



FOR LEASE

OVER 70
PARKING SPACES

1 ACRE
LOT

\$6,000 OR \$12/SF
FREESTANDING FLEX/RETAIL

\$5/SF
NNN

STRONG I-95 OPPORTUNITY

1177 Sniders Hwy

Prime 6,000 SF of Free-Standing Commercial Building for Lease - 1177 Sniders Hwy Situated on a full 1-acre parcel just off I-95, this property is surrounded by hundreds of nearby hotel rooms, gas stations, and key highway attractions, benefiting from steady, high-volume traffic from both the interstate and local routes. The site features 70+ parking spaces, highly visible pylon signage, and available highway exit signage, making it ideally positioned for a wide range of general commercial, flex, and retail uses. Formerly home to a national dining brand, the space is ready for your concept.

The landlord welcomes all uses, including contractor services and supply houses, marine & auto-related businesses, medical offices, dining concepts, retail, and specialty services. With flexible, tenant-focused lease terms, this is a rare opportunity to capture both local residents and interstate travelers in a high-visibility, underserved market.



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1 Promenade Street, Suite 101, | Bluffton, SC 29910



*All information contained herein, including but not limited to traffic counts, demographics, and location data, is provided for general reference only. No warranty, expressed or implied, is made as to the accuracy, completeness, or reliability of this information. Tenant and/or Tenant's representatives are solely responsible for conducting their own independent due diligence to verify all facts, figures, and conditions. Landlord and Broker assume no liability for any errors, omissions, or reliance upon the information provided.

INVESTMENT HIGHLIGHTS

FOR LEASE • \$6,000 or \$12/SF Freestanding FLEX/Retail • NNN: \$5/SF

Proposed Lease Summary:

Square Feet Per Public Record	4,744 SF+/-
Total Gross Square Feet	5,754 SF+/-
Lot Size	42,656 SF+/-
Restrooms	Men's & Women's
Landlord Responsible	To Be Negotiated
Landlord to deliver space	AS IS
Parking Spaces	70+
Leasing Terms	10 years + FLEXIBLE
TAX YEAR 2024	\$12,650.79
Proximity to Interstate 95	Less than 1/2 Mile +/-
Electric Availability	Dominion Enegyry
Gas Availablity	Dominion Gas
Town Water & Sewer	YES
Snider Hwy Traffic Count	8,400 - 12,000 VPD
Interstate 95 Traffic Count	48,000 VPD



LODGING OPPORTUNITIES WITHIN 1-MILE RADIUS

Within a one-mile radius, the area offers several lodging options totaling approximately 533 guest rooms. Nearby hotels include Baymont by Wyndham (84 rooms), Econo Lodge (39 rooms), Days Inn (61 rooms), Holiday Inn Express & Suites (81 rooms), Best Western (113 rooms), Red Roof Inn (60 rooms), Quality Inn (estimated 60 rooms), and Budgetel (estimated 35 rooms).



PROPERTY OVERVIEW

The site benefits from high visibility within half a mile of the I-95 interchange, along a heavily traveled Florida-to-Northeast corridor, and is supported by multiple nearby lodging options totaling an estimated 500+ rooms within a one-mile radius. Ownership is flexible and open to a wide range of potential uses beyond restaurant or QSR, making the property well-suited for restaurant, QSR, coffee, or convenience-oriented national brands.

±6,000 SF
 FREESTANDING BUILDING

OVER 70
 PARKING SPACES

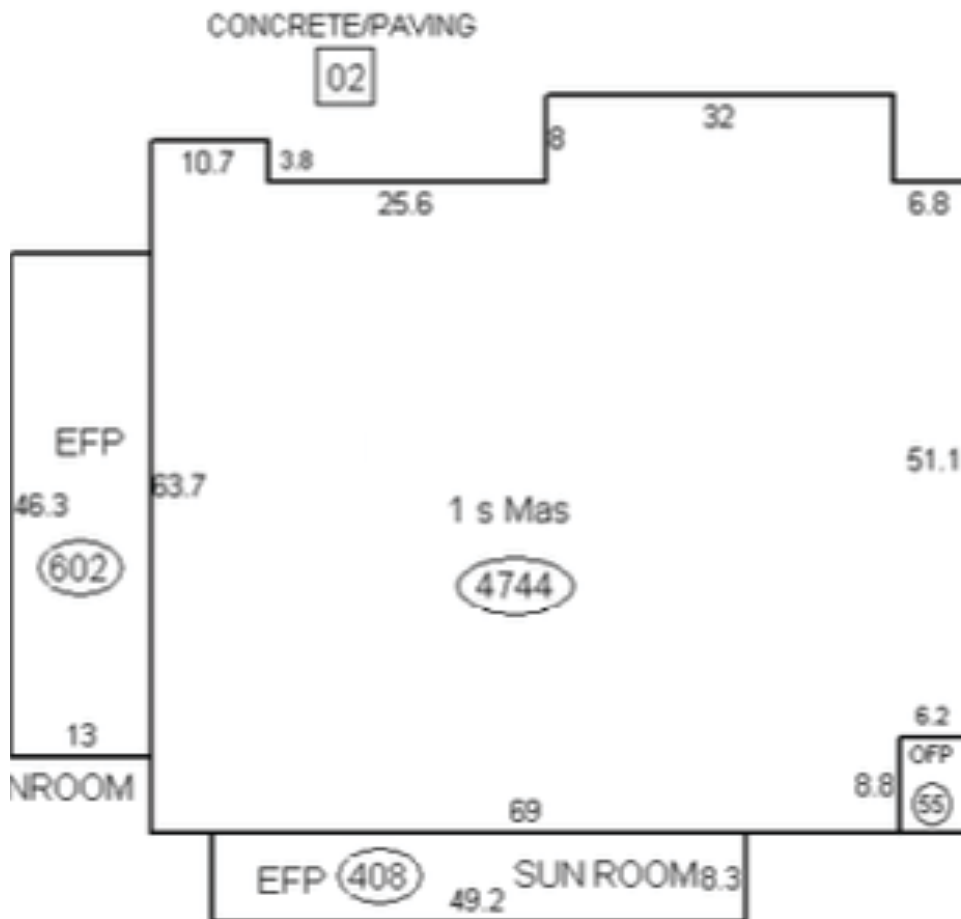
1/2 MILE
 FROM THE I-95 INTERCHANGE



TENANT RESPONSIBILITIES

- Ground Maintenance / Landscaping
- Parking Lot Maintenance
- Water, Sewer, Electric, Gas, Dumpster
- Any other services required by tenant
- HVAC Repair & Maintenance
- Building Exterior
- M.E.P. Maintenance
- Phone / Net / Cable

Exhibit "A"



TRAFFIC COUNT MAP

1, 3, 5 MILE RADIUS

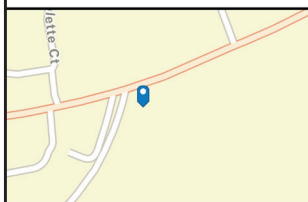
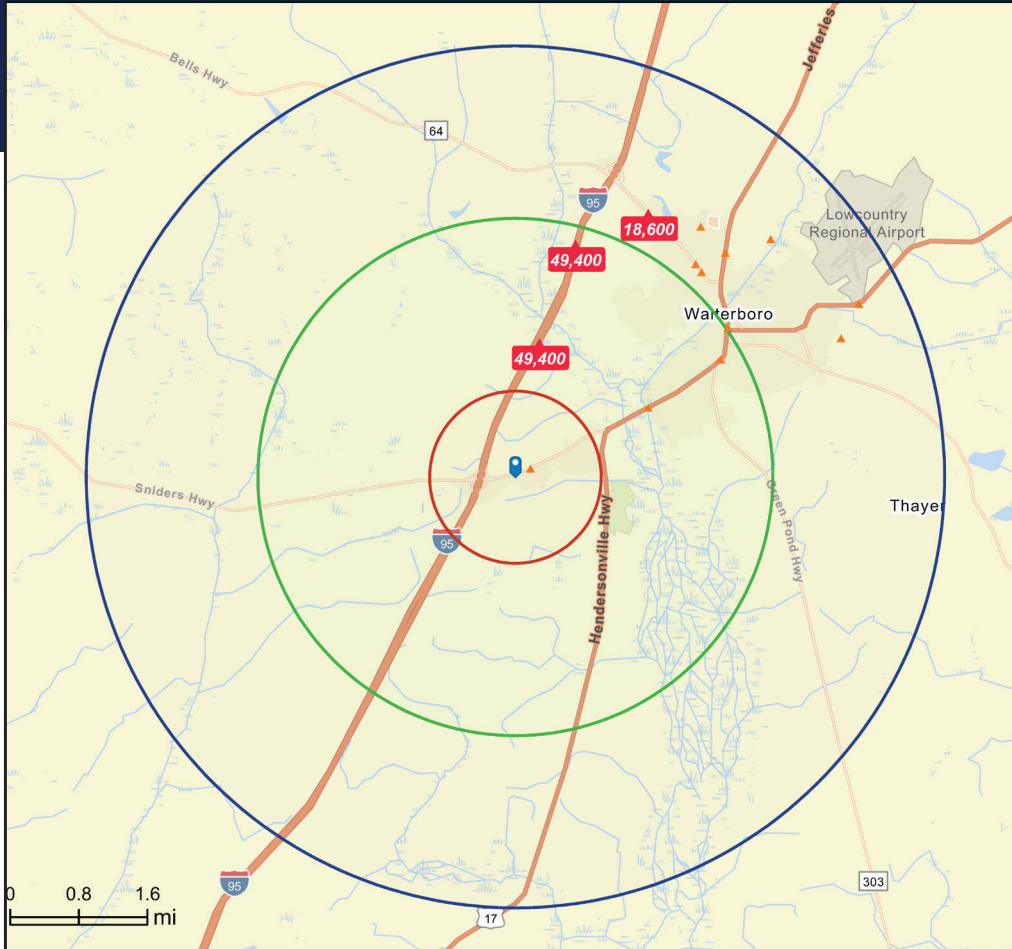
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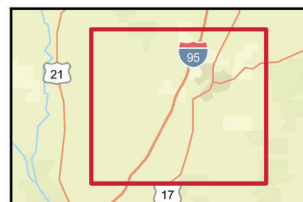
Traffic Count Map

1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Rings: 1, 3, 5 mile radii

Prepared by
Latitude: 32.8
Longitude: -80.7



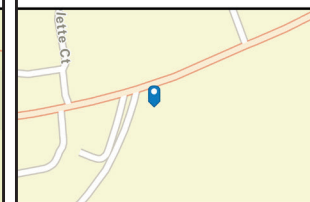
Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Traffic Count Map - Close Up

1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Rings: 1, 3, 5 mile radii

Prepared by
Latitude: 32.8
Longitude: -80.7



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



DEMOGRAPHICS & INCOME

1 MILE RADIUS



CHARTERONE COMMERCIAL 1177 SNIDERS HWY
REALTY

FOR LEASE • \$6,000 or \$12/SF Freestanding FLEX/Retail • NNN: \$5/SF



Demographic and Income Profile

1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

Summary	Census 2010		Census 2020		2025		2030	
Population	654		657		682		687	
Households	257		273		289		294	
Families	175		179		185		187	
Average Household Size	2.54		2.41		2.36		2.34	
Owner Occupied Housing Units	157		158		181		189	
Renter Occupied Housing Units	99		115		108		105	
Median Age	34.9		36.6		36.0		37.8	
Trends: 2025-2030 Annual Rate			Area		State		National	
Population	0.15%		1.12%		0.42%		0.42%	
Households	0.34%		1.51%		0.64%		0.64%	
Families	0.22%		1.36%		0.54%		0.54%	
Owner HHS	0.87%		1.87%		0.91%		0.91%	
Median Household Income	3.96%		2.59%		2.53%		2.53%	
Households by Income			2025		2030			
	Number		Percent		Number		Percent	
<\$15,000	75		26.0%		75		25.5%	
\$15,000 - \$24,999	7		2.4%		7		2.4%	
\$25,000 - \$34,999	62		21.5%		58		19.7%	
\$35,000 - \$49,999	44		15.2%		44		15.0%	
\$50,000 - \$74,999	19		6.6%		19		6.5%	
\$75,000 - \$99,999	39		13.5%		42		14.3%	
\$100,000 - \$149,999	30		10.4%		35		11.9%	
\$150,000 - \$199,999	0		0.0%		0		0.0%	
\$200,000+	12		4.2%		15		5.1%	
Median Household Income			\$34,750		\$42,190			
Average Household Income			\$55,926		\$60,693			
Per Capita Income			\$23,229		\$25,422			
Population by Age			Census 2010		Census 2020		2025	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	59	9.0%	52	7.9%	56	8.2%	56	8.2%
5 - 9	51	7.8%	53	8.1%	52	7.6%	51	7.4%
10 - 14	49	7.5%	54	8.2%	51	7.5%	42	6.1%
15 - 19	45	6.9%	35	5.3%	52	7.6%	51	7.4%
20 - 24	42	6.4%	36	5.5%	35	5.1%	40	5.8%
25 - 34	81	12.4%	89	13.5%	86	12.6%	77	11.2%
35 - 44	78	11.9%	68	10.4%	76	11.2%	84	12.2%
45 - 54	95	14.5%	74	11.3%	72	10.6%	73	10.6%
55 - 64	72	11.0%	92	14.0%	81	11.9%	76	11.1%
65 - 74	55	8.4%	62	9.4%	70	10.3%	79	11.5%
75 - 84	21	3.2%	35	5.3%	41	6.0%	45	6.6%
85+	5	0.8%	8	1.2%	9	1.3%	13	1.9%
Race and Ethnicity			Census 2010		Census 2020		2025	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	371	56.7%	359	54.6%	372	54.6%	365	53.1%
Black Alone	259	39.6%	242	36.8%	243	35.7%	251	36.5%
American Indian Alone	1	0.2%	1	0.2%	1	0.1%	1	0.1%
Asian Alone	5	0.8%	12	1.8%	16	2.3%	18	2.6%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	5	0.8%	9	1.4%	11	1.6%	12	1.7%
Two or More Races	13	2.0%	34	5.2%	38	5.6%	41	6.0%
Hispanic Origin (Any Race)			15		2.3%		19	
			2.9%		26		3.8%	
					28		4.1%	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 18, 2025

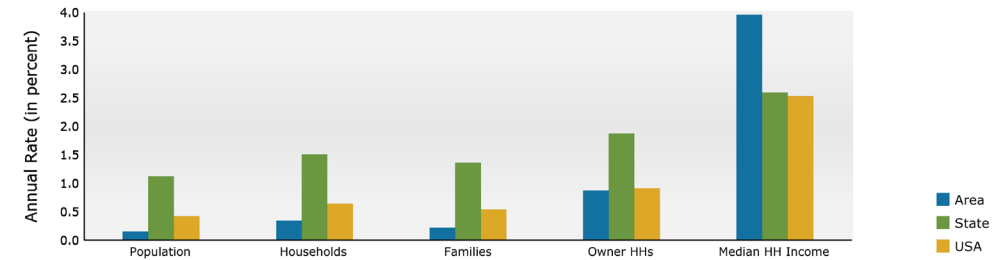


Demographic and Income Profile

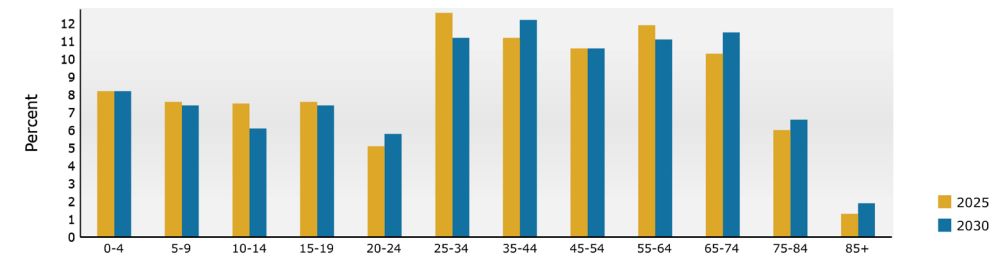
1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

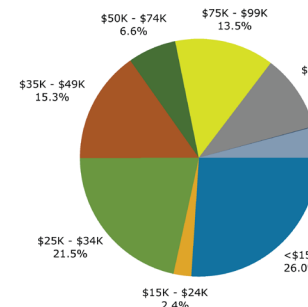
Trends 2025-2030



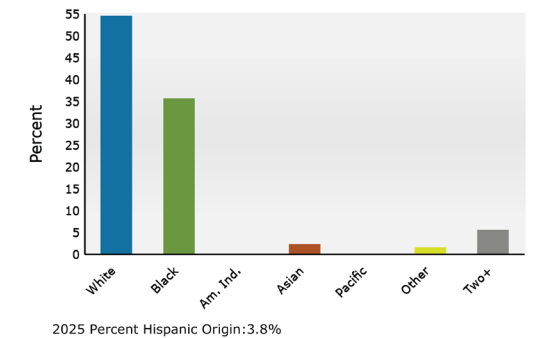
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 18, 2025

DEMOGRAPHICS & INCOME

3 MILE RADIUS



CHARTERONE COMMERCIAL 1177 SNIDERS HWY
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Demographic and Income Profile

1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Ring: 3 mile radius

Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

Summary	Census 2010	Census 2020	2025	2030
Population	4,837	4,766	4,807	4,797
Households	1,887	1,965	2,011	2,023
Families	1,263	1,235	1,235	1,232
Average Household Size	2.56	2.42	2.39	2.37
Owner Occupied Housing Units	1,156	1,128	1,248	1,286
Renter Occupied Housing Units	731	837	763	737
Median Age	36.1	39.5	39.2	40.6

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.04%	1.12%	0.42%
Households	0.12%	1.51%	0.64%
Families	-0.05%	1.36%	0.54%
Owner HHs	0.60%	1.87%	0.91%
Median Household Income	0.85%	2.59%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	320	15.9%	313	15.5%
\$15,000 - \$24,999	105	5.2%	94	4.6%
\$25,000 - \$34,999	277	13.8%	255	12.6%
\$35,000 - \$49,999	353	17.6%	344	17.0%
\$50,000 - \$74,999	254	12.6%	249	12.3%
\$75,000 - \$99,999	302	15.0%	305	15.1%
\$100,000 - \$149,999	268	13.3%	305	15.1%
\$150,000 - \$199,999	44	2.2%	49	2.4%
\$200,000+	88	4.4%	109	5.4%

Median Household Income	\$48,601	\$50,701
Average Household Income	\$68,655	\$73,683
Per Capita Income	\$29,479	\$31,899

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	396	8.2%	312	6.5%	320	6.7%	316	6.6%
5 - 9	359	7.4%	339	7.1%	317	6.6%	303	6.3%
10 - 14	368	7.6%	354	7.4%	330	6.9%	288	6.0%
15 - 19	333	6.9%	266	5.6%	322	6.7%	305	6.4%
20 - 24	307	6.3%	265	5.6%	262	5.5%	279	5.8%
25 - 34	595	12.3%	621	13.0%	611	12.7%	561	11.7%
35 - 44	559	11.6%	517	10.8%	550	11.4%	591	12.3%
45 - 54	692	14.3%	566	11.9%	559	11.6%	572	11.9%
55 - 64	583	12.1%	673	14.1%	601	12.5%	533	11.1%
65 - 74	394	8.1%	519	10.9%	539	11.2%	584	12.2%
75 - 84	188	3.9%	254	5.3%	314	6.5%	368	7.7%
85+	62	1.3%	80	1.7%	82	1.7%	97	2.0%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,558	52.9%	2,406	50.5%	2,425	50.5%	2,348	49.0%
Black Alone	2,113	43.7%	1,964	41.2%	1,915	39.8%	1,951	40.7%
American Indian Alone	11	0.2%	13	0.3%	13	0.3%	13	0.3%
Asian Alone	49	1.0%	86	1.8%	111	2.3%	122	2.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	35	0.7%	83	1.7%	108	2.2%	114	2.4%
Two or More Races	71	1.5%	213	4.5%	234	4.9%	248	5.2%

Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

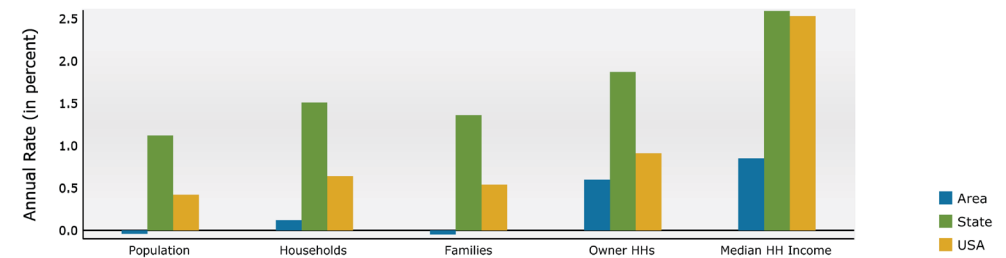


Demographic and Income Profile

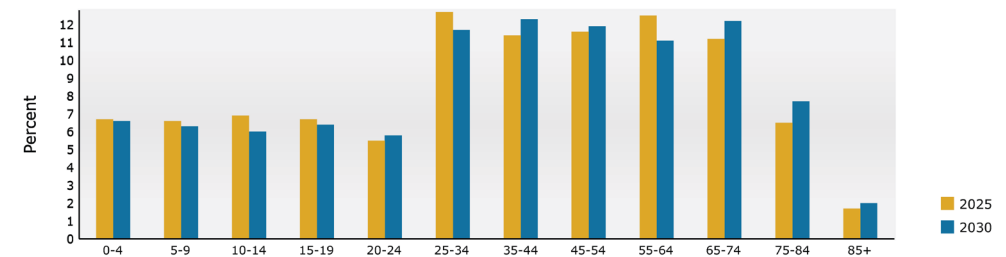
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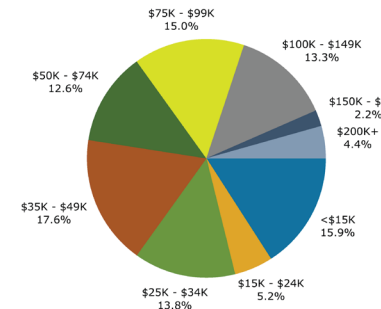
Trends 2025-2030



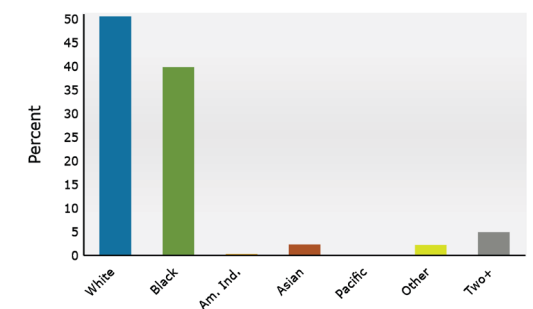
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 4.4%

Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 18, 2025

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DEMOGRAPHICS & INCOME

5 MILE RADIUS

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Demographic and Income Profile

1177 Sniders Hwy
1177 Sniders Hwy, Walterboro, South Carolina, 29488
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

Summary	Census 2010	Census 2020	2025	2030
Population	13,771	13,402	13,364	13,262
Households	5,396	5,508	5,548	5,547
Families	3,601	3,483	3,427	3,397
Average Household Size	2.52	2.41	2.38	2.36
Owner Occupied Housing Units	3,551	3,456	3,718	3,792
Renter Occupied Housing Units	1,845	2,052	1,830	1,755
Median Age	38.9	41.8	41.8	42.7

Trends: 2025-2030 Annual Rate	Area	State	National
Population	-0.15%	1.12%	0.42%
Households	0.00%	1.51%	0.64%
Families	-0.18%	1.36%	0.54%
Owner HHs	0.39%	1.87%	0.91%
Median Household Income	1.11%	2.59%	2.53%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$15,000	873	15.7%	836	15.1%
\$15,000 - \$24,999	500	9.0%	454	8.2%
\$25,000 - \$34,999	688	12.4%	630	11.4%
\$35,000 - \$49,999	847	15.3%	818	14.7%
\$50,000 - \$74,999	791	14.3%	779	14.0%
\$75,000 - \$99,999	657	11.8%	652	11.8%
\$100,000 - \$149,999	700	12.6%	795	14.3%
\$150,000 - \$199,999	160	2.9%	175	3.2%
\$200,000+	332	6.0%	407	7.3%

Median Household Income	\$48,157	\$50,889
Average Household Income	\$71,367	\$77,792
Per Capita Income	\$29,885	\$32,820

Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,013	7.4%	779	5.8%	778	5.8%	771	5.8%
5 - 9	951	6.9%	890	6.6%	852	6.4%	800	6.0%
10 - 14	965	7.0%	946	7.1%	854	6.4%	792	6.0%
15 - 19	927	6.7%	811	6.1%	871	6.5%	796	6.0%
20 - 24	848	6.2%	721	5.4%	731	5.5%	743	5.6%
25 - 34	1,576	11.4%	1,558	11.6%	1,554	11.6%	1,501	11.3%
35 - 44	1,585	11.5%	1,441	10.8%	1,516	11.3%	1,563	11.8%
45 - 54	1,954	14.2%	1,541	11.5%	1,466	11.0%	1,494	11.3%
55 - 64	1,776	12.9%	1,934	14.4%	1,695	12.7%	1,508	11.4%
65 - 74	1,223	8.9%	1,634	12.2%	1,715	12.8%	1,724	13.0%
75 - 84	648	4.7%	822	6.1%	999	7.5%	1,198	9.0%
85+	306	2.2%	324	2.4%	333	2.5%	370	2.8%

Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,924	50.3%	6,501	48.5%	6,488	48.5%	6,264	47.2%
Black Alone	6,364	46.2%	5,860	43.7%	5,669	42.4%	5,720	43.1%
American Indian Alone	43	0.3%	51	0.4%	51	0.4%	51	0.4%
Asian Alone	95	0.7%	140	1.0%	179	1.3%	197	1.5%
Pacific Islander Alone	2	0.0%	3	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	142	1.0%	278	2.1%	358	2.7%	379	2.9%
Two or More Races	201	1.5%	569	4.2%	615	4.6%	646	4.9%

Hispanic Origin (Any Race) 355 2.6% 488 3.6% 646 4.8% 687 5.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 18, 2025

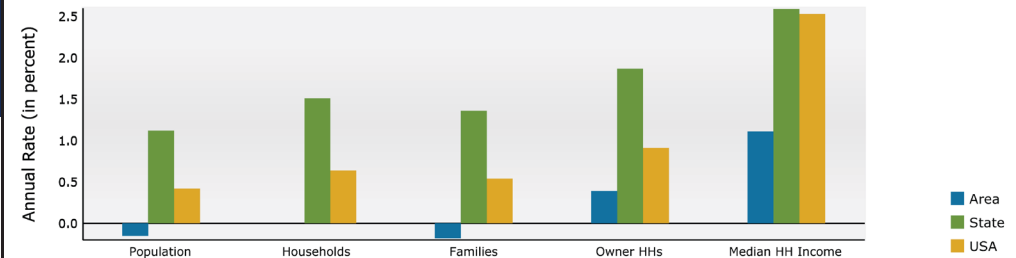


Demographic and Income Profile

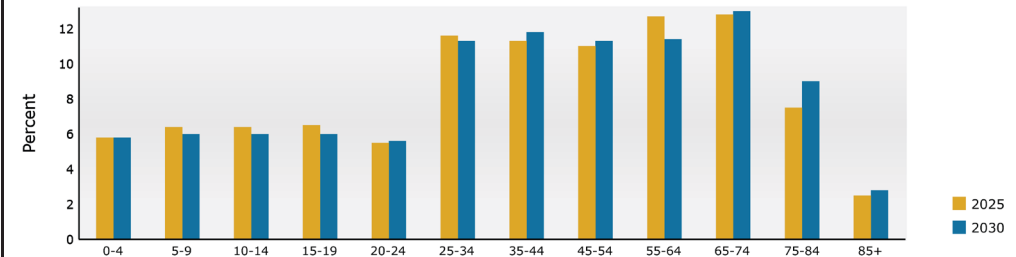
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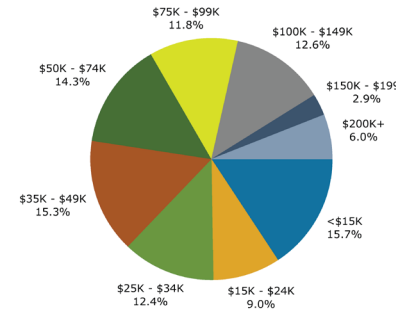
Trends 2025-2030



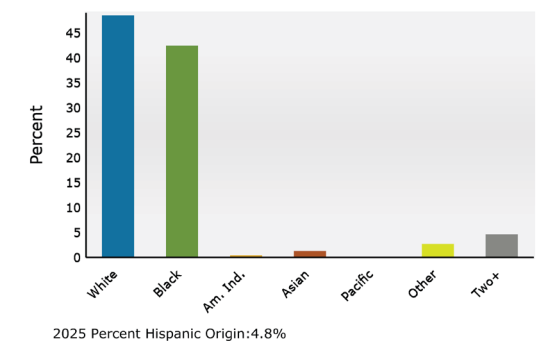
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

August 18, 2025