

**FOR SALE**

**10213 S JACOB SMART BLVD / HWY 17**

10213 SOUTH JACOB SMART BOULEVARD RIDGELAND, SC 29936



**VM** REAL ESTATE 



**CONTACT**

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FOR SALE

# PROPERTY OVERVIEW

10213 SOUTH JACOB SMART BOULEVARD RIDGELAND, SC 29936



## OFFERING SUMMARY

Sale Price:	\$1,130,000
Building Size:	11,300 SF +/-
Acreage:	2.23 Acres +/-
Zoning:	T3

## PROPERTY HIGHLIGHTS

- 11,300 SF Retail Building on 2.23 Acres
- Extraordinary Visibility on Hwy 17
- 20 Ton HVAC Replaced in 2022
- Fully Sprinklered
- Large Parking Field

## PROPERTY OVERVIEW

11,300 sf retail building situated on 2.23 acres, fronting the main artery in Ridgeland. The building has a large showroom with 10-14.5' dropped ceiling and a storage area with nearly 15' ceilings and a small roll up door. Large parking field and extraordinary visibility on Highway 17. The building is constructed of steel and block and is fully sprinklered. 20 ton HVAC system installed in 2022.

## LOCATION OVERVIEW

Located on Highway 17/Jacob Smart Blvd., adjacent to Family Dollar, with dual access to I-95 in Ridgeland. Ridgeland is in Jasper County, the fastest growing county in South Carolina, with unprecedented growth and an explosion of interest from national retailers. There are currently over 1,600 new homes and developments approved and the airport has recently expanded its runway and fueling capabilities. Ridgeland is home to the Congaree Golf Club, named by Golf Digest as "the best course built this decade", and home of the PGA Tour's CJ Cup for the last two years. Additionally, South Carolina has recently approved expansion of Exit 21 to (6) six lanes and beautification of the off ramp. 2024 demographics indicate 10,604 residents within a five mile radius with average household incomes of \$59,450. Traffic counts of approximately 6200 vpd.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

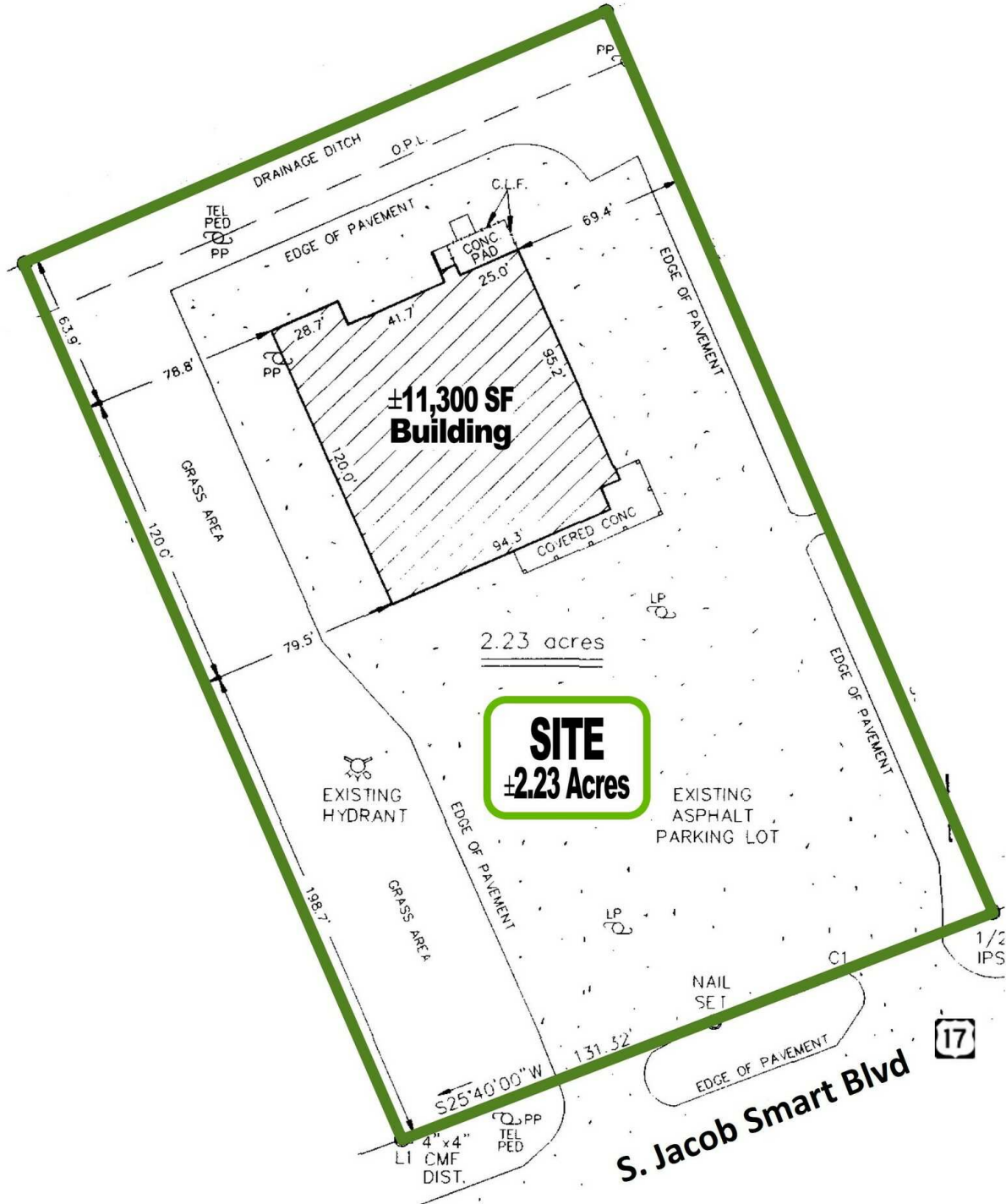


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# SITE PLAN

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# LOCATION MAP

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# RETAILER MAP

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# PICTURES

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