

116 Courthouse Square
Edgefield, SC 29824
FOR LEASE

116 Courthouse Sq - Downtown Edgefield

116 Courthouse Sq, Edgefield, SC 29824



EXECUTIVE SUMMARY

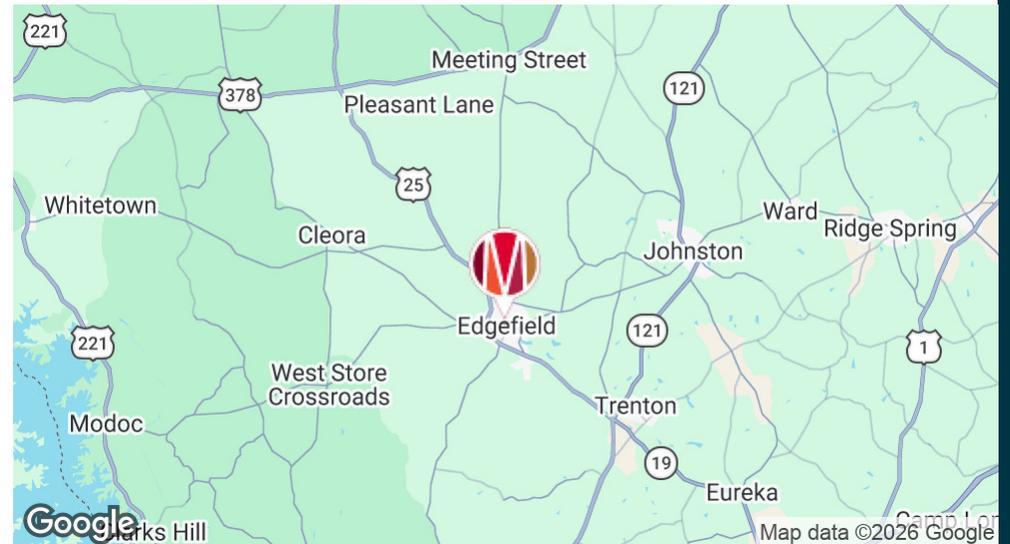


FOR LEASE

116 COURTHOUSE SQUARE
EDGEFIELD, SC 29824

CURT HANNA
864-993-2501



OFFERING SUMMARY

Lease Rate:	\$3,850.00 per month (NNN)
Building Size:	2,483 SF
Available SF:	2,483 SF
Year Built / Renovated:	1900 / -

- Prime location on historic Courthouse Square in downtown Edgefield
- Directly adjacent to the Edgefield County Courthouse and government offices
- Excellent visibility with consistent foot traffic
- Surrounded by local retailers, restaurants, and professional services

PROPERTY OVERVIEW

Available for lease at \$3,850 per month NNN, this well-located commercial space at 116 Courthouse Square sits in the heart of downtown Edgefield on the historic Courthouse Square. The property offers strong visibility and consistent foot traffic, benefiting from its proximity to the Edgefield County Courthouse, municipal offices, local shops, restaurants, and professional services. Its central location within Edgefield’s walkable historic district makes it ideal for professional office, retail, or service-oriented users seeking a prominent downtown presence with easy access for clients and customers.

LOCATION OVERVIEW

116 Courthouse Square is prominently located in the heart of downtown Edgefield, South Carolina, directly on the historic Courthouse Square. The property benefits from excellent visibility and foot traffic, surrounded by the Edgefield County Courthouse, municipal offices, local retailers, restaurants, and professional services. This central location serves as a hub for government activity, legal professionals, and daily downtown visitors. Positioned within Edgefield’s walkable historic district, the site offers convenient access for both local residents and visitors, while maintaining close proximity to major regional routes connecting Edgefield to Aiken, Greenwood, and Augusta.



ADDITIONAL PHOTOS

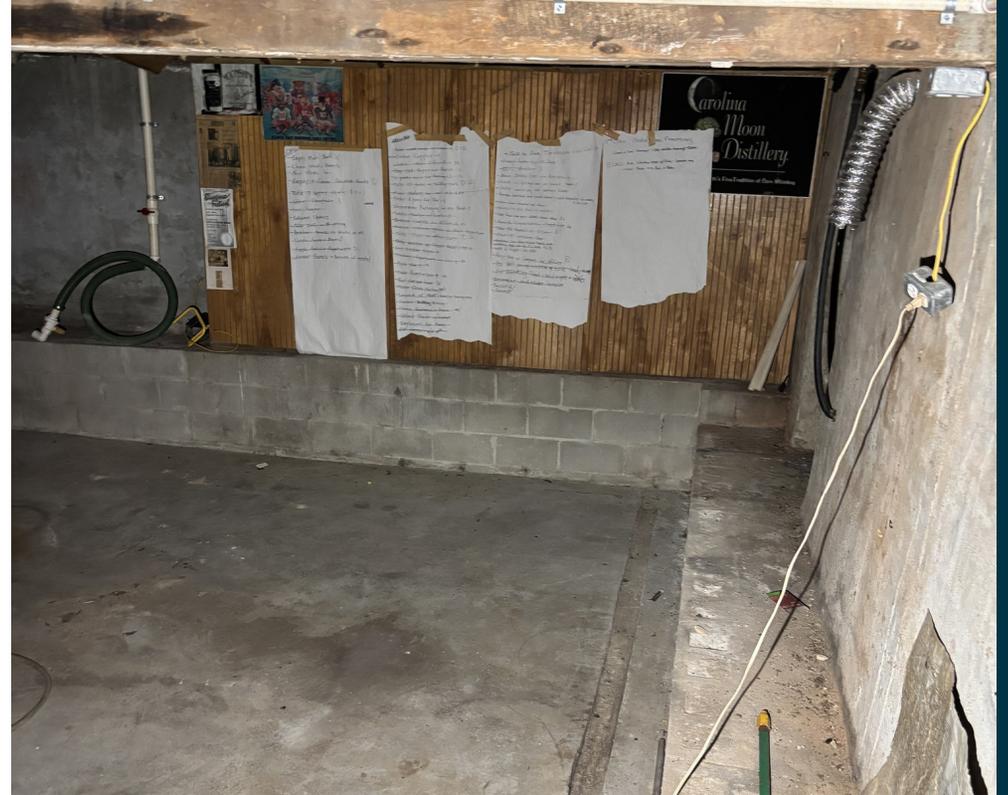


ADDITIONAL PHOTOS



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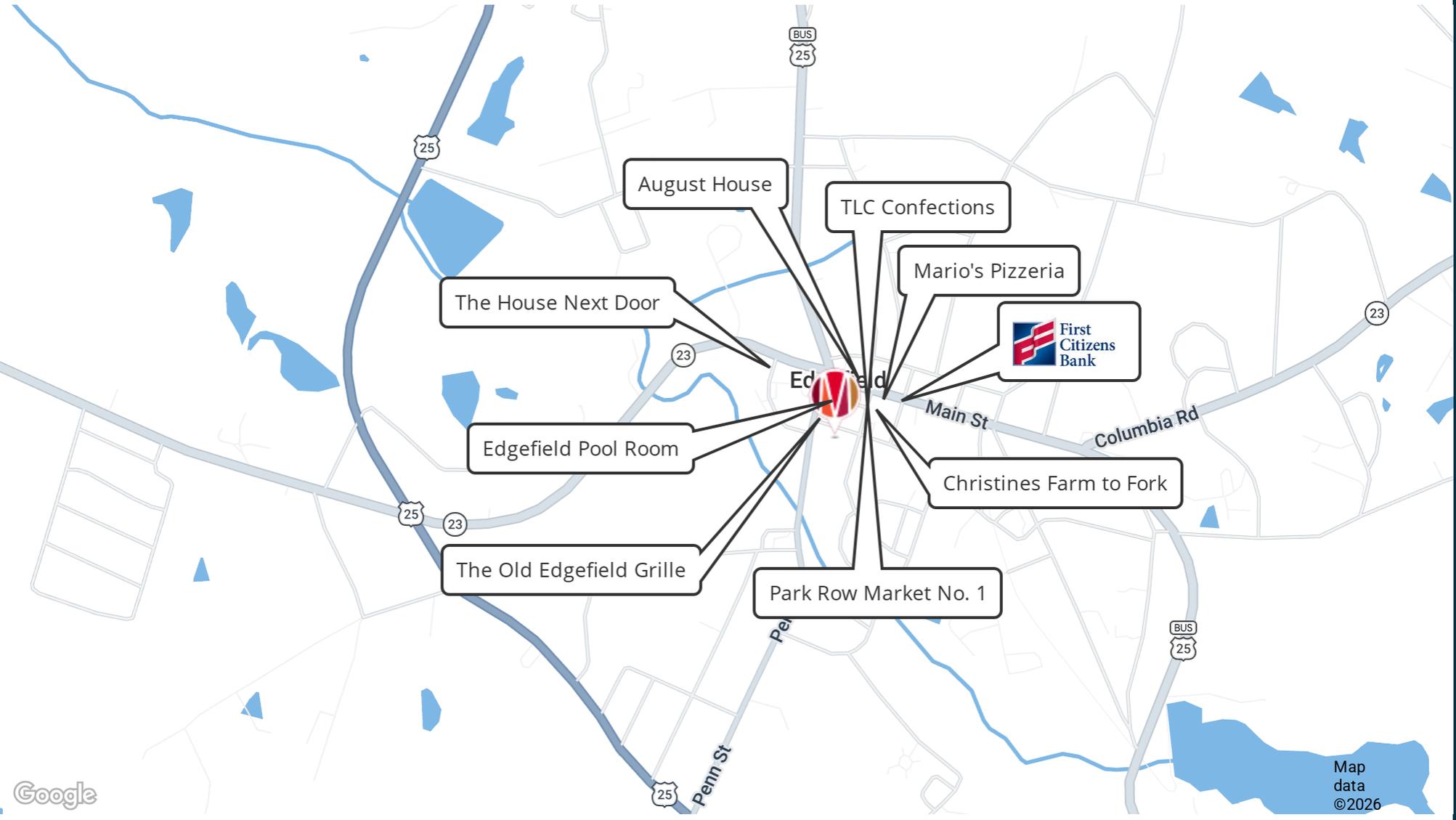




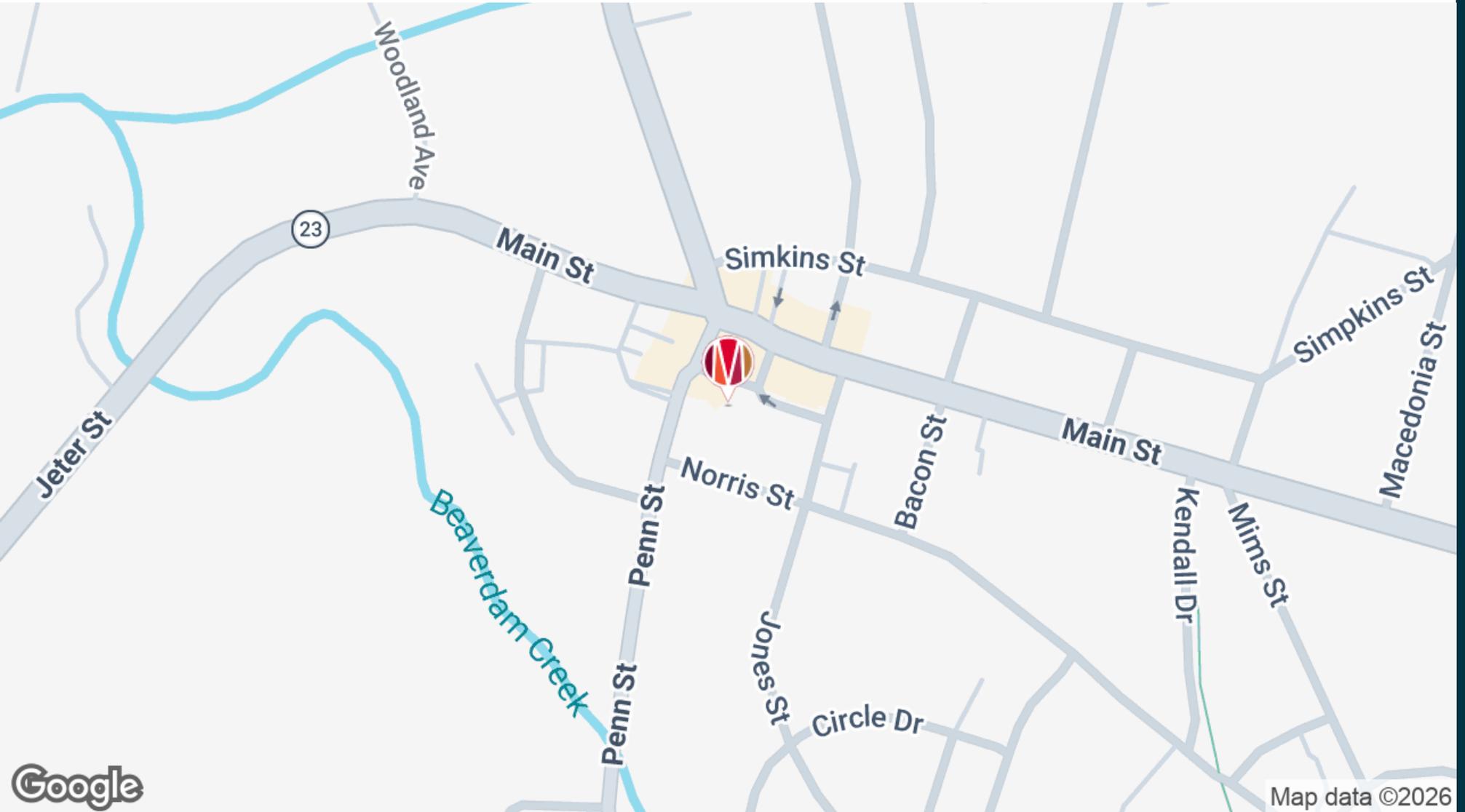
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

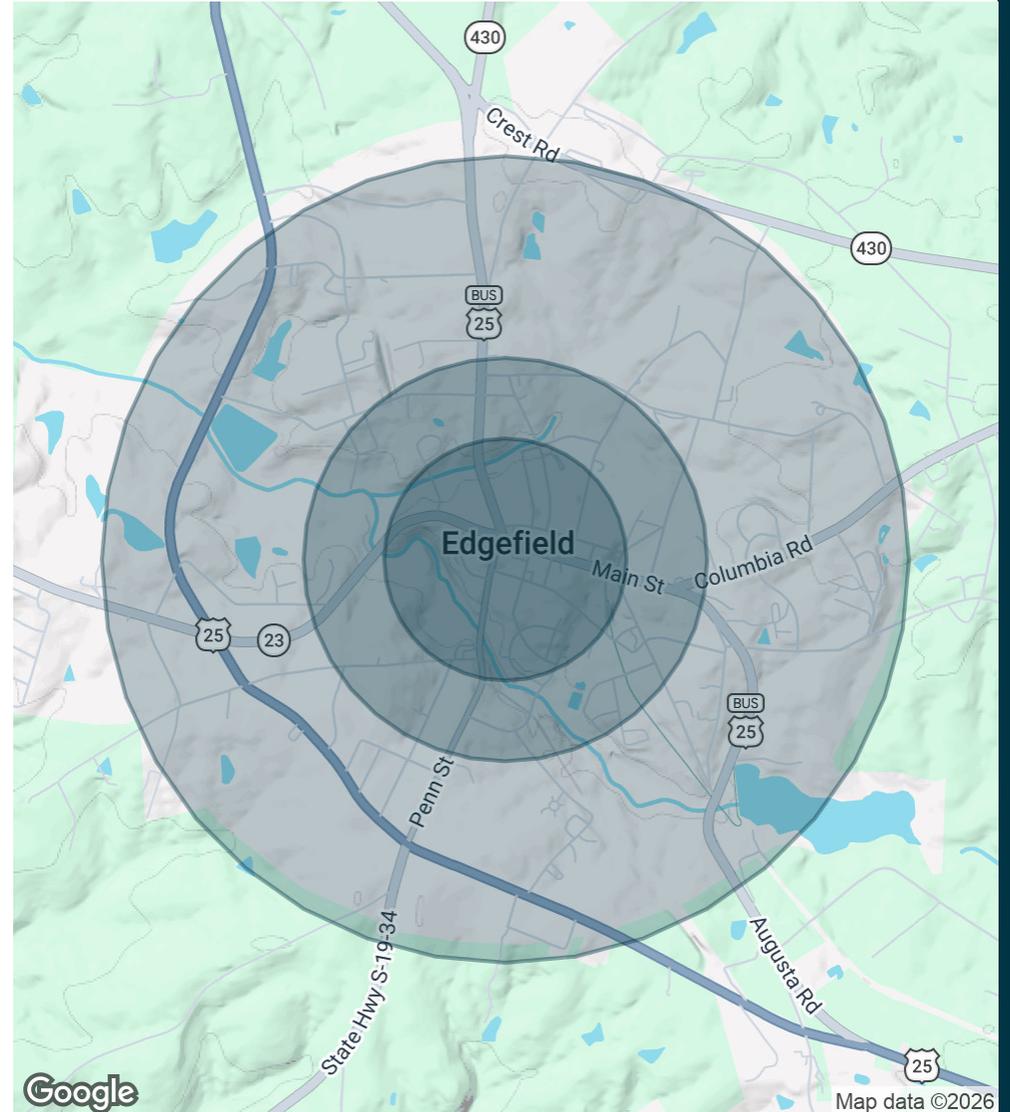


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	882	2,118
Average Age	44	43	44
Average Age (Male)	43	42	42
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	416	958
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,249	\$56,388	\$60,296
Average House Value	\$198,230	\$192,843	\$191,170

Demographics data derived from AlphaMap



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.