

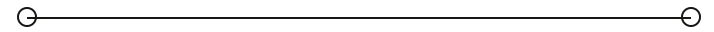


SALE

4.03 Acre Commercial Site In The New River Center

44 NICKEL PLATE ROAD

Hardeeville, SC 29927



PRESENTED BY:

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Partner

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SITE



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
LOT SIZE:	4.03 Acres
PRICE / ACRE:	\$570,720
ZONING:	PUD - Commercial
APN:	067-01-00-011

PROPERTY OVERVIEW

4.03 acre commercial parcel with visibility from Hwy 278. The property is part of The New River Center which is anchored by Wal-Mart and Publix. The area Lexus Dealership is located next to the property. The property is part of the New River PUD which allows most commercial uses.

PROPERTY HIGHLIGHTS

- 4.03 Acres In The New River Center (Publix, Wal-Mart, CVS)
- Anchors Include Publix, Wal-Mart, CVS
- Sun City and Margaritaville are Nearby
- Visibility From Hwy 278

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CITY INFORMATION



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LOCATION DESCRIPTION

The New River Center is on Hwy 278 and is the commercial hub of The Hardeeville Market with anchors like Publix, Walmart, CVS, and PetSmart. The area Lexus Dealer also adjoins the subject property. The University of South Carolina Beaufort is directly across Hwy 278 from this location. The retail center services nearby Sun City (16,000 residents) and Margaritaville (3,500 residents). The East Argent development is several blocks from the center and has a buildout of over 7,000 homes. Hardeeville & Jasper County are the fastest growing areas in South Carolina. Annual HH income in a 5 mile radius is over \$112,000.

LOCATION DETAILS

COUNTY	Jasper
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

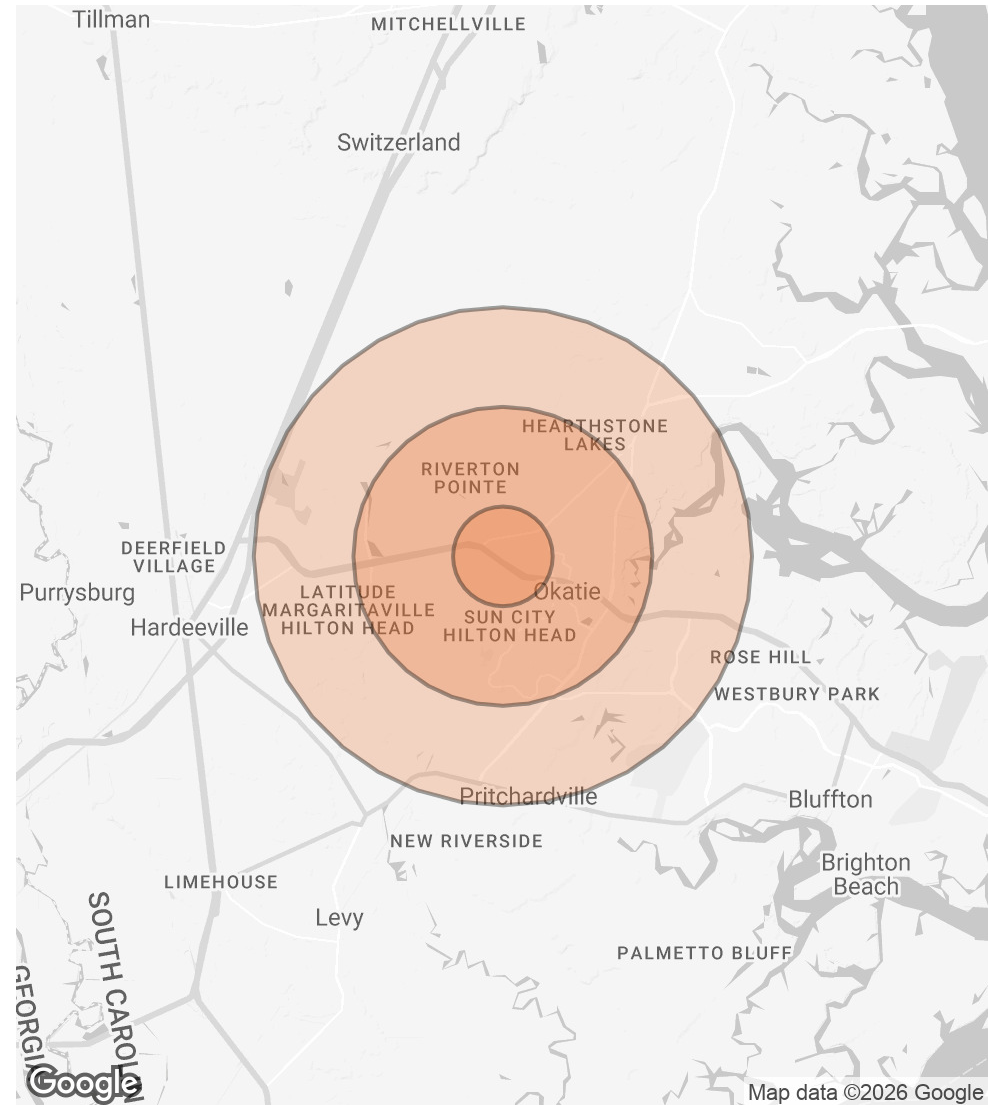
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,498	17,453	38,418
AVERAGE AGE	65.6	66.9	55.9
AVERAGE AGE (MALE)	65.8	66.5	55.3
AVERAGE AGE (FEMALE)	64.6	67.0	56.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,126	9,059	17,356
# OF PERSONS PER HH	2.2	1.9	2.2
AVERAGE HH INCOME	\$142,447	\$104,985	\$112,749
AVERAGE HOUSE VALUE	\$352,885	\$394,591	\$461,469

2023 American Community Survey (ACS)



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