

COMMERCIAL REAL ESTATE

69 MERIDIAN ROAD | BEAUFORT, SC 29907

Corner Lot | 1.6 Acres | \$500,000



CHARTERONE COMMERCIAL
REALTY

INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

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MICHAEL MARK | MMARK@CCIM.NET | 843.812.6023



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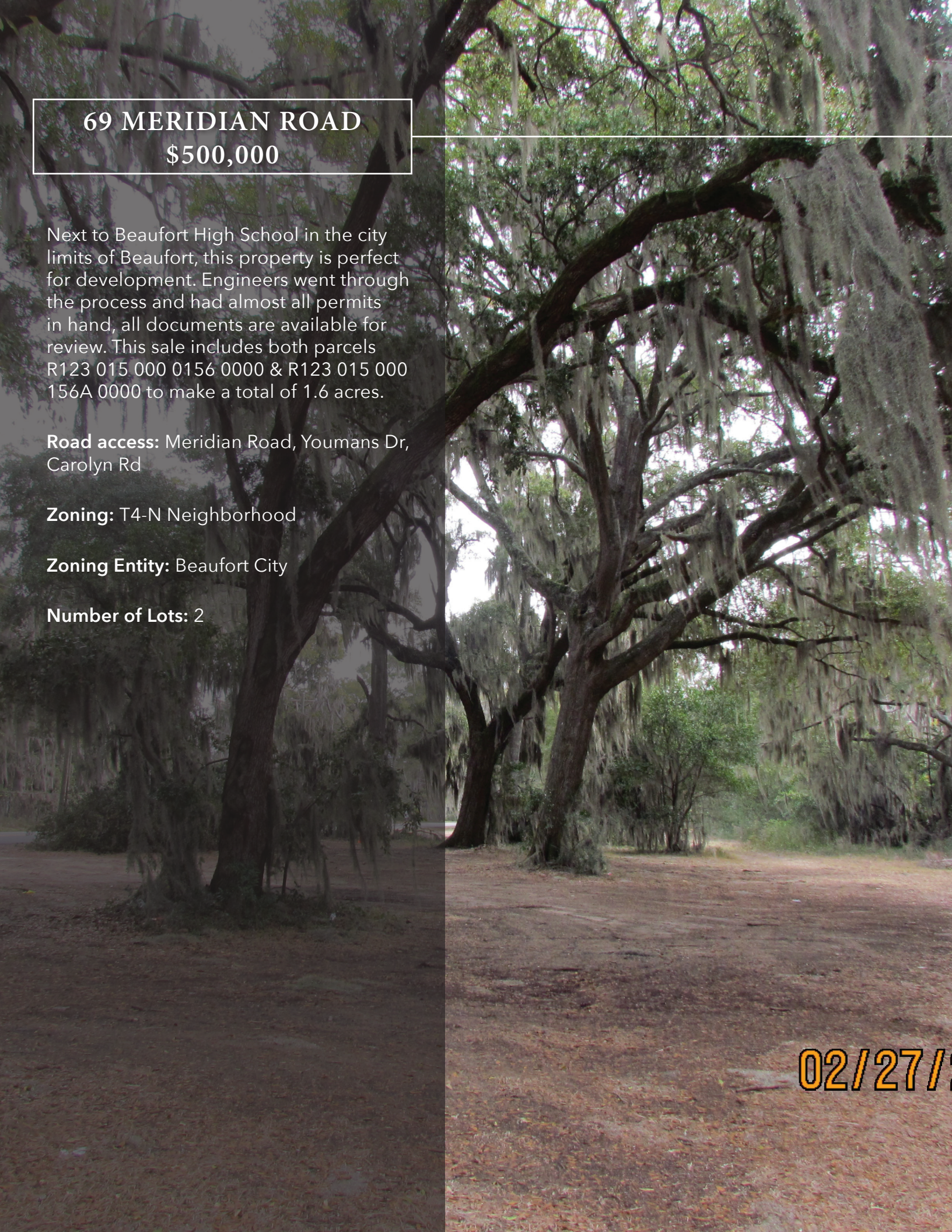


ONE COMPANY | ONE VISION | ONE MISSION

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.





69 MERIDIAN ROAD

\$500,000

Next to Beaufort High School in the city limits of Beaufort, this property is perfect for development. Engineers went through the process and had almost all permits in hand, all documents are available for review. This sale includes both parcels R123 015 000 0156 0000 & R123 015 000 156A 0000 to make a total of 1.6 acres.

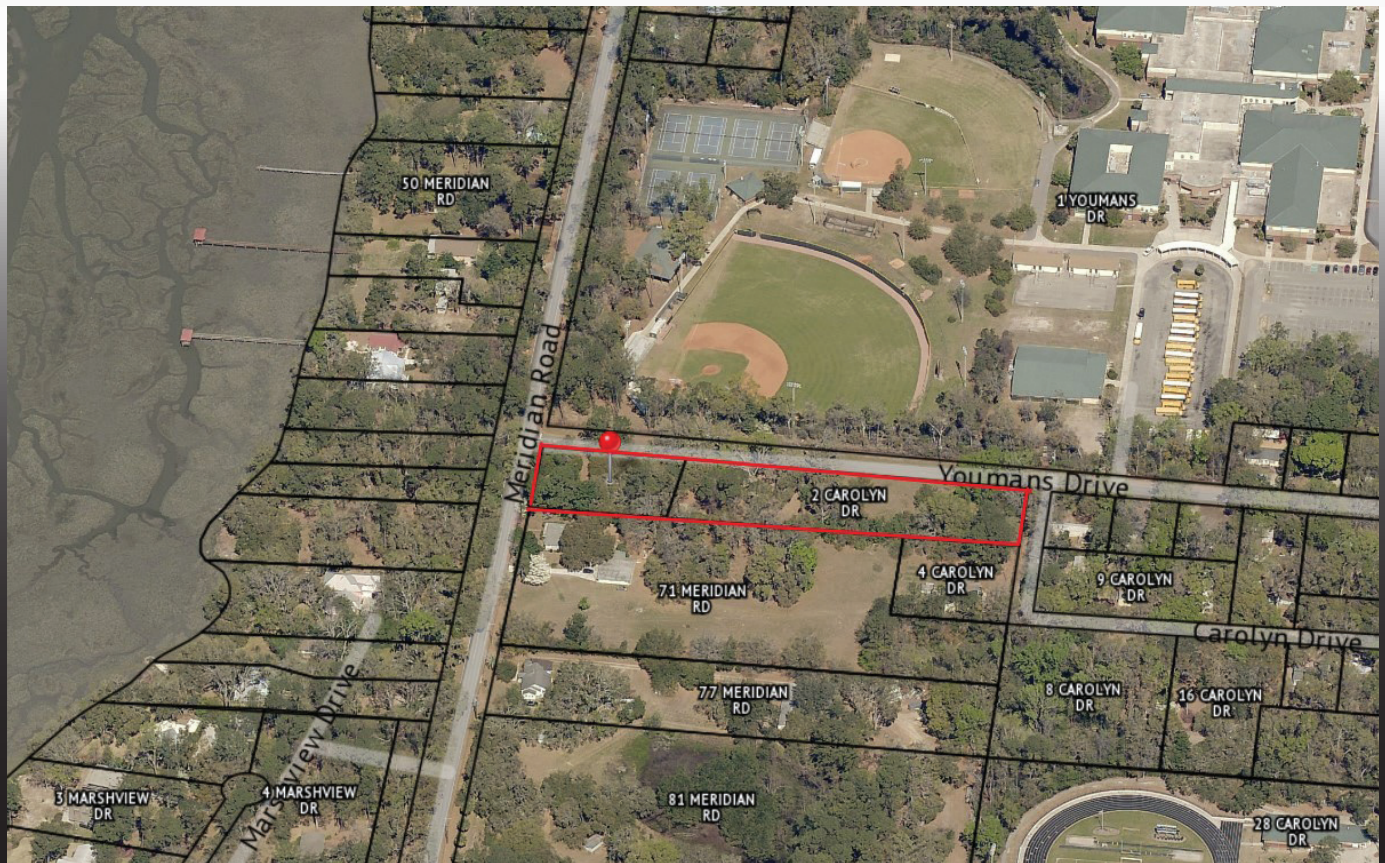
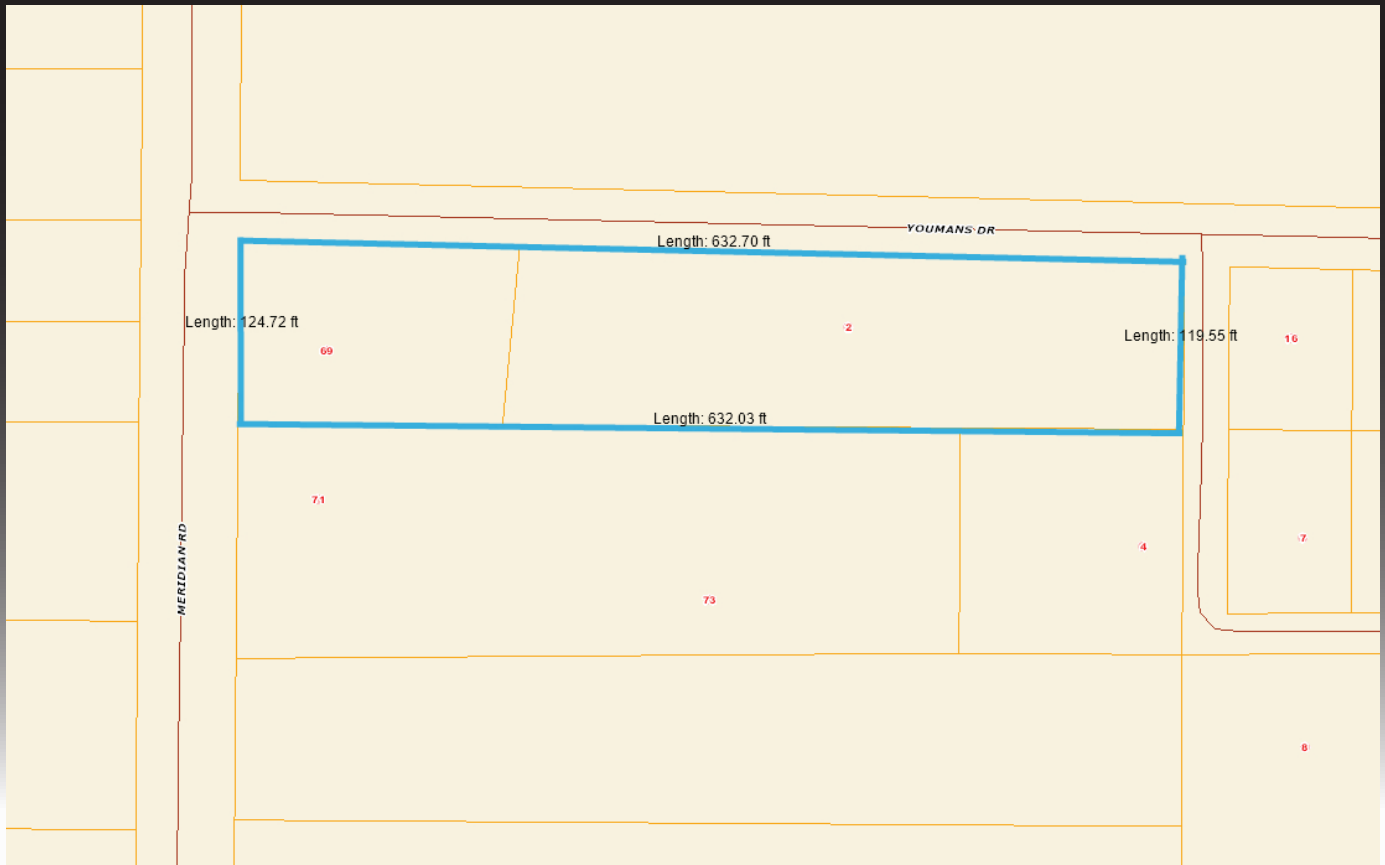
Road access: Meridian Road, Youmans Dr, Carolyn Rd

Zoning: T4-N Neighborhood

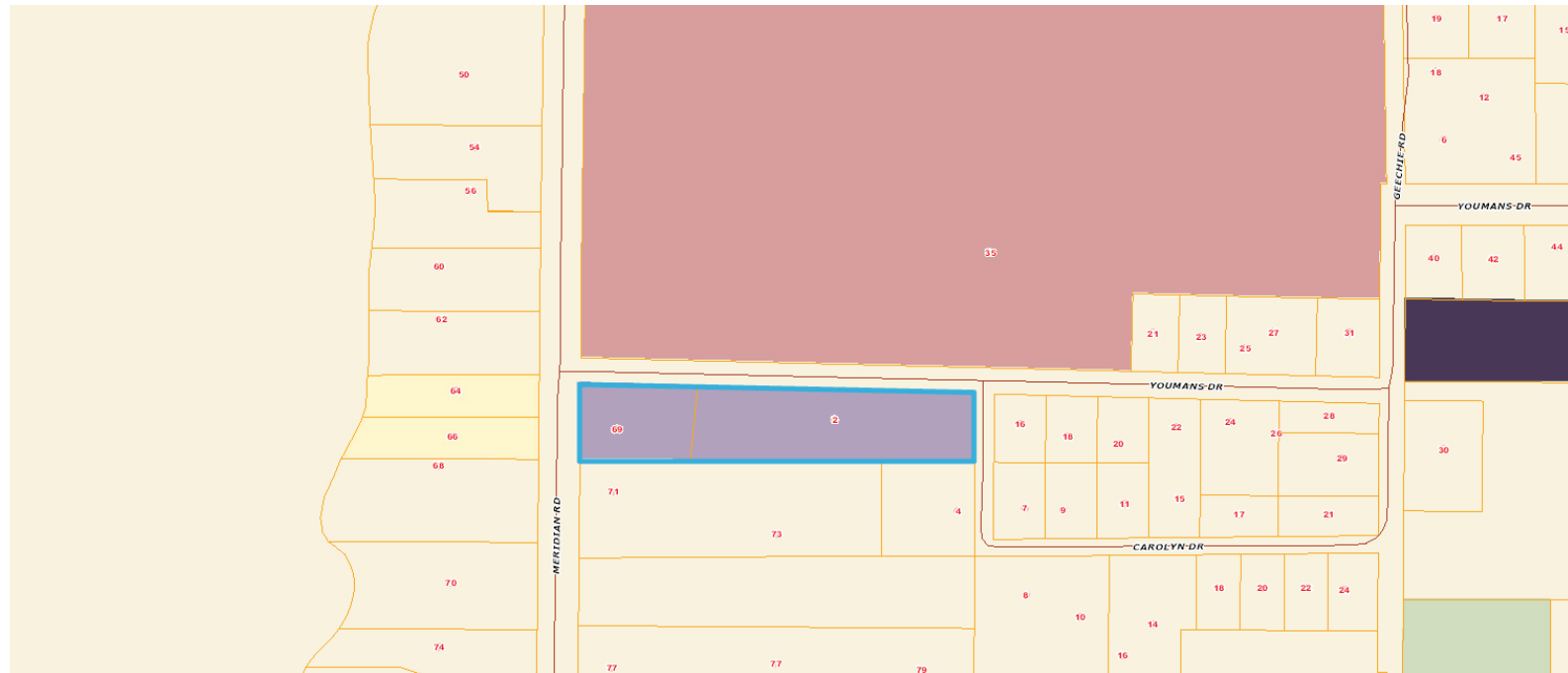
Zoning Entity: Beaufort City

Number of Lots: 2

02/27/17

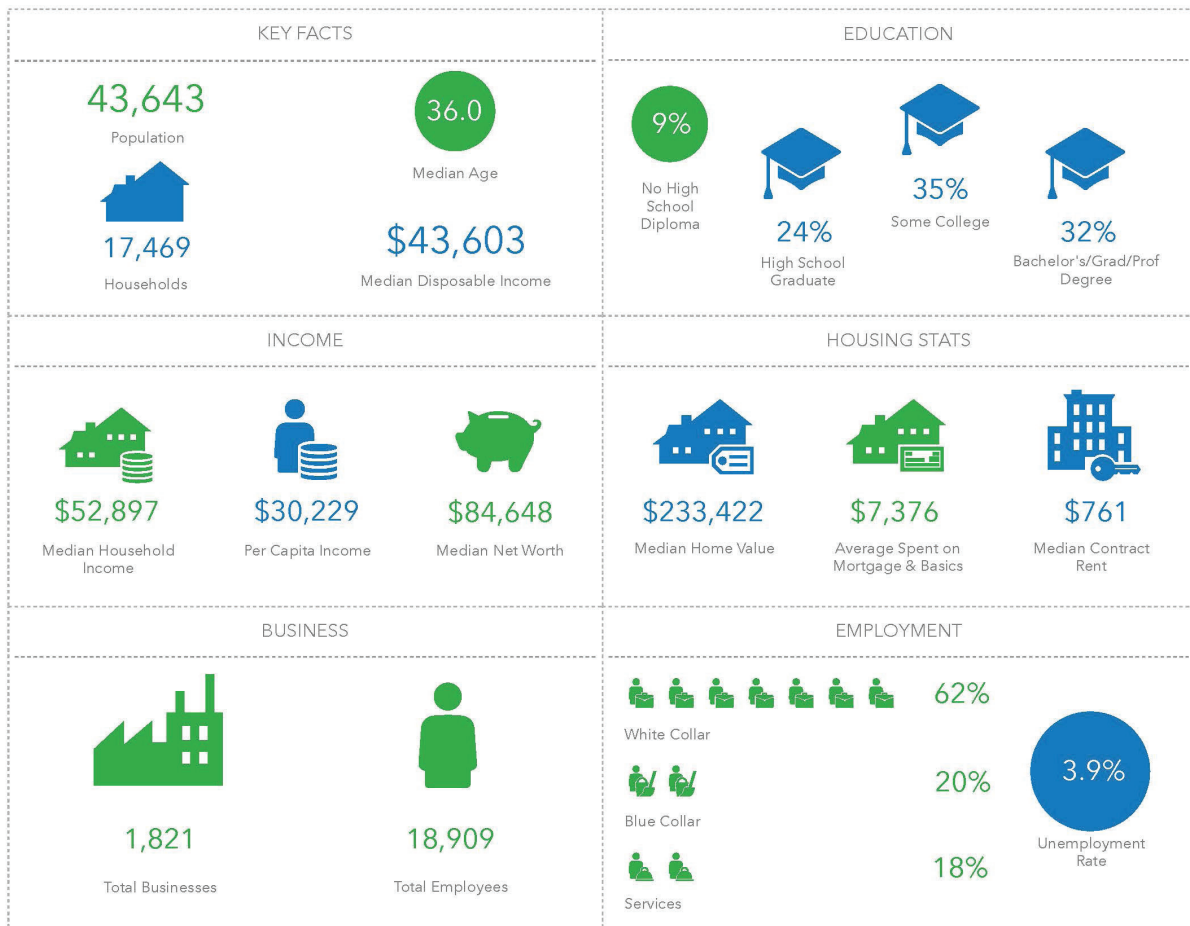
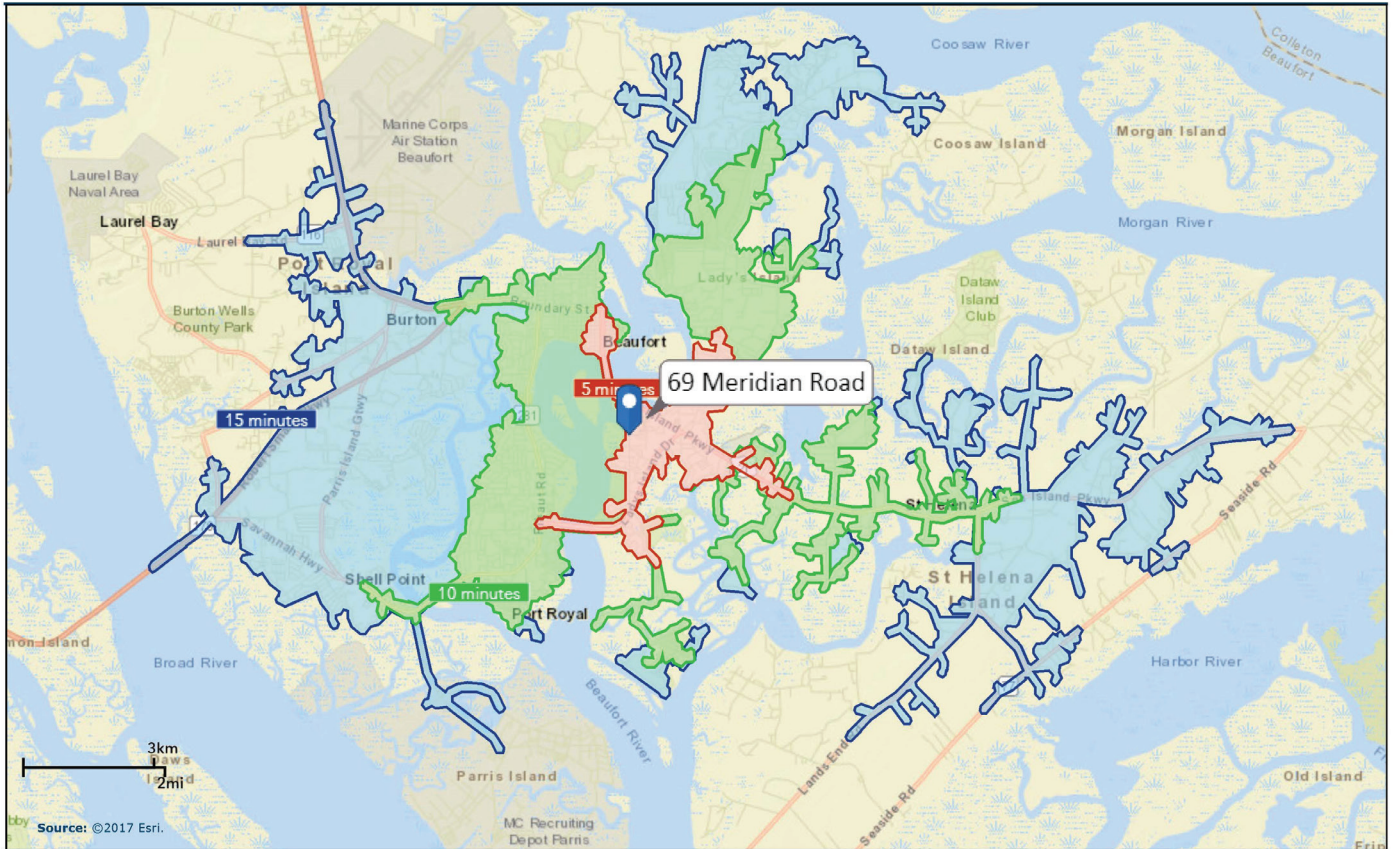


ZONING: T4-NEIGHBORHOOD (T4-N)



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. A sub-district of this is the T4-Neighborhood Artisan (T4-NA) district. It incorporates more industrial uses, as well, and is applicable in the Depot Road area where industrial uses abut residential areas.

DRIVE TIMES & KEY FACTS





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Population Data

69 Meridian Rd, Beaufort, South Carolina, 29907
Drive Time: 5 minute radius

Prepared by Esri

Latitude: 32.41285

Longitude: -80.66286

Summary	Census 2010	2018	2023
Population	2,871	3,354	3,680
Households	1,232	1,452	1,595
Families	822	958	1,047
Average Household Size	2.32	2.30	2.30
Owner Occupied Housing Units	781	1,011	1,127
Renter Occupied Housing Units	451	441	468
Median Age	40.5	43.4	43.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.87%	1.25%	0.83%
Households	1.90%	1.26%	0.79%
Families	1.79%	1.13%	0.71%
Owner HHs	2.20%	1.37%	1.16%
Median Household Income	3.24%	2.16%	2.50%

Drive Time: 10 minute radius

Latitude: 32.41285

Longitude: -80.66286

Summary	Census 2010	2018	2023
Population	20,069	22,160	23,876
Households	8,397	9,397	10,163
Families	5,323	5,840	6,273
Average Household Size	2.32	2.30	2.29
Owner Occupied Housing Units	4,845	5,938	6,538
Renter Occupied Housing Units	3,552	3,459	3,625
Median Age	37.3	38.8	39.1
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.50%	1.25%	0.83%
Households	1.58%	1.26%	0.79%
Families	1.44%	1.13%	0.71%
Owner HHs	1.94%	1.37%	1.16%
Median Household Income	2.40%	2.16%	2.50%

Drive Time: 15 minute radius

Latitude: 32.41285

Longitude: -80.66286

Summary	Census 2010	2018	2023
Population	38,517	43,643	47,592
Households	15,162	17,469	19,149
Families	10,064	11,397	12,417
Average Household Size	2.44	2.41	2.41
Owner Occupied Housing Units	9,219	11,402	12,711
Renter Occupied Housing Units	5,943	6,067	6,439
Median Age	34.4	36.0	36.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.75%	1.25%	0.83%
Households	1.85%	1.26%	0.79%
Families	1.73%	1.13%	0.71%
Owner HHs	2.20%	1.37%	1.16%
Median Household Income	2.16%	2.16%	2.50%



Housing Profile

69 Meridian Rd, Beaufort, South Carolina, 29907
Drive Time: 5 minute radius

Prepared by Esri

Latitude: 32.41285

Longitude: -80.66286

Population				Households			
2010 Total Population		2,871		2018 Median Household Income		\$59,861	
2018 Total Population		3,354		2023 Median Household Income		\$70,224	
2023 Total Population		3,680		2018-2023 Annual Rate		3.24%	
2018-2023 Annual Rate		1.87%					
		Census 2010		2018		2023	
Housing Units by Occupancy Status and Tenure		Number	Percent	Number	Percent	Number	Percent
Total Housing Units		1,522	100.0%	1,729	100.0%	1,892	100.0%
Occupied		1,232	80.9%	1,452	84.0%	1,595	84.3%
Owner		781	51.3%	1,011	58.5%	1,127	59.6%
Renter		451	29.6%	441	25.5%	468	24.7%
Vacant		290	19.1%	277	16.0%	297	15.7%

Drive Time: 10 minute radius

Latitude: 32.41285

Longitude: -80.66286

Population				Households			
2010 Total Population		20,069		2018 Median Household Income		\$52,582	
2018 Total Population		22,160		2023 Median Household Income		\$59,190	
2023 Total Population		23,876		2018-2023 Annual Rate		2.40%	
2018-2023 Annual Rate		1.50%					
Census 2010				2018		2023	
Housing Units by Occupancy Status and Tenure				Number	Percent	Number	Percent
Total Housing Units				9,745	100.0%	10,755	100.0%
Occupied				8,397	86.2%	9,397	87.4%
Owner				4,845	49.7%	5,938	55.2%
Renter				3,552	36.4%	3,459	32.2%
Vacant				1,348	13.8%	1,358	12.6%

Drive Time: 15 minute radius

Latitude: 32.41285

Longitude: -80.66286

	Population			Households			
	2010 Total Population		38,517		2018 Median Household Income		\$52,897
	2018 Total Population		43,643		2023 Median Household Income		\$58,869
	2023 Total Population		47,592		2018-2023 Annual Rate		2.16%
	2018-2023 Annual Rate		1.75%				



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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