



FOR SALE

THE ICONIC SAND DOLLAR BUILDING

7 CENTER ST

FOLLY BEACH, SC 29439

7 CENTER STREET FOLLY BEACH, SC 29439

\$3,000,000.00

FOLLY BEACH's ICONIC SAND DOLLAR SOCIAL CLUB BUILDING

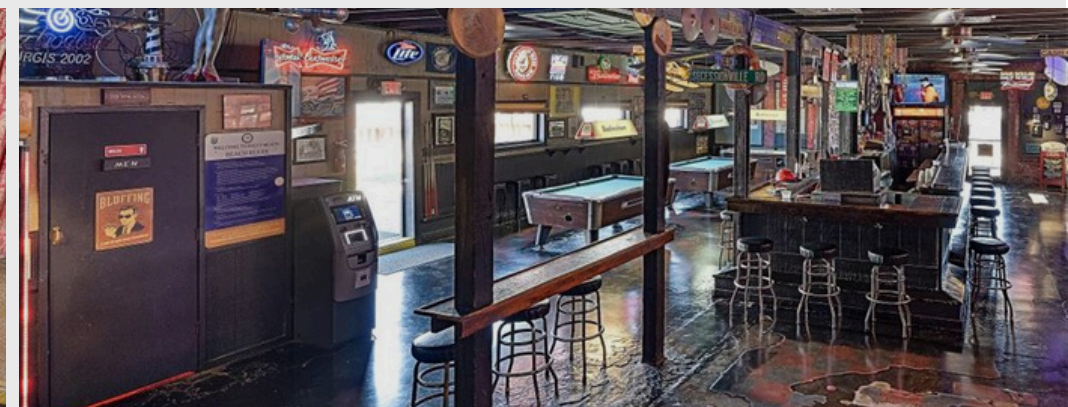
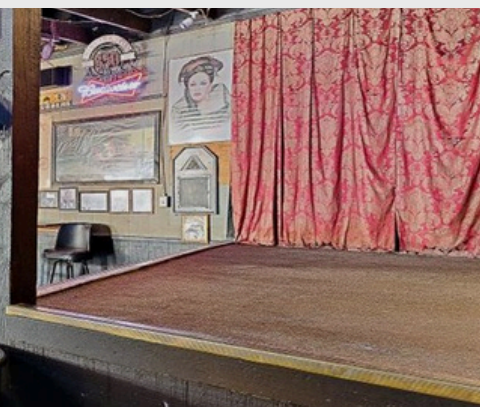
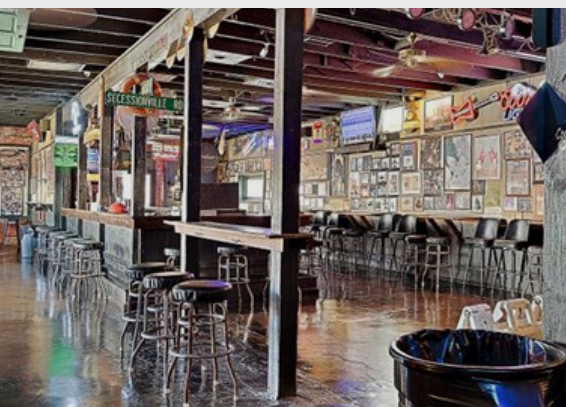
The Sand Dollar Social Club at 7 Center Street is an excellent opportunity to own a significant piece of Folly Beach History in the heart of downtown Folly Beach only 20 minutes from Historic Charleston South Carolina.

The Social Club building is 2,322 Square Feet and the bungalow behind it is 700 Square feet.

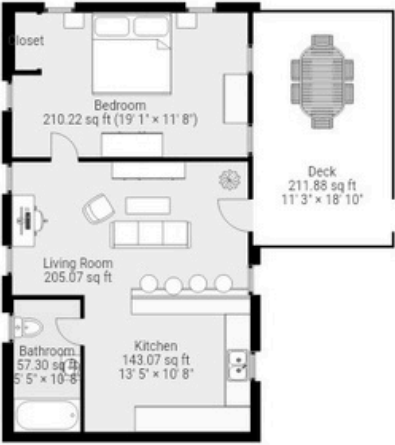
There are several options for development with this property. The new owner can leave it as it currently is with Commercial fronting Center Street and a residential building on the back of the lot. 7 Center can be a single family or multifamily residential property.

The property is zoned Downtown Commercial (DC), which allows several commercial uses — for example, hotel, restaurant, and retail, to name a few. It can also be developed as fully commercial, or commercial on the first floor and residential on the second floor. 7 Center Street is only 100 yards from the beach and is one of the most desirable locations on Folly

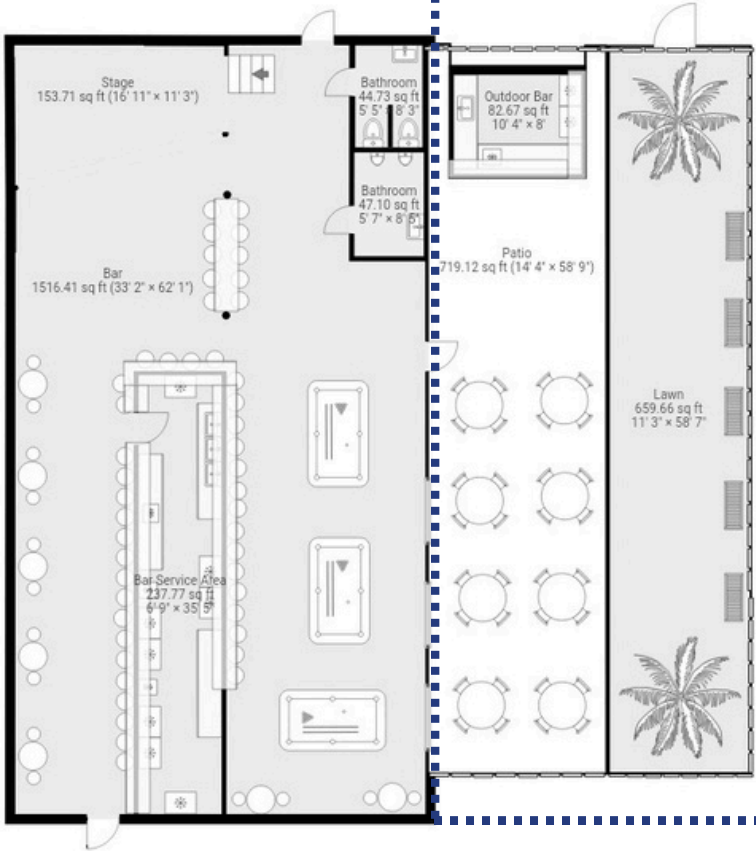




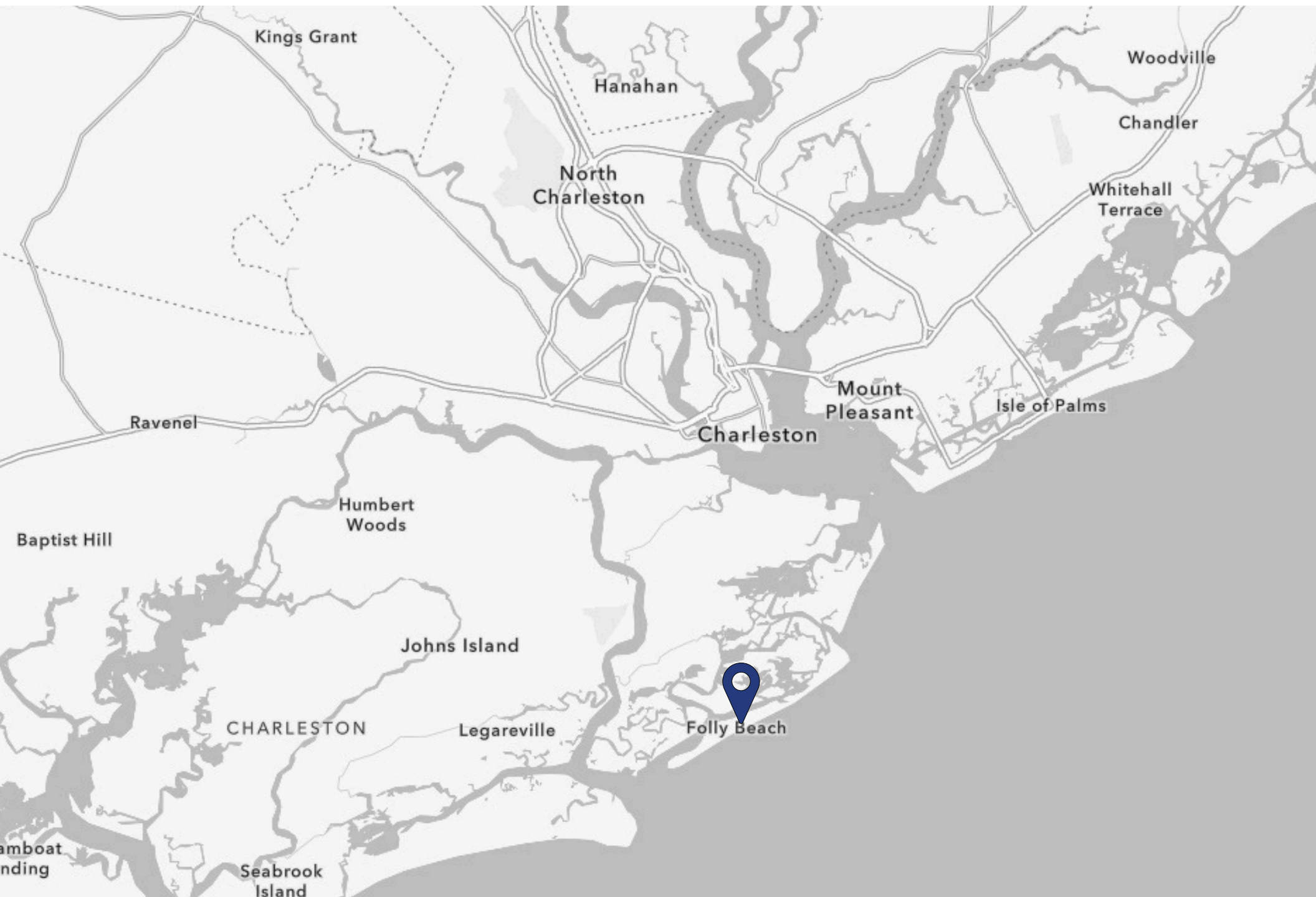
FLOOR PLAN



9 CENTER ST, FOLLY BEACH
*LEASED BY
THE SAND DOLLAR SOCIAL CLUB
(ALSO AVAILABLE FOR SALE)*



LOCATION





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