

4390 S. Fraser St.

Georgetown, SC



4 Acres – Highway Frontage

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$800,000.00

Lot Size: 4.00 Acres

Price / Acre: \$200,000.00

Zoning: Limited Industrial

County: Georgetown County

Property Subtype: Commercial Land

Parcel Number: 01-0446-004-00-00

PROPERTY OVERVIEW

Located on US Hwy. 17, across from Georgetown Airport, just 40 miles from Myrtle Beach and 55 miles from Charleston.

The Property is comprised of approximately 4 acres, available as a whole or in 2-acre parcels.

4 Acres available for \$800,000.

2 Acres available for \$450,000.

Excellent visibility and highway frontage, suitable for a number of commercial uses.

PROPERTY



THE LOCATION



THE LOCATION



MARKET INFORMATION

GEORGETOWN, SC

Located The Georgetown industrial market has a vacancy rate of 0.3% as of the fourth quarter of 2024.

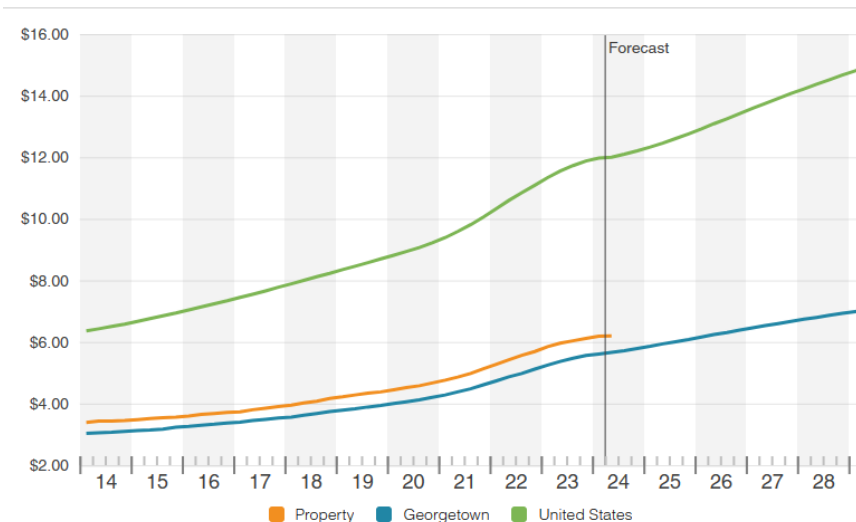
Georgetown's vacancy rate of 0.3% compares to the market's five-year average of 2.2% and the 10-year average of 4.7%.

The Georgetown industrial market has roughly 210,000 SF of space listed as available, for an availability rate of 2.8%. As of the fourth quarter of 2024, there is 40,000 SF of industrial space under construction in Georgetown. In comparison, the market has averaged 40,000 SF of under construction inventory over the past 10 years.

The Georgetown industrial market contains roughly 7.5 million SF of inventory. The market has approximately 5.1 million SF of logistics inventory, 430,000 SF of flex inventory, and 1.9 million SF of specialized inventory.

Market rents in Georgetown are \$6.20/SF. Rents average around \$6.10/SF for logistics buildings, \$12.50/SF for flex properties, and \$5.20/SF for specialized assets. Rents have changed by 4.2% year over year in Georgetown, compared to a change of 2.7% nationally. Market rents have changed by 4.8% in logistics buildings year over year, 4.9% in flex buildings, and 2.0% in specialized buildings. Annual rent growth of 4.2% in Georgetown compares to the market's five-year average of 7.9% and its 10-year average of 6.4%.

Market Asking Rent Per SF



AVAILABILITY	PROPERTY	MARKET 1-3 STAR	MARKET
Market Asking Rent/SF	\$7.13	\$6.21	\$6.21
Vacancy Rate	0%	0.3%	0.3%
Vacant SF	0	22.4K	22.4K
Availability Rate	-	2.9%	2.8%
Available SF Direct	-	213K	213K
Available SF Sublet	-	0	0
Available SF Total	-	213K	213K
Months on Market	-	8.8	8.8

DEMAND	PROPERTY	MARKET 1-3 STAR	MARKET
12 Mo Net Absorption SF	0	50.3K	50.3K
12 Mo Leased SF	0	23.7K	23.7K
6 Mo Leasing Probability	-	38.2%	38.2%

INVENTORY	PROPERTY	MARKET 1-3 STAR	MARKET
Existing Buildings	1	146	147
Inventory SF	12.4K	7.4M	7.5M
Average Building SF	-	50.9K	50.9K
Under Construction SF	-	40.5K	40.5K
12 Mo Delivered SF	-	0	0

SALES	PROPERTY	MARKET 1-3 STAR	MARKET
12 Mo Transactions	-	7	7
Market Sale Price/SF	-	\$58	\$58
Average Market Sale Price	-	\$2.9M	\$2.9M
12 Mo Sales Volume	-	\$3.2M	\$3.2M
Market Cap Rate	-	9.1%	9.1%

WETLANDS APPROXIMATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2029 Projection	141	4,403	10,390
2024 Estimate	134	4,209	9,860
2010 Census	133	4,197	9,436
Growth 2024 - 2029	5.22%	4.61%	5.38%
Growth 2010 - 2024	0.75%	0.29%	4.49%
2024 Population by Hispanic Origin:	9	378	650
2024 Population:	134	4,209	9,860
White	87	2,578	4,550
Black	35	1,189	4,488
Am. Indian & Alaskan	0	9	16
Asian	1	21	55
Hawaiian & Pacific Island	0	2	8
Other	11	411	744
U.S. Armed Forces:	0	0	0

Radius	1 Mile	3 Mile	5 Mile
Households:			
2029 Projection	56	1,717	4,228
2024 Estimate	53	1,644	4,021
2010 Census	53	1,642	3,857
Growth 2024 - 2029	5.66%	4.44%	5.15%
Growth 2010 - 2024	0.00%	0.12%	4.25%
Owner Occupied	39	1,112	2,514
Renter Occupied	14	533	1,507
2024 Households by Household Inc:	54	1,645	4,022
<\$25,000	12	348	1,050
\$25,000 - \$50,000	17	475	1,183
\$50,000 - \$75,000	10	326	853
\$75,000 - \$100,000	6	198	390
\$100,000 - \$125,000	0	59	112
\$125,000 - \$150,000	0	32	72
\$150,000 - \$200,000	4	78	158
\$200,000+	5	129	204
2024 Avg Household Income	\$76,083	\$74,583	\$63,340
2024 Med Household Income	\$43,333	\$49,976	\$43,948



CONTACT



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