

COMMERCIAL REAL ESTATE

1214 KING STREET | BEAUFORT, SC 29902

.19 Acres | 2,994 SqFt | \$500,000



CHARTERONE | COMMERCIAL
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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MICHAEL MARK | MMARK@CCIM.NET | 843.812.6023



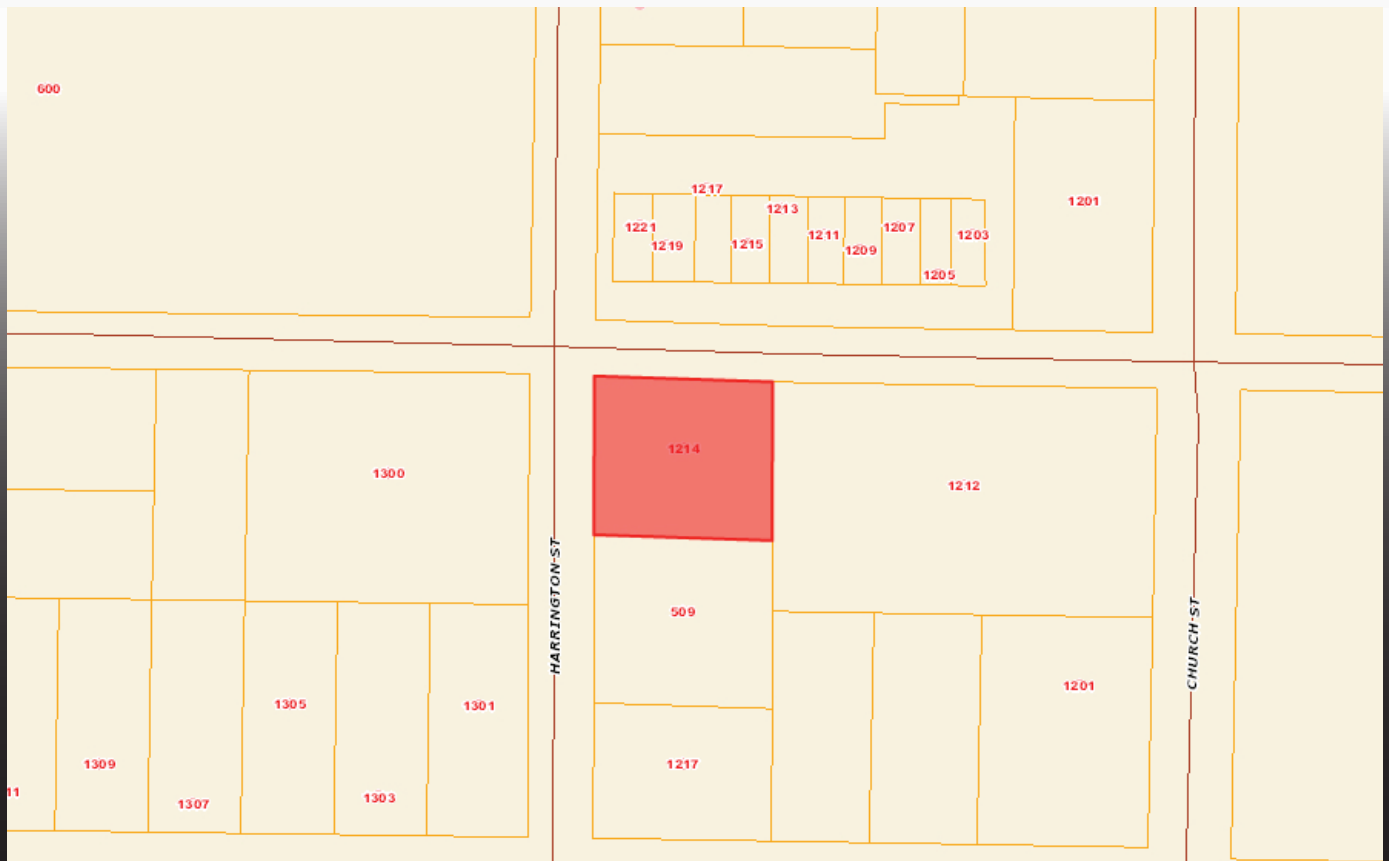
CHARTERONE | COMMERCIAL
REALTY



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.



1214 KING STREET

\$550,000

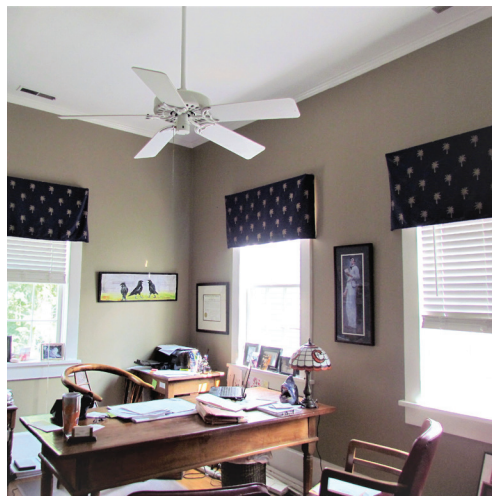
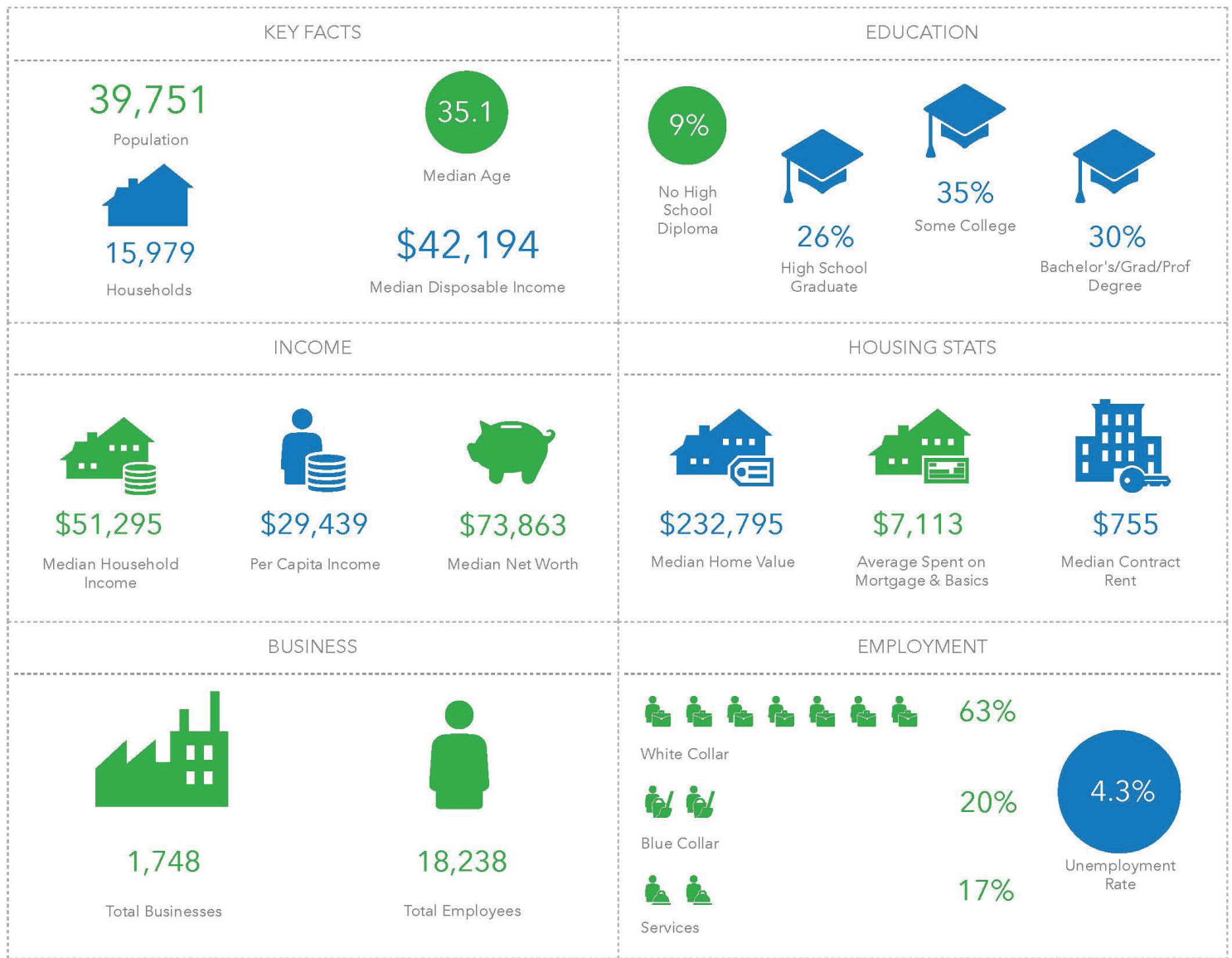
Historic building in downtown Beaufort SC that has been converted to an office building. Owners would consider sale with leaseback option of up to 2 years. Two additional outbuildings are also currently leased with solid tenants. Good parking on site. Near multiple other offices, the core business district, residential and short-term rentals. Consists of 3 buildings: 1 2-story and 2 one-story. Current financial information available.

Road access: Corner of King and Harrison Streets

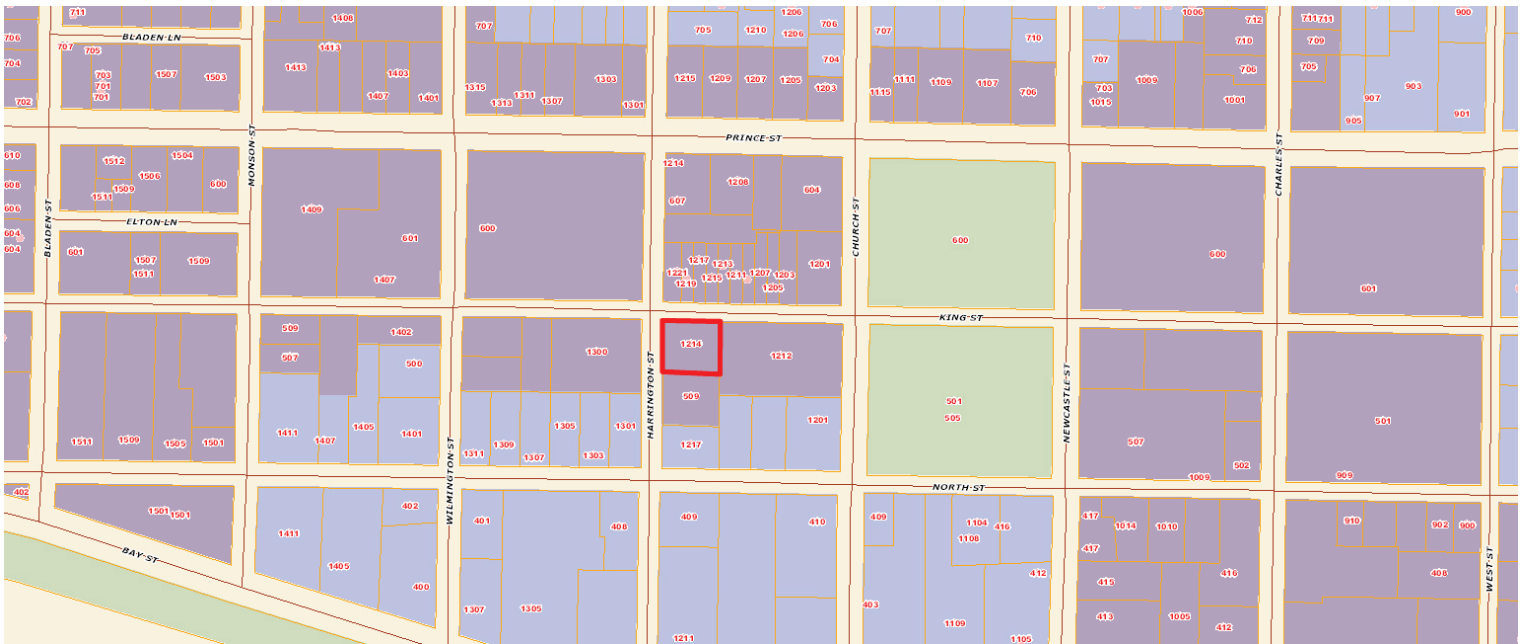
Zoning: T4-N

Zoning Entity: Beaufort City



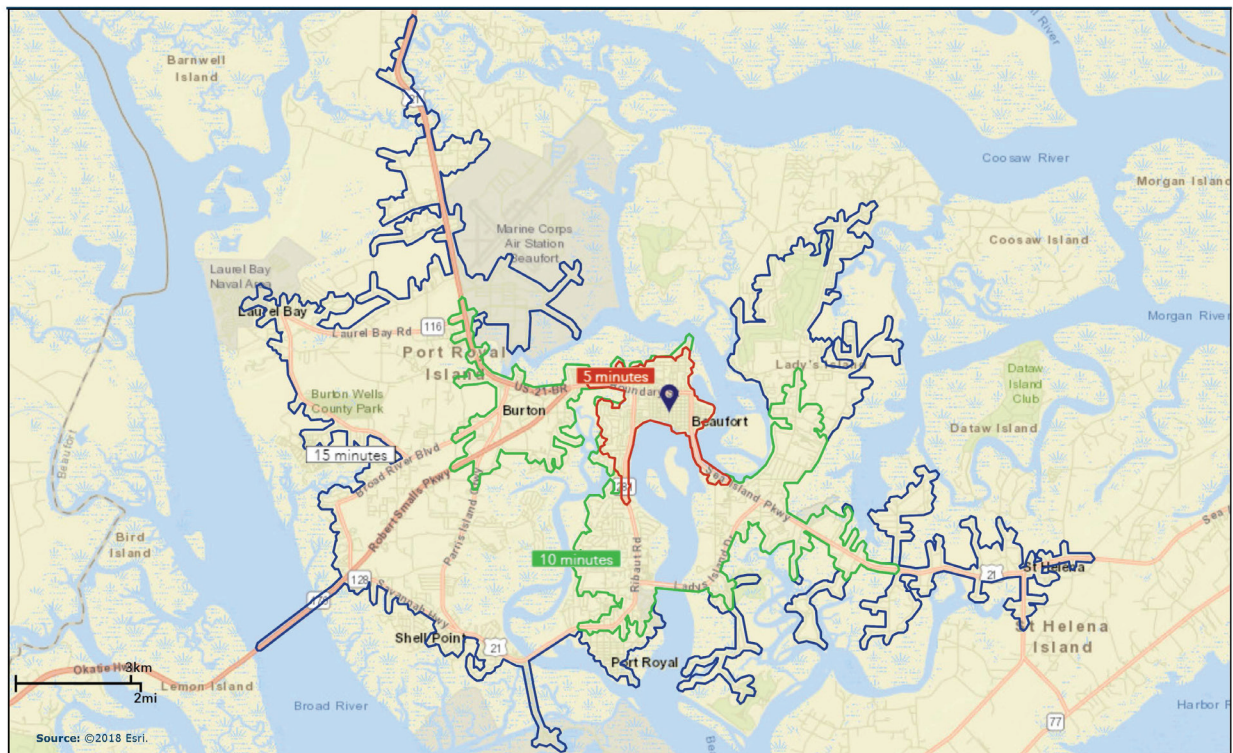


ZONING INFORMATION



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.





Business Summary

1214 King Street

Prepared by Esri

1214 King St, Beaufort, South Carolina, 29902

Latitude: 32.43443

Drive Time: 5, 10, 15 minute radii

Longitude: -80.67609

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%	1	0.0%	3	0.2%	31	0.2%
Mining	0	0.0%	0	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	15	3.1%	95	2.2%	55	4.4%	321	2.5%	107	6.1%	605	3.3%
Manufacturing	11	2.3%	38	0.9%	27	2.2%	117	0.9%	39	2.2%	242	1.3%
Wholesale Trade	6	1.2%	57	1.3%	22	1.8%	159	1.2%	30	1.7%	269	1.5%
Retail Trade	67	13.8%	323	7.5%	188	15.1%	1,903	14.5%	259	14.8%	2,781	15.2%
Motor Vehicle & Parts Dealers	2	0.4%	7	0.2%	23	1.8%	341	2.6%	29	1.7%	389	2.1%
Furniture & Home Furnishings Stores	5	1.0%	25	0.6%	10	0.8%	56	0.4%	14	0.8%	85	0.5%
Electronics & Appliance Stores	2	0.4%	4	0.1%	5	0.4%	20	0.2%	6	0.3%	23	0.1%
Bldg Material & Garden Equipment & Supplies	3	0.6%	13	0.3%	13	1.0%	228	1.7%	17	1.0%	284	1.6%
Food & Beverage Stores	6	1.2%	52	1.2%	18	1.4%	269	2.1%	26	1.5%	403	2.2%
Health & Personal Care Stores	3	0.6%	12	0.3%	19	1.5%	133	1.0%	24	1.4%	168	0.9%
Gasoline Stations	0	0.0%	2	0.0%	7	0.6%	36	0.3%	10	0.6%	57	0.3%
Clothing & Clothing Accessories Stores	10	2.1%	44	1.0%	18	1.4%	71	0.5%	29	1.7%	108	0.6%
Sport Goods, Hobby, Book, & Music Stores	6	1.2%	13	0.3%	11	0.9%	30	0.2%	15	0.9%	46	0.3%
General Merchandise Stores	3	0.6%	41	1.0%	14	1.1%	491	3.8%	21	1.2%	897	4.9%
Miscellaneous Store Retailers	26	5.3%	107	2.5%	47	3.8%	217	1.7%	63	3.6%	310	1.7%
Nonstore Retailers	1	0.2%	4	0.1%	2	0.2%	11	0.1%	3	0.2%	12	0.1%
Transportation & Warehousing	4	0.8%	68	1.6%	12	1.0%	208	1.6%	23	1.3%	288	1.6%
Information	10	2.1%	90	2.1%	24	1.9%	160	1.2%	29	1.7%	186	1.0%
Finance & Insurance	25	5.1%	132	3.1%	65	5.2%	336	2.6%	72	4.1%	375	2.1%
Central Bank/Credit Intermediation & Related	12	2.5%	79	1.8%	32	2.6%	209	1.6%	35	2.0%	235	1.3%
Securities, Commodity Contracts & Other Financial	5	1.0%	17	0.4%	11	0.9%	32	0.2%	12	0.7%	37	0.2%
Insurance Carriers & Related Activities; Funds, Trusts	8	1.6%	36	0.8%	23	1.8%	94	0.7%	25	1.4%	102	0.6%
Real Estate, Rental & Leasing	34	7.0%	306	7.1%	78	6.3%	510	3.9%	115	6.6%	651	3.6%
Professional, Scientific & Tech Services	69	14.2%	278	6.5%	133	10.7%	600	4.6%	167	9.6%	740	4.1%
Legal Services	37	7.6%	150	3.5%	56	4.5%	241	1.8%	59	3.4%	255	1.4%
Management of Companies & Enterprises	0	0.0%	1	0.0%	1	0.1%	23	0.2%	1	0.1%	25	0.1%
Administrative & Support & Waste Management &	14	2.9%	110	2.6%	41	3.3%	261	2.0%	65	3.7%	454	2.5%
Educational Services	8	1.6%	385	8.9%	20	1.6%	847	6.5%	30	1.7%	1,168	6.4%
Health Care & Social Assistance	30	6.2%	290	6.7%	128	10.3%	2,780	21.2%	184	10.5%	4,135	22.7%
Arts, Entertainment & Recreation	11	2.3%	61	1.4%	26	2.1%	244	1.9%	34	1.9%	396	2.2%
Accommodation & Food Services	42	8.6%	534	12.4%	108	8.7%	1,752	13.4%	131	7.5%	2,038	11.2%
Accommodation	8	1.6%	80	1.9%	15	1.2%	208	1.6%	17	1.0%	229	1.3%
Food Services & Drinking Places	34	7.0%	453	10.5%	93	7.5%	1,544	11.8%	114	6.5%	1,809	9.9%
Other Services (except Public Administration)	62	12.7%	277	6.4%	164	13.2%	731	5.6%	257	14.7%	1,085	5.9%
Automotive Repair & Maintenance	4	0.8%	28	0.7%	19	1.5%	109	0.8%	30	1.7%	151	0.8%
Public Administration	66	13.6%	1,258	29.2%	113	9.1%	2,131	16.3%	144	8.2%	2,748	15.1%
Unclassified Establishments	13	2.7%	0	0.0%	37	3.0%	7	0.1%	58	3.3%	12	0.1%
Total	487	100.0%	4,303	100.0%	1,245	100.0%	13,093	100.0%	1,748	100.0%	18,238	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.												



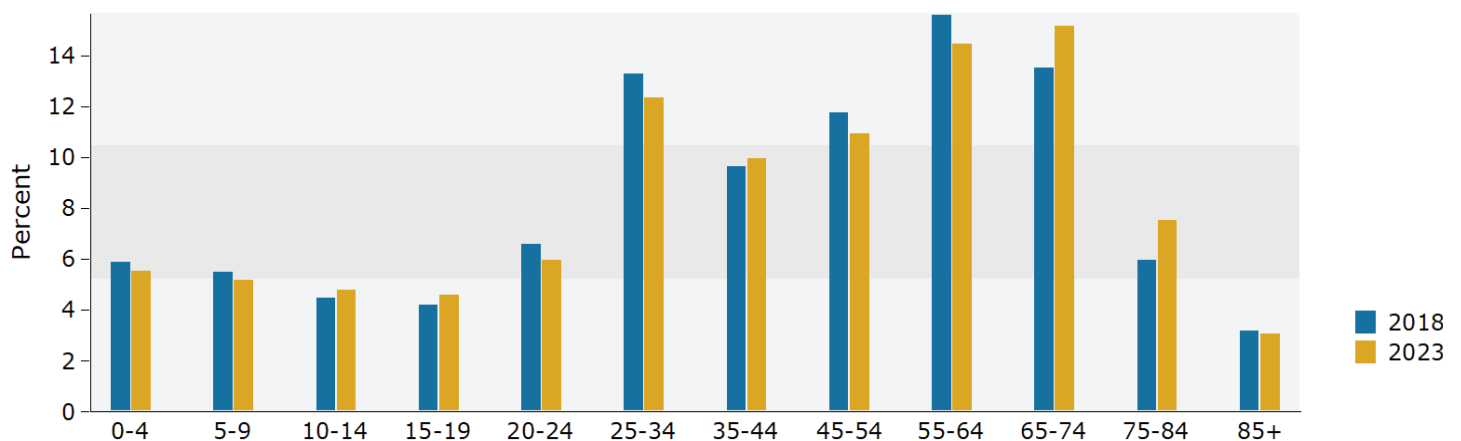
Population Data

1214 King Street
1214 King St, Beaufort, South Carolina, 29902
Drive Time: 5 minute radius

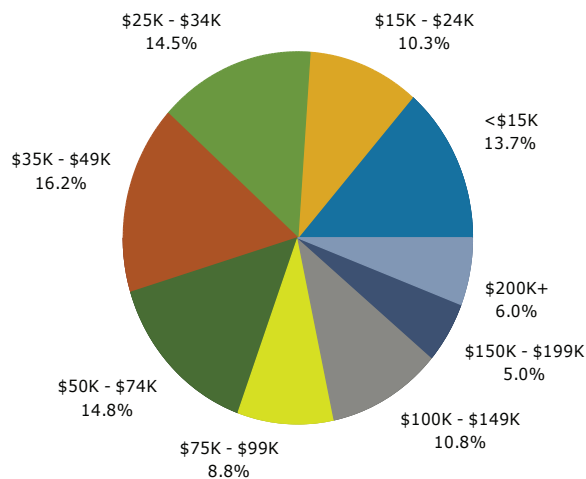
Prepared by Esri
Latitude: 32.43443
Longitude: -80.67609

Summary	Census 2010	2018	2023
Population	3,390	3,643	3,875
Households	1,505	1,646	1,762
Families	810	857	907
Average Household Size	2.14	2.11	2.10
Owner Occupied Housing Units	825	1,004	1,088
Renter Occupied Housing Units	680	642	674
Median Age	41.7	45.3	46.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.24%	1.25%	0.83%
Households	1.37%	1.26%	0.79%
Families	1.14%	1.13%	0.71%
Owner HHs	1.62%	1.37%	1.16%
Median Household Income	3.14%	2.16%	2.50%

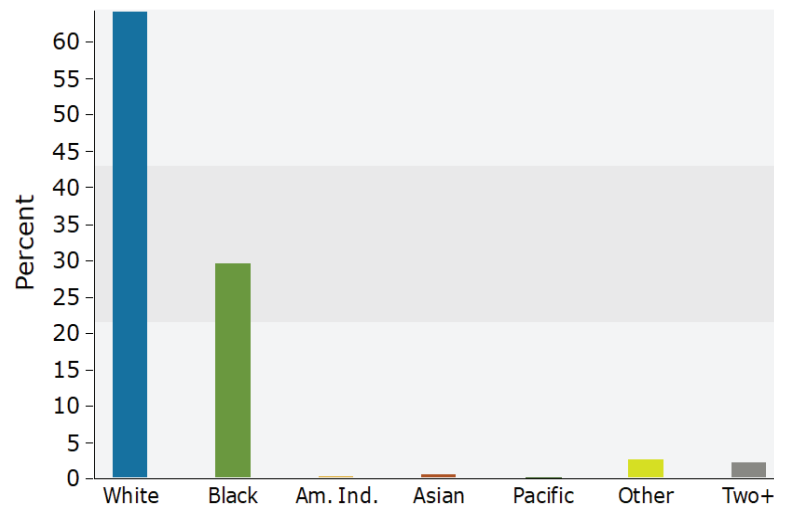
Population by Age



2018 Household Income



2018 Population by Race





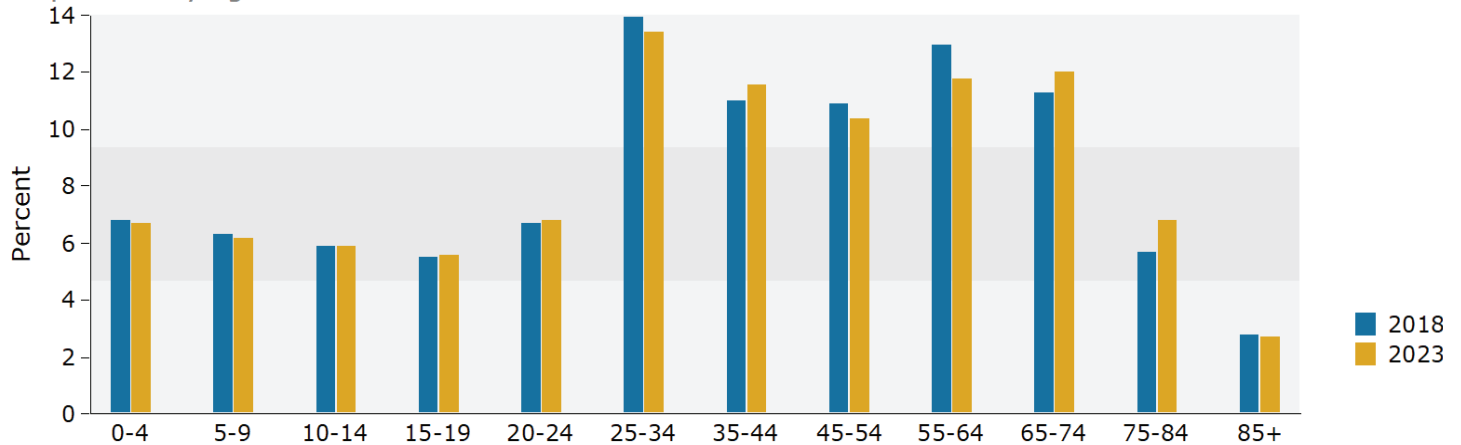
Population Data

1214 King Street
1214 King St, Beaufort, South Carolina, 29902
Drive Time: 10 minute radius

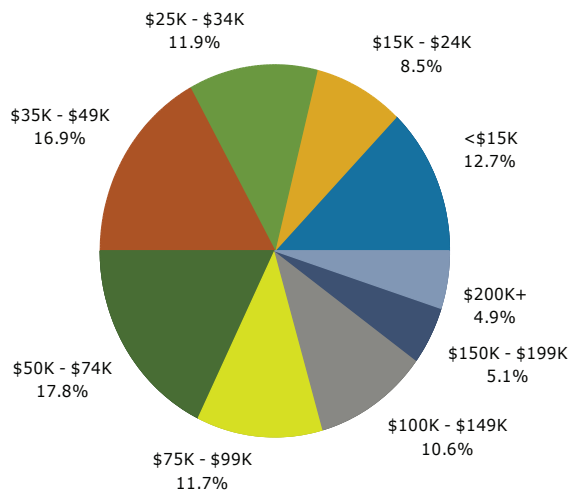
Prepared by Esri
Latitude: 32.43443
Longitude: -80.67609

Summary	Census 2010	2018	2023
Population	13,713	15,157	16,352
Households	5,772	6,475	7,017
Families	3,509	3,849	4,139
Average Household Size	2.29	2.26	2.26
Owner Occupied Housing Units	3,148	3,920	4,323
Renter Occupied Housing Units	2,624	2,554	2,695
Median Age	37.5	39.1	39.4
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.53%	1.25%	0.83%
Households	1.62%	1.26%	0.79%
Families	1.46%	1.13%	0.71%
Owner HHs	1.98%	1.37%	1.16%
Median Household Income	2.27%	2.16%	2.50%

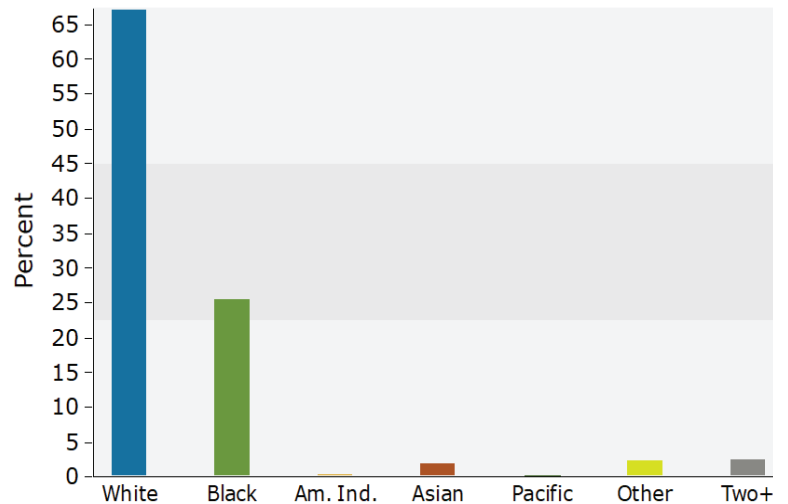
Population by Age



2018 Household Income



2018 Population by Race





Population Data

1214 King Street

1214 King St, Beaufort, South Carolina, 29902

Drive Time: 15 minute radius

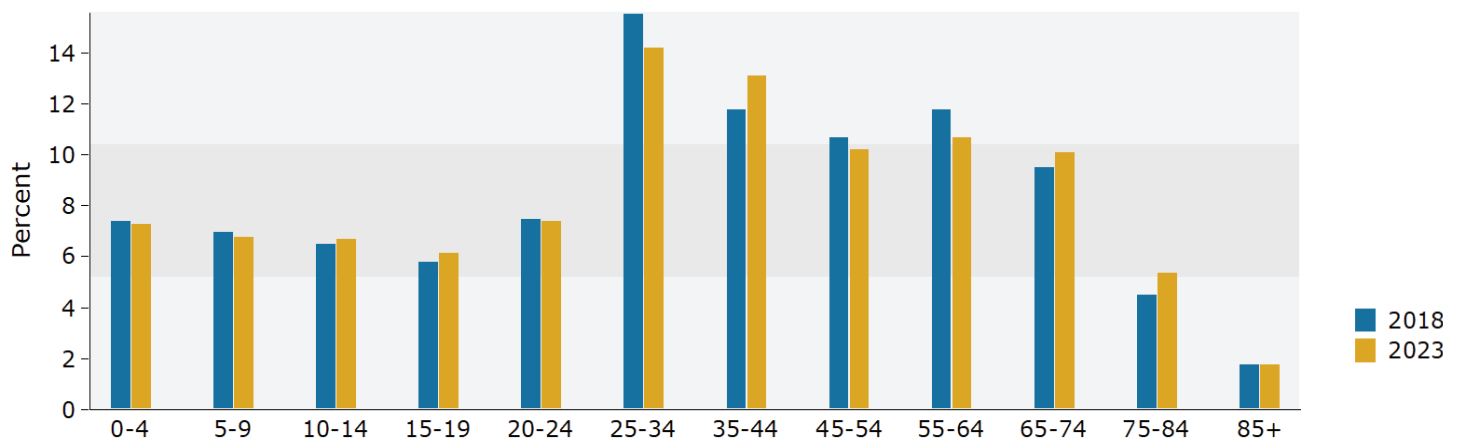
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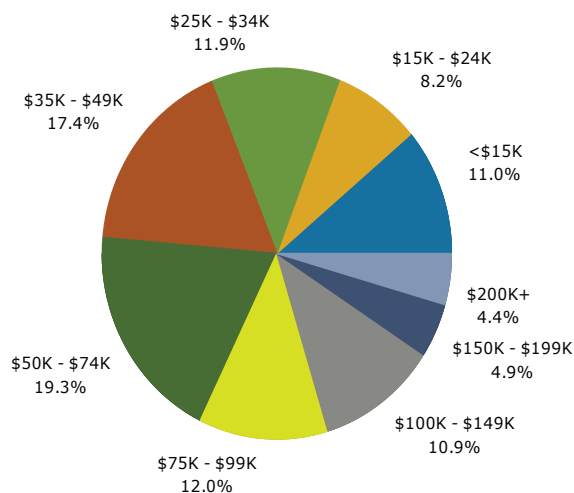
Longitude: -80.67609

Summary	Census 2010	2018	2023
Population	35,400	39,751	43,197
Households	14,021	15,979	17,449
Families	9,237	10,329	11,206
Average Household Size	2.45	2.42	2.42
Owner Occupied Housing Units	8,105	10,025	11,154
Renter Occupied Housing Units	5,916	5,954	6,294
Median Age	33.7	35.1	36.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.68%	1.25%	0.83%
Households	1.78%	1.26%	0.79%
Families	1.64%	1.13%	0.71%
Owner HHs	2.16%	1.37%	1.16%
Median Household Income	2.18%	2.16%	2.50%

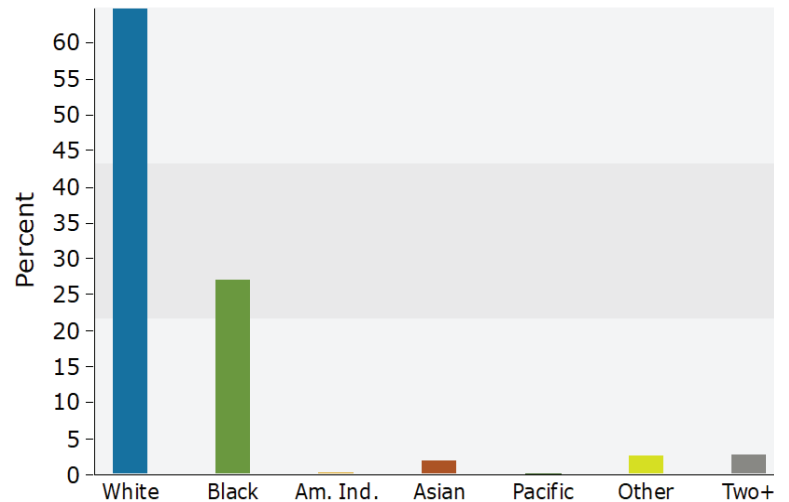
Population by Age



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.



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