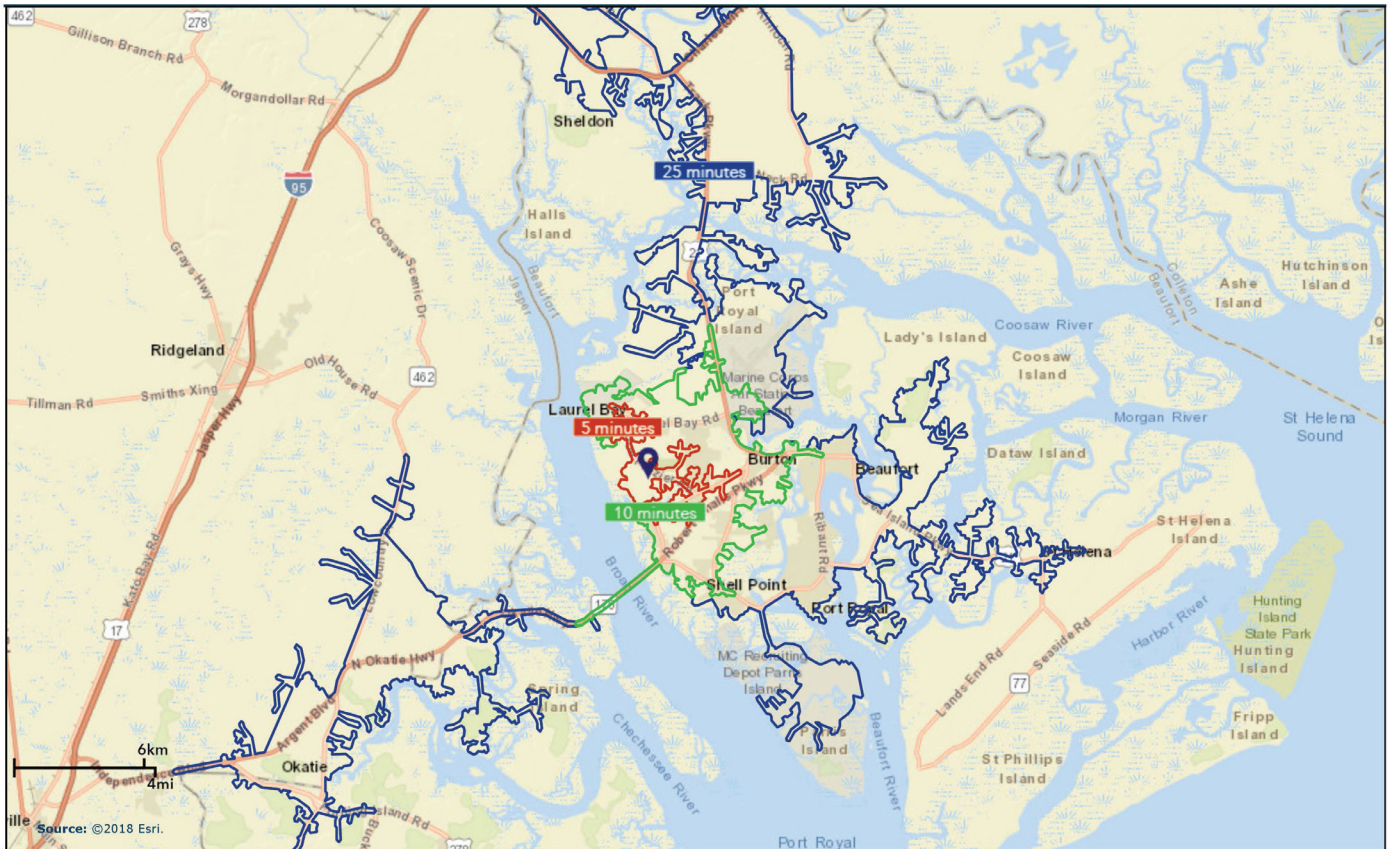
GARY L. RYAN  
 FOLDER # 77 PG 126  
 JAN 19 AM 9:20  
 BEAUFORT COUNTY, S.C.  
 JOHN A. SULLIVAN, JR.  
 COUNTY DEVELOPMENT  
 EXEMPT  
 This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article 1, Division 4-200, Section 4-200.10.  
 Certified by: Melany R. Ryland  
 Date: 1/18/01

BOUNDARY SURVEY  
 PREPARED FOR  
 TIMOTHY RENTZ  
 PORTION OF LOTS 35, 36, 37, 38, 39  
 AND 41, 42, 43, 44, 45, 46 SECTION 5, 1S-2W  
 PORT ROYAL ISLAND  
 BEAUFORT COUNTY SOUTH CAROLINA

DATE 01/01/01 SCALE 1"=200'  
 REVISED DATE 01/10/01 ADDED EASEMENT 30' DIRT DRIVE  
 AND CHANGED ACREAGE  
 REVISED DATE 01/17/01



## DRIVE TIMES & KEY FACTS







## Business Summary

Bellamy Farms

Prepared by Esri

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Bands: 0-5, 5-10, 10-25 minute radii

Longitude: -80.77305

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%	3	0.6%	13	0.3%	3	0.2%	72	0.4%
Mining	0	0.0%	0	0.0%	1	0.2%	2	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	1	0.2%	7	0.1%	2	0.1%	65	0.3%
Construction	9	17.6%	32	9.3%	46	8.7%	246	4.8%	122	6.8%	1,026	5.2%
Manufacturing	2	3.9%	20	5.8%	16	3.0%	122	2.4%	42	2.3%	305	1.5%
Wholesale Trade	0	0.0%	5	1.4%	17	3.2%	154	3.0%	35	1.9%	241	1.2%
Retail Trade	8	15.7%	60	17.4%	90	17.0%	1,584	30.7%	270	15.0%	2,781	14.0%
Motor Vehicle & Parts Dealers	0	0.0%	1	0.3%	18	3.4%	332	6.4%	40	2.2%	745	3.7%
Furniture & Home Furnishings Stores	1	2.0%	3	0.9%	6	1.1%	48	0.9%	16	0.9%	100	0.5%
Electronics & Appliance Stores	0	0.0%	0	0.0%	2	0.4%	7	0.1%	6	0.3%	22	0.1%
Bldg Material & Garden Equipment & Supplies	0	0.0%	4	1.2%	8	1.5%	186	3.6%	20	1.1%	237	1.2%
Food & Beverage Stores	1	2.0%	8	2.3%	10	1.9%	130	2.5%	29	1.6%	518	2.6%
Health & Personal Care Stores	0	0.0%	1	0.3%	6	1.1%	36	0.7%	29	1.6%	206	1.0%
Gasoline Stations	1	2.0%	3	0.9%	3	0.6%	20	0.4%	11	0.6%	57	0.3%
Clothing & Clothing Accessories Stores	1	2.0%	2	0.6%	12	2.3%	48	0.9%	18	1.0%	65	0.3%
Sport Goods, Hobby, Book, & Music Stores	1	2.0%	3	0.9%	5	0.9%	22	0.4%	14	0.8%	39	0.2%
General Merchandise Stores	1	2.0%	29	8.4%	9	1.7%	653	12.7%	14	0.8%	480	2.4%
Miscellaneous Store Retailers	1	2.0%	5	1.4%	11	2.1%	100	1.9%	61	3.4%	258	1.3%
Nonstore Retailers	0	0.0%	0	0.0%	0	0.0%	2	0.0%	10	0.6%	53	0.3%
Transportation & Warehousing	1	2.0%	8	2.3%	11	2.1%	70	1.4%	20	1.1%	236	1.2%
Information	1	2.0%	4	1.2%	13	2.5%	64	1.2%	21	1.2%	151	0.8%
Finance & Insurance	0	0.0%	1	0.3%	12	2.3%	52	1.0%	75	4.2%	388	1.9%
Central Bank/Credit Intermediation & Related	0	0.0%	0	0.0%	6	1.1%	30	0.6%	38	2.1%	257	1.3%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	1	0.2%	1	0.0%	16	0.9%	45	0.2%
Insurance Carriers & Related Activities; Funds, Trusts	0	0.0%	1	0.3%	5	0.9%	21	0.4%	21	1.2%	86	0.4%
Real Estate, Rental & Leasing	4	7.8%	18	5.2%	37	7.0%	133	2.6%	125	6.9%	874	4.4%
Professional, Scientific & Tech Services	3	5.9%	9	2.6%	31	5.9%	140	2.7%	165	9.1%	880	4.4%
Legal Services	0	0.0%	0	0.0%	4	0.8%	16	0.3%	59	3.3%	263	1.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.1%	27	0.1%
Administrative & Support & Waste Management &	2	3.9%	6	1.7%	18	3.4%	128	2.5%	87	4.8%	772	3.9%
Educational Services	1	2.0%	58	16.8%	11	2.1%	331	6.4%	37	2.0%	1,318	6.6%
Health Care & Social Assistance	2	3.9%	7	2.0%	23	4.4%	174	3.4%	222	12.3%	4,914	24.7%
Arts, Entertainment & Recreation	0	0.0%	34	9.9%	5	0.9%	155	3.0%	43	2.4%	551	2.8%
Accommodation & Food Services	2	3.9%	23	6.7%	35	6.6%	802	15.6%	123	6.8%	1,646	8.3%
Accommodation	0	0.0%	0	0.0%	4	0.8%	73	1.4%	14	0.8%	194	1.0%
Food Services & Drinking Places	2	3.9%	23	6.7%	31	5.9%	729	14.1%	109	6.0%	1,452	7.3%
Other Services (except Public Administration)	9	17.6%	33	9.6%	101	19.1%	401	7.8%	225	12.5%	945	4.7%
Automotive Repair & Maintenance	2	3.9%	5	1.4%	20	3.8%	103	2.0%	24	1.3%	109	0.5%
Public Administration	1	2.0%	29	8.4%	35	6.6%	564	10.9%	119	6.6%	2,708	13.6%
Unclassified Establishments	6	11.8%	0	0.0%	23	4.4%	11	0.2%	67	3.7%	9	0.0%
<b>Total</b>	<b>51</b>	<b>100.0%</b>	<b>345</b>	<b>100.0%</b>	<b>528</b>	<b>100.0%</b>	<b>5,152</b>	<b>100.0%</b>	<b>1,805</b>	<b>100.0%</b>	<b>19,907</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.





## Population Data

Bellamy Farms

Prepared by Esri

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 0 - 5 minute radius

Longitude: -80.77305

### Summary

### Census 2010

### 2018

### 2023

Population	2,319	2,547	2,767
Households	850	951	1,038
Families	600	659	714
Average Household Size	2.73	2.68	2.66
Owner Occupied Housing Units	477	585	653
Renter Occupied Housing Units	373	366	384
Median Age	31.0	33.1	34.5

Bellamy Farms

Prepared by Esri

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 5 - 10 minute radius

Longitude: -80.77305

### Summary

### Census 2010

### 2018

### 2023

Population	15,863	18,365	20,026
Households	5,786	6,825	7,494
Families	4,248	4,907	5,348
Average Household Size	2.72	2.67	2.65
Owner Occupied Housing Units	2,639	3,420	3,862
Renter Occupied Housing Units	3,147	3,404	3,632
Median Age	26.9	28.6	29.0

Bellamy Farms

Prepared by Esri

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 10 - 25 minute radius

Longitude: -80.77305

### Summary

### Census 2010

### 2018

### 2023

Population	34,591	40,352	44,076
Households	12,895	15,560	17,192
Families	8,618	10,217	11,226
Average Household Size	2.40	2.36	2.35
Owner Occupied Housing Units	8,183	10,685	11,930
Renter Occupied Housing Units	4,712	4,875	5,262
Median Age	34.1	36.4	37.6



## Housing Profile

Bellamy Farms

Prepared by Esri

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 0 - 5 minute radius

Longitude: -80.77305

### Population

### Households

2010 Total Population	2,319	2018 Median Household Income	\$51,356
2018 Total Population	2,547	2023 Median Household Income	\$58,118
2023 Total Population	2,767	2018-2023 Annual Rate	2.50%
2018-2023 Annual Rate	1.67%		

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 5 - 10 minute radius

Longitude: -80.77305

### Population

### Households

2010 Total Population	15,863	2018 Median Household Income	\$47,489
2018 Total Population	18,365	2023 Median Household Income	\$52,562
2023 Total Population	20,026	2018-2023 Annual Rate	2.05%
2018-2023 Annual Rate	1.75%		

186 Cherokee Farms Rd, Beaufort, South Carolina, 29906

Latitude: 32.42978

Drive Time Band: 10 - 25 minute radius

Longitude: -80.77305

### Population

### Households

2010 Total Population	34,591	2018 Median Household Income	\$53,001
2018 Total Population	40,352	2023 Median Household Income	\$59,768
2023 Total Population	44,076	2018-2023 Annual Rate	2.43%
2018-2023 Annual Rate	1.78%		





## 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.



CHARTERONE | COMMERCIAL  
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

WWW.CHARTERONEREALTYCOMMERCIAL.COM  
MATT@CHARTERONEREALTY.COM