



FOR SALE

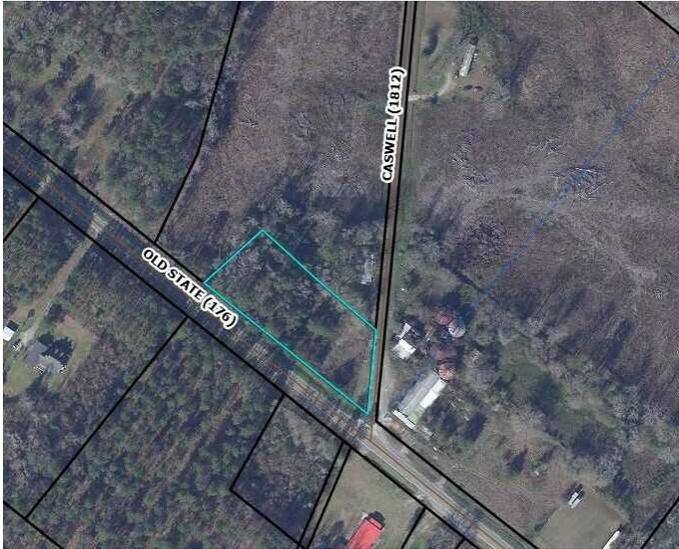
7177 CASWELL LANE

Holly Hill, SC 29059

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



PROPERTY DESCRIPTION

This 1.79 acre corner lot is zoned for commercial use and is available for sale. Site is flat and has been used by Suburban Propane previously. Ingress and egress for the site is good and it is close to major road arteries.

LOCATION DESCRIPTION

Site is located between Charleston and Columbia SC just south of Santee. Property is near I:95 and I:26 and is located south of Lake Marion just north of the city of Holly Hill. Site has easy access to Eutawville, Wells, and Holly Hill. Location is rural but suitable for a variety of uses.

OFFERING SUMMARY

Sale Price:	\$39,500
Lot Size:	1.79 Acres



ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

FOR SALE | 7177 CASWELL LANE | HOLLY HILL, SC 29059

SHERMAN & HEMSTREET REAL ESTATE COMPANY | 4316 WASHINGTON ROAD, EVANS, GA 30809 | SHERMANANDHEMSTREET.COM

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

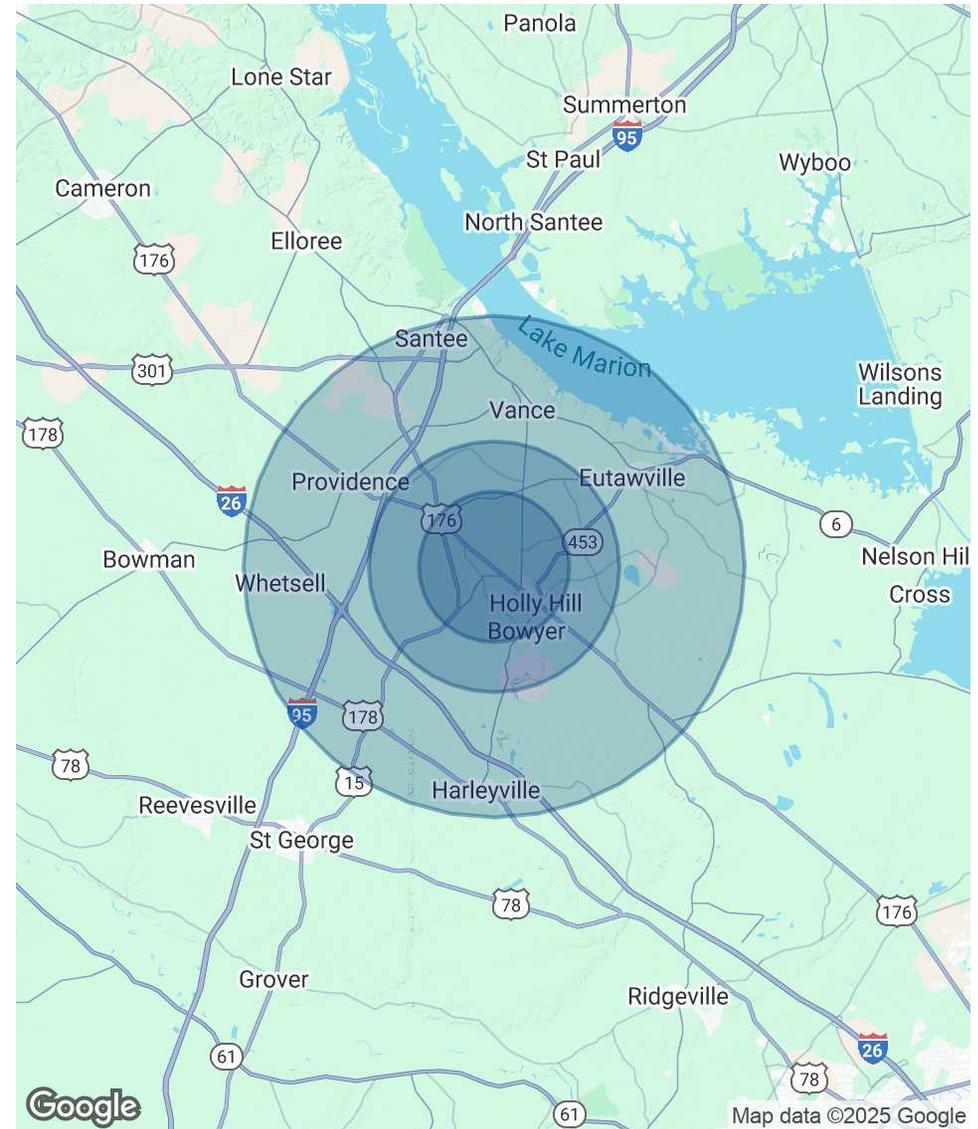
ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,717	5,090	15,547
Average Age	44	44	46
Average Age (Male)	43	43	44
Average Age (Female)	45	45	47

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,091	2,048	6,514
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$51,509	\$49,511	\$54,034
Average House Value	\$170,485	\$162,289	\$170,386

Demographics data derived from AlphaMap



ZACK HARTMAN
 Commercial Sales Associate
 zhartman@shermanandhemstreet.com
 706.922.0395

Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

706.922.0395