1054 Edgewater Rd

Pineville, SC 29468

Motel / Short Term Rental / Extended Stay/ Storefront

For Sale: $335,000

Carolina One
Commercial Real Estate

1054 Edgewater Rd

Pineville SC 29468

Details

Status: Active
Property Condition: Existing

Lot Acres: 1.57

Location/Building Details

Property Sub Type:
Hospitality
Submarket/Township:
75-
Cross, St.Stephen, Bonneau, Rural
Berkeley Cty
Nearest: Charleston-North
Charleston
MSA: SC

Building/Unit Sq Ft

Building Area Total: 10686
List Price/Sq Ft: 31.34

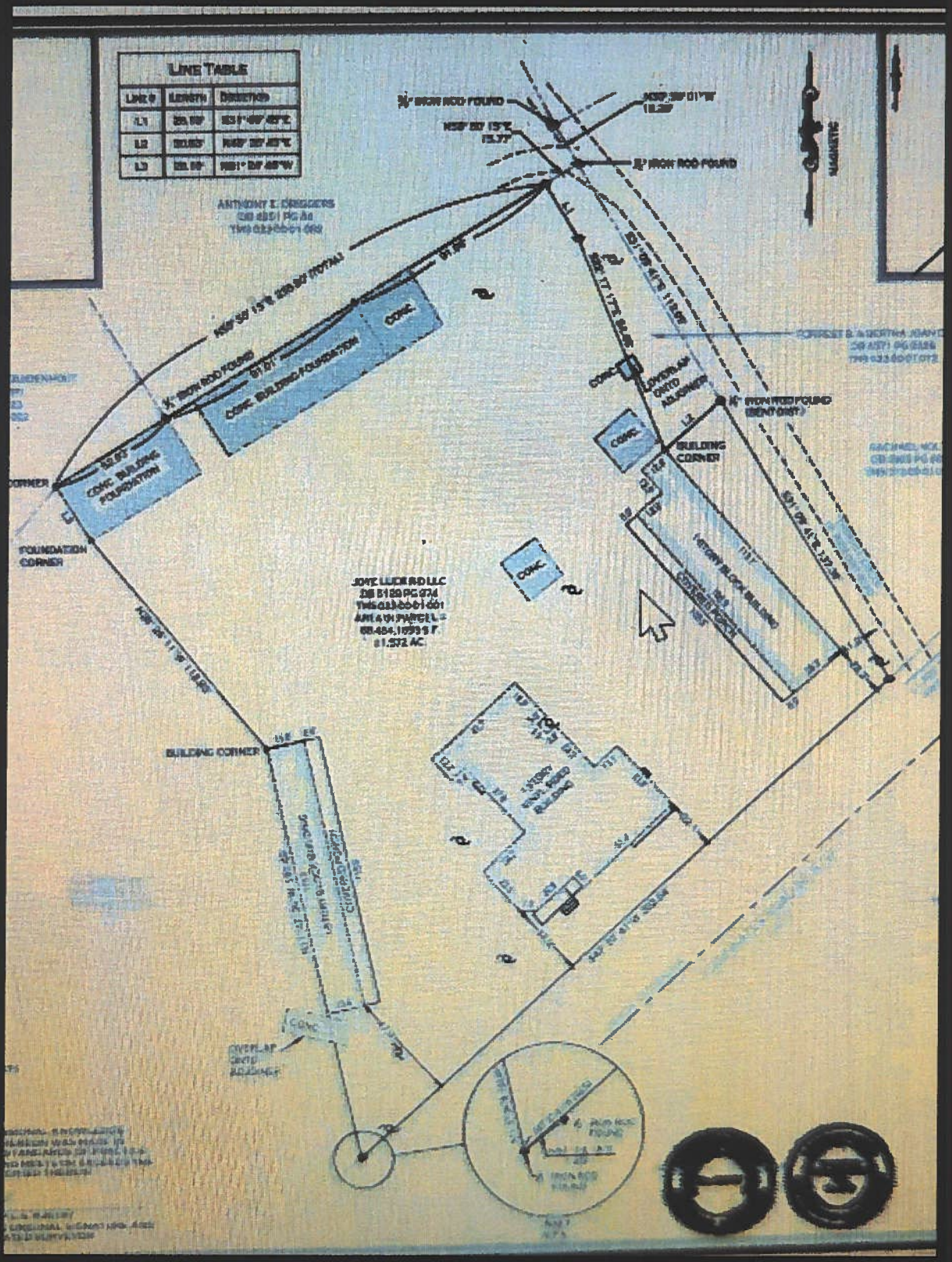
Remarks

.Whether you're looking for a live-work space, convenience store, restaurant, a business venture, extended stay or a short-term rental investment, this property has multiple options. This 1.57-acre property is a few minutes to Lake Marion and Lake Moultrie. Features three buildings, Unit 1: Former Convenience Store 2500 sq ft. The attached Main House is 3 bedrooms 2 bathrooms 2,036 sq ft Unit 2: 6 rental units/rooms 3792 sq ft 6 bedrooms 6 bathrooms Unit 3: 4 rental units/rooms 2358 sq ft 4 bedrooms 4 bathrooms

Misc. Details

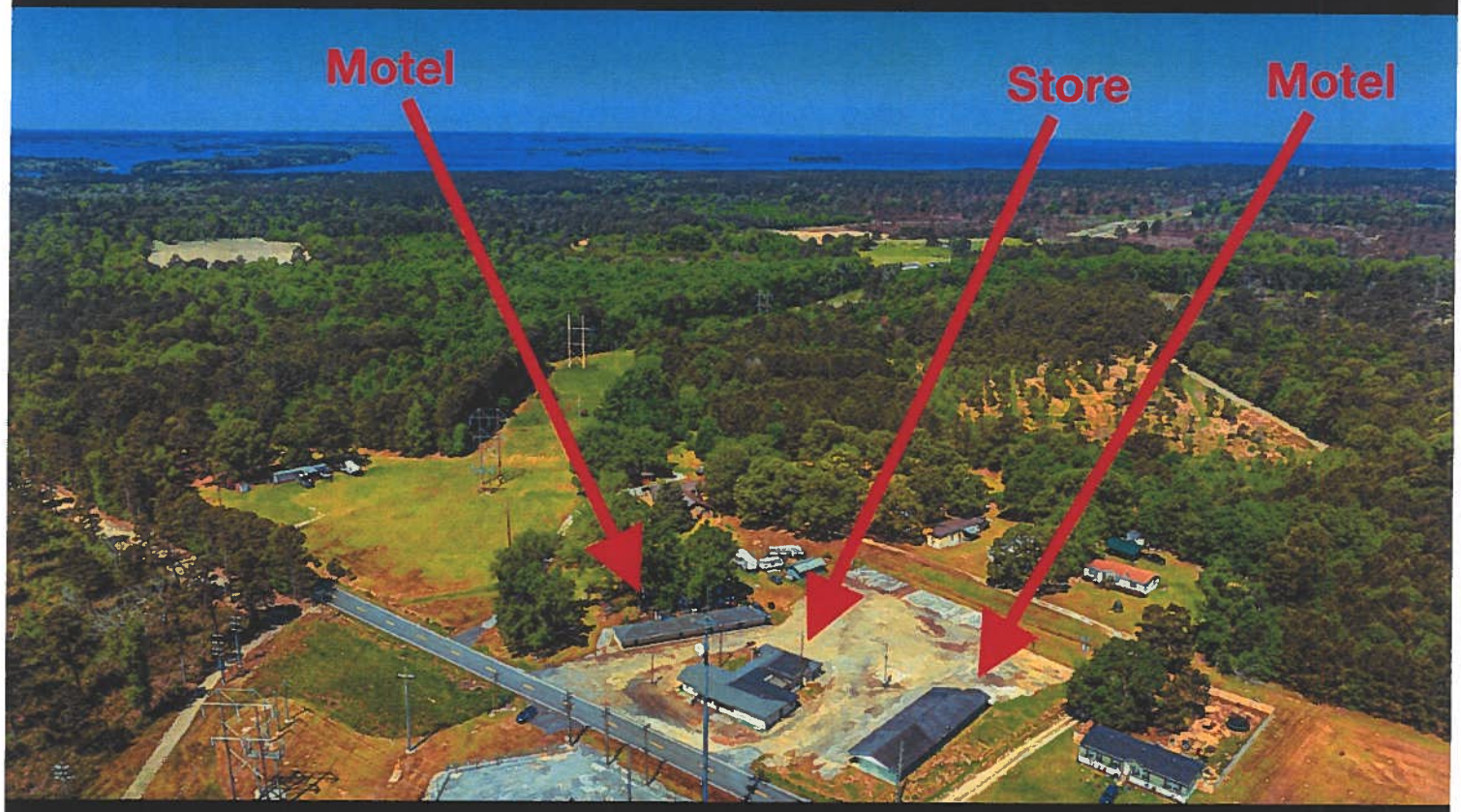
Zoning:	Berkeley County-CG
General Condition:	Fair
Nearest MSA::	Charleston
Number of Buildings:	3
Year Built::	1991

1054 Edgewater Rd.
Pineville, SC 29468



1054 Edgewater Rd.
Pineville, SC 29468

1054 Edgewater Rd.
Pineville, SC 29468



1054 Edgewater Rd.
Pineville, SC 29468

Demographic Market Comparison Report

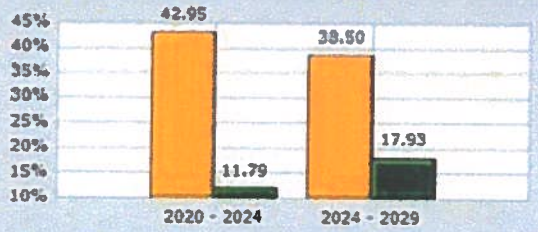
1 mile radius

1054 Edgewater Rd, Pineville, SC 29468

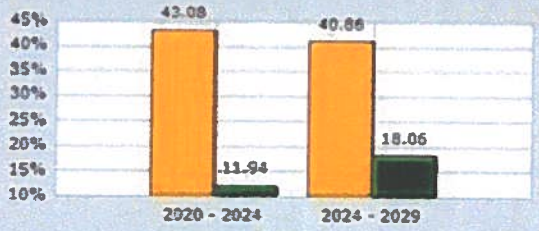
Type: **Hospitality**
County: **Berkeley**

1 Mile
County

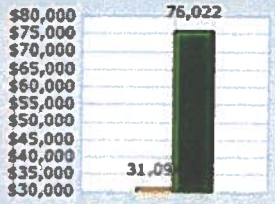
Population Growth



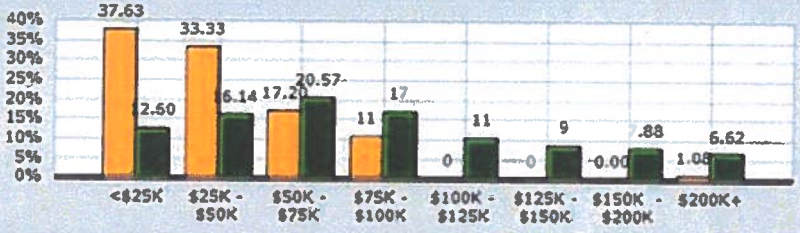
Household Growth



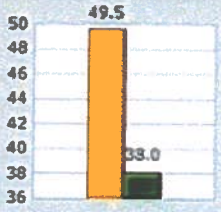
2024 Med Household Inc



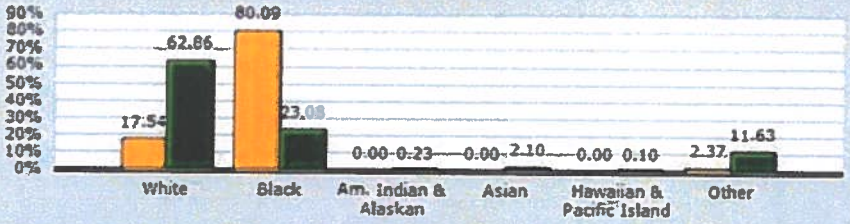
2024 Households by Household Income



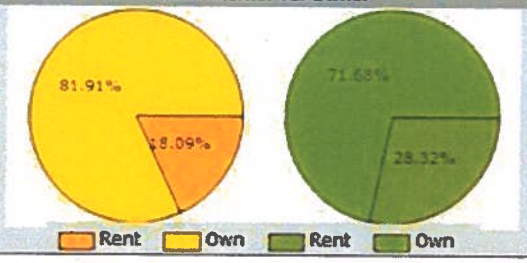
2024 Median Age



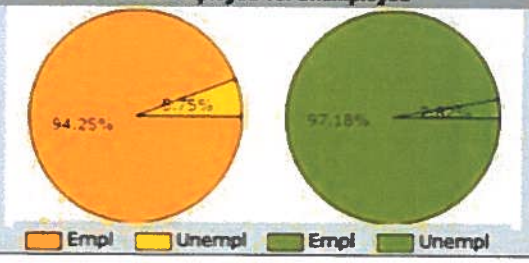
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



© 2025 CoStar Group - Licensed to Carolina One Commercial Real Estate - 1223225.

6/6/2025

1054 Edgewater Rd.
Pineville, SC 29468

Demographic Summary Report

1054 Edgewater Rd, Pineville, SC 29468

Building Type:	Hospitality	Total Available:	0 SF
Class:	-	% Leased:	0%
RBA:	10,686 SF	Rent/SF/Yr:	-
Typical Floor:	10,686 SF		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	295		2,116		3,937	
2024 Estimate	213		1,527		2,845	
2020 Census	149		1,104		2,076	
Growth 2024 - 2029	38.50%		38.57%		38.38%	
Growth 2020 - 2024	42.95%		38.32%		37.04%	
2024 Population by Hispanic Origin	1		12		33	
2024 Population	213		1,527		2,845	
White	37	17.37%	290	18.99%	756	26.57%
Black	169	79.34%	1,193	78.13%	2,006	70.51%
Am. Indian & Alaskan	0	0.00%	3	0.20%	6	0.21%
Asian	0	0.00%	3	0.20%	6	0.21%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0	0.00%
Other	5	2.35%	38	2.49%	71	2.50%
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	131		925		1,709	
2024 Estimate	93		663		1,226	
2020 Census	65		478		892	
Growth 2024 - 2029	40.86%		39.52%		39.40%	
Growth 2020 - 2024	43.08%		38.70%		37.44%	
Owner Occupied	77	82.80%	538	81.15%	981	80.02%
Renter Occupied	17	18.28%	125	18.85%	246	20.07%
2024 Households by HH Income	93		662		1,226	
Income: <$25,000	35	37.63%	197	29.76%	322	26.26%
Income: $25,000 - $50,000	31	33.33%	228	34.44%	349	28.47%
Income: $50,000 - $75,000	16	17.20%	135	20.39%	328	26.75%
Income: $75,000 - $100,000	10	10.75%	82	12.39%	151	12.32%
Income: $100,000 - $125,000	0	0.00%	5	0.76%	9	0.73%
Income: $125,000 - $150,000	0	0.00%	0	0.00%	16	1.31%
Income: $150,000 - $200,000	0	0.00%	0	0.00%	14	1.14%
Income: $200,000+	1	1.08%	15	2.27%	37	3.02%
2024 Avg Household Income	$41,608		$48,491		$54,687	
2024 Med Household Income	$31,094		$33,318		$43,113	

© 2025 CoStar Group - Licensed to Caroline One Commercial Real Estate - 1233225.

1054 Edgewater Rd.
Pineville SC 29468

Demographic Market Comparison Report

1 mile radius

1054 Edgewater Rd, Pineville, SC 29468

Type: **Hospitality**
County: **Berkeley**

	1 Mile		County	
Population Growth				
Growth 2020 - 2024	42.95%		11.79%	
Growth 2024 - 2029	38.50%		17.93%	
Empl	82	94.25%	123,902	97.18%
Unempl	5	5.75%	3,590	2.82%
2024 Population by Race	**211**		**256,973**	
White	37	17.54%	161,529	62.86%
Black	169	80.09%	59,304	23.08%
Am. Indian & Alaskan	0	0.00%	594	0.23%
Asian	0	0.00%	5,409	2.10%
Hawaiian & Pacific Island	0	0.00%	257	0.10%
Other	5	2.37%	29,880	11.63%
Household Growth				
Growth 2020 - 2024	43.08%		11.94%	
Growth 2024 - 2029	40.86%		18.06%	
Renter Occupied	17	18.09%	27,121	28.32%
Owner Occupied	77	81.91%	68,630	71.68%
2024 Households by Household Income	**93**		**95,751**	
Income <$25K	35	37.63%	12,065	12.60%
Income $25K - $50K	31	33.33%	15,453	16.14%
Income $50K - $75K	16	17.20%	19,694	20.57%
Income $75K - $100K	10	10.75%	16,231	16.95%
Income $100K - $125K	0	0.00%	10,078	10.53%
Income $125K - $150K	0	0.00%	8,347	8.72%
Income $150K - $200K	0	0.00%	7,549	7.88%
Income $200K+	1	1.08%	6,334	6.62%
2024 Med Household Inc	$31,094		$76,022	
2024 Median Age	49.50		38.00	

© 2025 CoStar Group - Licensed to Carolina One Commercial Real Estate - 1223225.

1054 Edgewater Rd.
Pineville SC 29468

Demographic Detail Report

1054 Edgewater Rd, Pineville, SC 29468						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2024 Households by HH Income	**93**		**662**		**1,226**	
<$25,000	35	37.63%	197	29.76%	322	26.26%
$25,000 - $50,000	31	33.33%	228	34.44%	349	28.47%
$50,000 - $75,000	16	17.20%	135	20.39%	328	26.75%
$75,000 - $100,000	10	10.75%	82	12.39%	151	12.32%
$100,000 - $125,000	0	0.00%	5	0.76%	9	0.73%
$125,000 - $150,000	0	0.00%	0	0.00%	16	1.31%
$150,000 - $200,000	0	0.00%	0	0.00%	14	1.14%
$200,000+	1	1.08%	15	2.27%	37	3.02%
2024 Avg Household Income	**$41,608**		**$48,491**		**$54,687**	
2024 Med Household Income	**$31,094**		**$33,318**		**$43,113**	
2024 Occupied Housing	**94**		**663**		**1,227**	
Owner Occupied	77	81.91%	538	81.15%	981	79.95%
Renter Occupied	17	18.09%	125	18.85%	246	20.05%
2020 Housing Units	**61**		**365**		**604**	
1 Unit	61	100.00%	365	100.00%	604	100.00%
2 - 4 Units	0	0.00%	0	0.00%	0	0.00%
5 - 19 Units	0	0.00%	0	0.00%	0	0.00%
20+ Units	0	0.00%	0	0.00%	0	0.00%
2024 Housing Value	**77**		**537**		**981**	
<$100,000	31	40.26%	196	36.50%	357	36.39%
$100,000 - $200,000	4	5.19%	79	14.71%	187	19.06%
$200,000 - $300,000	36	46.75%	197	36.69%	297	30.28%
$300,000 - $400,000	1	1.30%	10	1.86%	47	4.79%
$400,000 - $500,000	5	6.49%	53	9.87%	75	7.65%
$500,000 - $1,000,000	0	0.00%	0	0.00%	14	1.43%
$1,000,000+	0	0.00%	2	0.37%	4	0.41%
2024 Median Home Value	**$209,722**		**$191,771**		**$171,390**	
2024 Housing Units by Yr Built	**93**		**667**		**1,235**	
Built 2010+	3	3.23%	28	4.20%	175	14.17%
Built 2000 - 2010	6	6.45%	32	4.80%	63	5.10%
Built 1990 - 1999	32	34.41%	253	37.93%	426	34.49%
Built 1980 - 1989	14	15.05%	116	17.39%	203	16.44%
Built 1970 - 1979	7	7.53%	88	13.19%	182	14.74%
Built 1960 - 1969	5	5.38%	31	4.65%	56	4.53%
Built 1950 - 1959	22	23.66%	100	14.99%	110	8.91%
Built <1949	4	4.30%	19	2.85%	20	1.62%
2024 Median Year Built	**1985**		**1987**		**1990**	

© 2025 CoStar Group - Licensed to Carolina One Commercial Real Estate - 1223225

1054 Edgewater Rd.
Pineville SC 29468

Demographic Detail Report

7333 Peppermill Pky, Charleston, SC 29418						
Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population by Occupation	**5,201**		**48,403**		**123,951**	
Real Estate & Finance	137	2.63%	1,268	2.62%	3,234	2.61%
Professional & Management	1,251	24.05%	12,624	26.08%	31,821	25.67%
Public Administration	141	2.71%	1,709	3.53%	4,254	3.43%
Education & Health	527	10.13%	4,724	9.76%	13,027	10.51%
Services	664	12.77%	6,063	12.53%	13,812	11.14%
Information	103	1.98%	635	1.31%	1,611	1.30%
Sales	671	12.90%	6,163	12.73%	15,894	12.82%
Transportation	3	0.06%	153	0.32%	685	0.55%
Retail	317	6.09%	3,207	6.63%	7,993	6.45%
Wholesale	36	0.69%	456	0.94%	1,141	0.92%
Manufacturing	246	4.73%	2,357	4.87%	6,406	5.17%
Production	429	8.25%	3,040	6.28%	8,188	6.61%
Construction	215	4.13%	3,004	6.21%	8,401	6.78%
Utilities	211	4.06%	1,364	2.82%	3,693	2.98%
Agriculture & Mining	7	0.13%	23	0.05%	223	0.18%
Farming, Fishing, Forestry	7	0.13%	38	0.08%	178	0.14%
Other Services	236	4.54%	1,575	3.25%	3,390	2.73%
2023 Worker Travel Time to Job	**2,824**		**27,566**		**68,977**	
<30 Minutes	1,756	62.18%	17,599	63.84%	43,973	63.75%
30-60 Minutes	1,026	36.33%	8,525	30.93%	21,620	31.34%
60+ Minutes	42	1.49%	1,442	5.23%	3,384	4.91%
2010 Households by HH Size	**1,823**		**18,026**		**43,997**	
1-Person Households	459	25.18%	4,711	26.13%	11,282	25.64%
2-Person Households	547	30.01%	5,682	31.52%	13,928	31.66%
3-Person Households	341	18.71%	3,283	18.21%	8,072	18.35%
4-Person Households	262	14.37%	2,433	13.50%	6,038	13.72%
5-Person Households	131	7.19%	1,162	6.45%	2,895	6.58%
6-Person Households	52	2.85%	465	2.58%	1,098	2.50%
7 or more Person Households	31	1.70%	290	1.61%	684	1.55%
2023 Average Household Size	**2.60**		**2.60**		**2.60**	
Households						
2028 Projection	2,290		21,213		53,533	
2023 Estimate	2,249		20,977		52,414	
2010 Census	1,824		18,026		43,998	
Growth 2023 - 2028	1.82%		1.13%		2.13%	
Growth 2010 - 2023	23.30%		16.37%		19.13%	

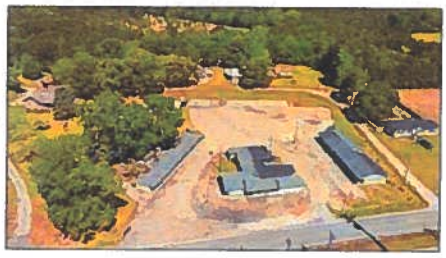
© 2023 CoStar Group - Licensed to Carolina One Commercial Real Estate - 1223225.

1054 Edgewater Rd.
Pineville SC 29468

Consumer Spending Report

1054 Edgewater Rd, Pineville, SC 29468

Building Type: Hospitality
Class: -
RBA: 10,686 SF
Typical Floor: 10,686 SF
Total Available: 0 SF
% Leased: 0%
Rent/SF/Yr: -



2024 Annual Spending ($000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$1,972**	**$14,540**	**$28,442**
Total Apparel	**$106**	**$776**	**$1,497**
Women's Apparel	40	297	573
Men's Apparel	21	155	304
Girl's Apparel	7	50	95
Boy's Apparel	5	39	74
Infant Apparel	5	38	71
Footwear	27	198	379
Total Entertainment & Hobbies	**$347**	**$2,500**	**$4,833**
Entertainment	56	335	574
Audio & Visual Equipment/Service	86	629	1,200
Reading Materials	2	20	44
Pets, Toys, & Hobbies	37	285	591
Personal Items	165	1,233	2,425
Total Food and Alcohol	**$474**	**$3,577**	**$7,129**
Food At Home	297	2,177	4,202
Food Away From Home	160	1,258	2,609
Alcoholic Beverages	17	141	317
Total Household	**$335**	**$2,491**	**$4,904**
House Maintenance & Repair	124	879	1,619
Household Equip & Furnishings	123	919	1,836
Household Operations	72	556	1,135
Housing Costs	16	137	313

© 2025 CoStar Group - Licensed to Carolina One Commercial Real Estate - 1223225.

1054 Edgewater Rd
Pineville SC 29468.

Sales and Marketing by:

Jacqui Swain
Real Estate Consultant

843.295.9484
Jacqui.swain@carolinaone.com
JacquiSellsCharleston.com
1530 Old Trolley Rd.
Summerville, SC 29485

Carolina One
Commercial Real Estate