

YOUR BUSINESS
HERE

YOUR BUSINESS
HERE

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.



WAYNE R. ALTAVILLA JR.
REALTOR®, MilRes, CPS

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Wayne@CharterOneRealty.com

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



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 Energy
Gas Availability	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

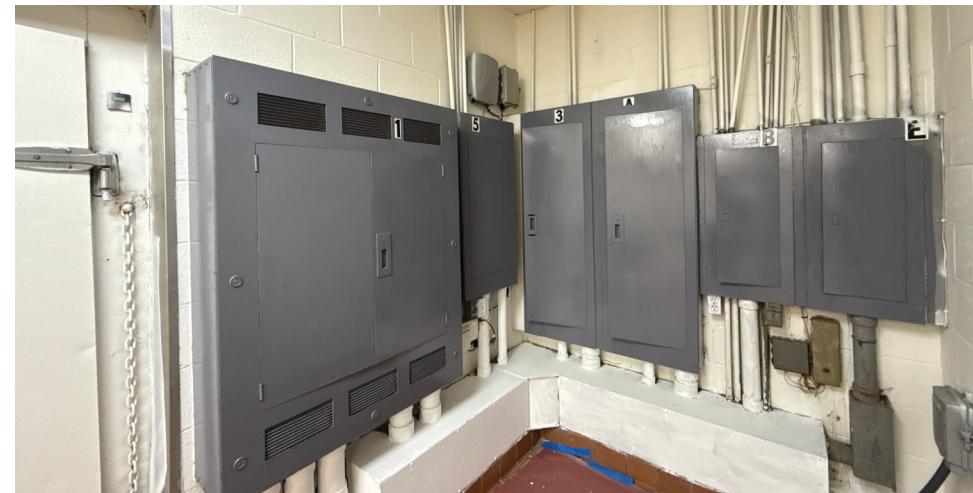
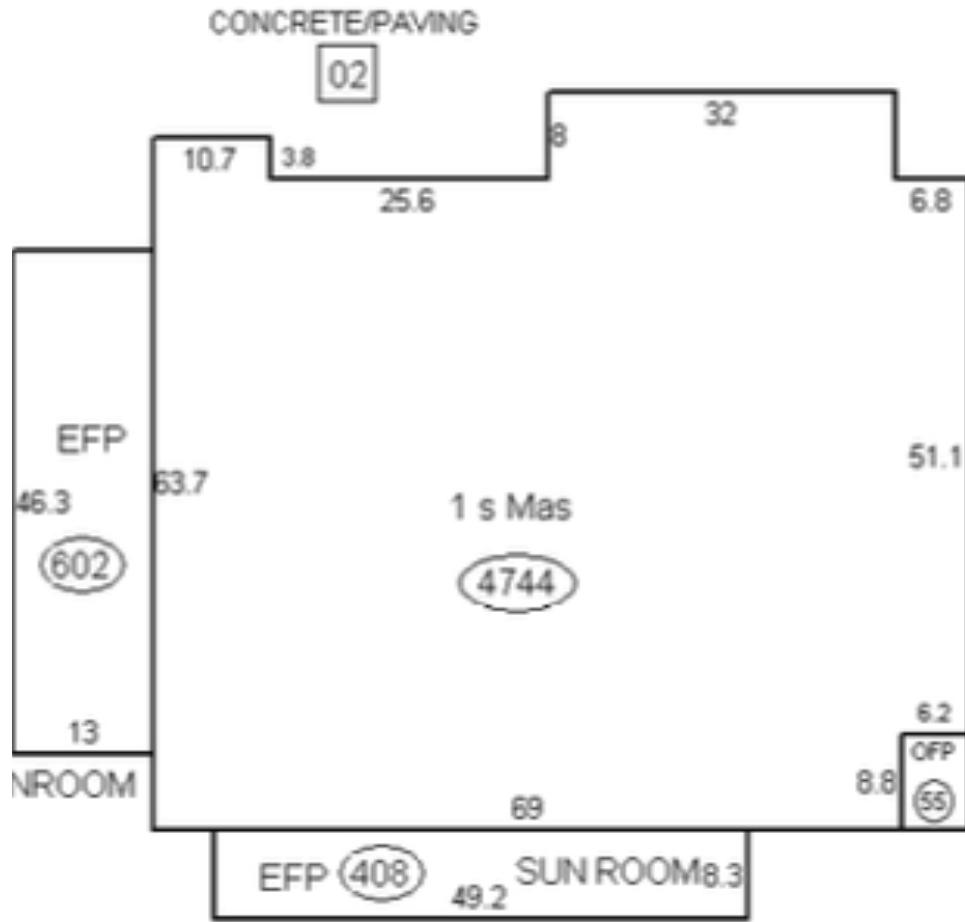
½ MILE
FROM THE I-95 INTERCHANGE



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

CHARTERONE COMMERCIAL REALTY 1177 SNIDERS HWY

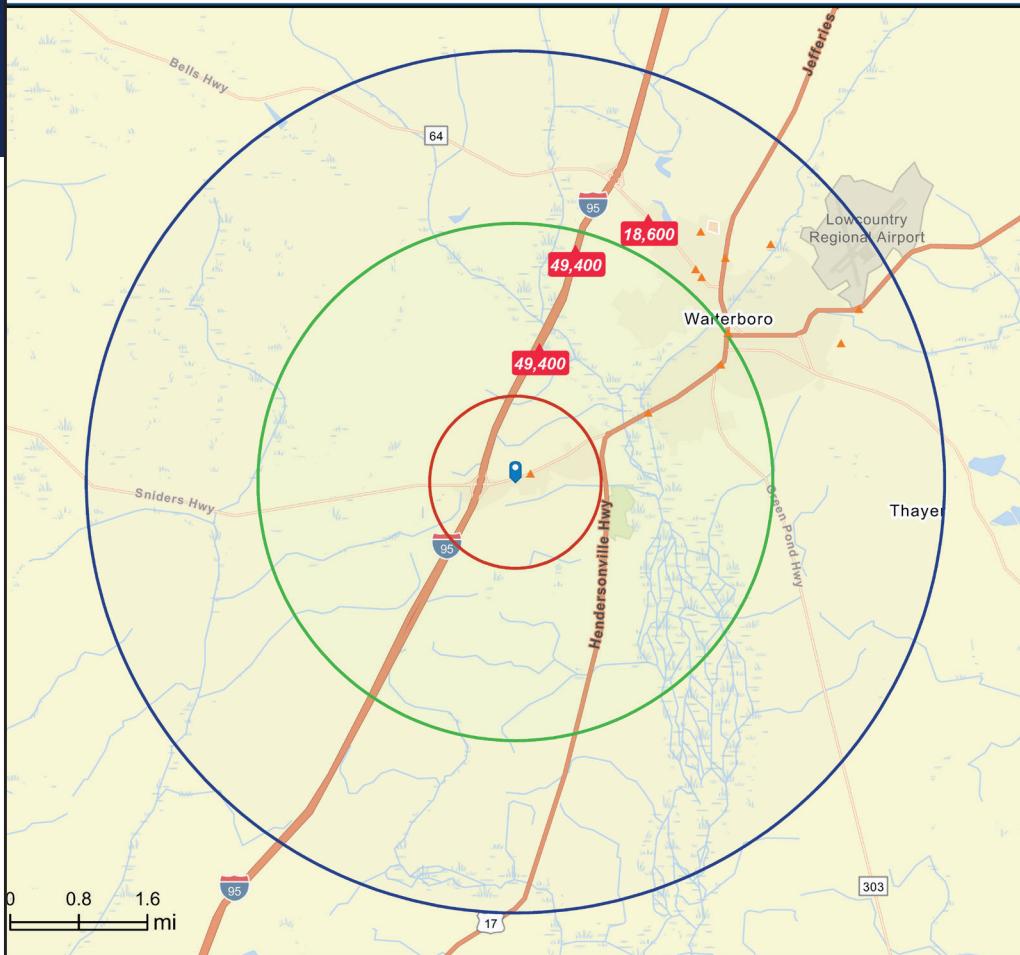
FOR LEASE • \$6,000 or \$12/SF Freestanding FLEX/Retail • NNN: \$5/SF



Traffic Count Map

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

Prepared by
Latitude: 32.81
Longitude: -80.70



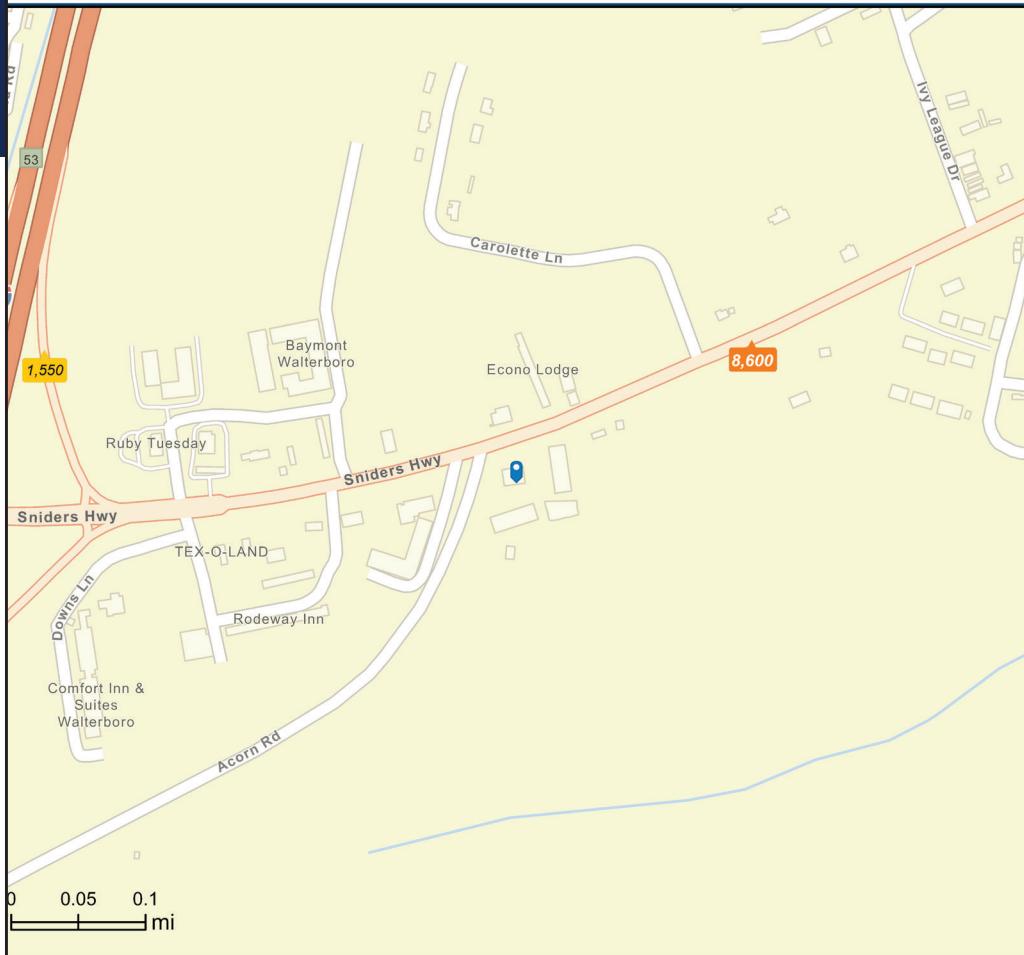
Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



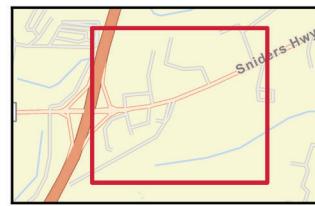
Traffic Count Map - Close Up

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

Prepared by
Latitude: 32.81
Longitude: -80.70



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



DEMOGRAPHICS & INCOME

1 MILE RADIUS

CHARTERONE | COMMERCIAL REALTY 1177 SNIDERS HWY

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Demographic and Income Profile

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

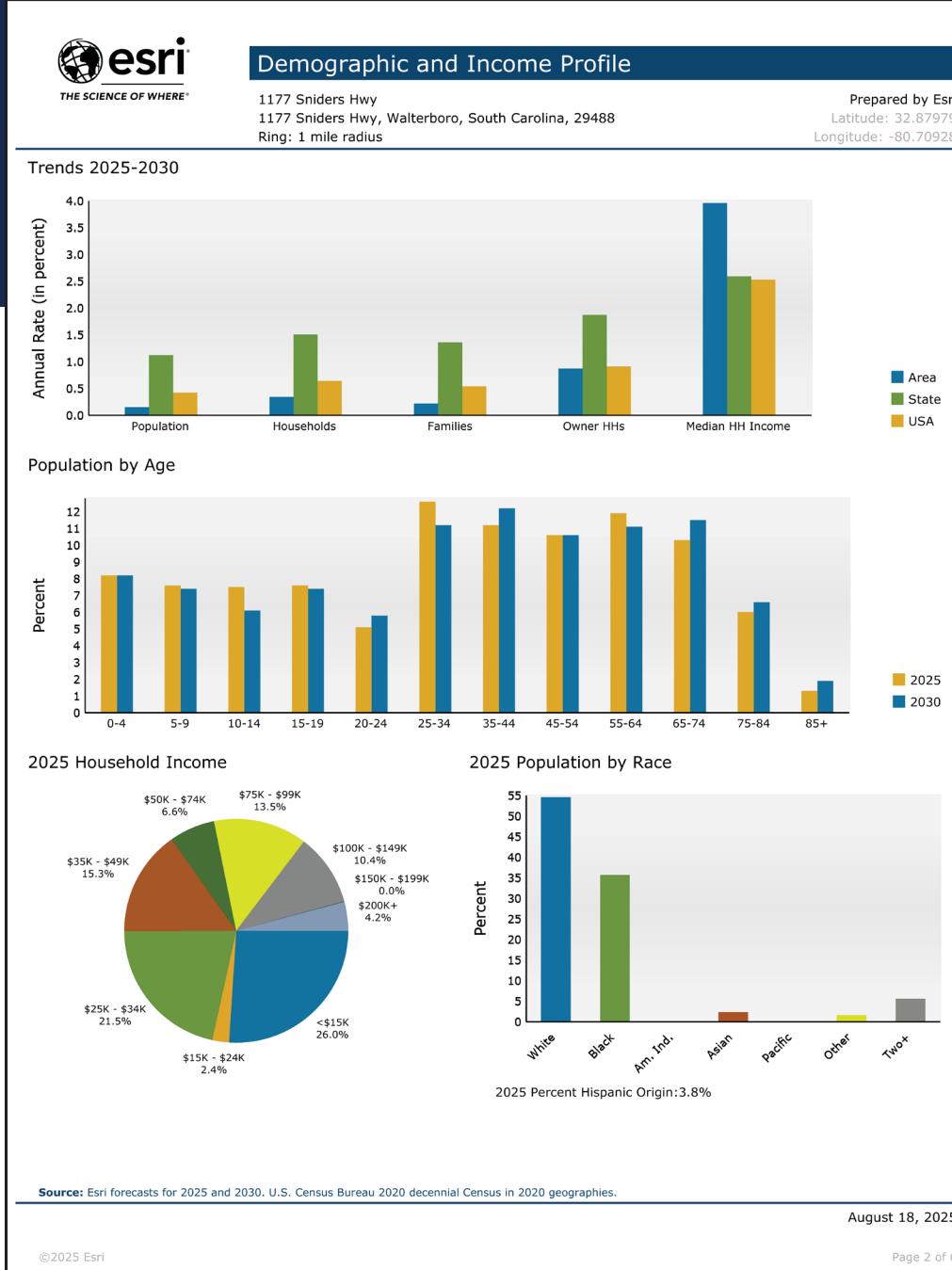
Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

Summary	Census 2010		Census 2020		2025		2030			
	Population	654	Households	257	Families	175	Average Household Size	2.54		
Trends: 2025-2030 Annual Rate		Area		State		National				
Population		0.15%		1.12%		0.42%				
Households		0.34%		1.51%		0.64%				
Families		0.22%		1.36%		0.54%				
Owner HHs		0.87%		1.87%		0.91%				
Median Household Income		3.96%		2.59%		2.53%				
Households by Income										
				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										
		Number	Percent	Number	Percent	Number	Percent			
0 - 4		59	9.0%	52	7.9%	56	8.2%	56		
5 - 9		51	7.8%	53	8.1%	52	7.6%	51		
10 - 14		49	7.5%	54	8.2%	51	7.5%	42		
15 - 19		45	6.9%	35	5.3%	52	7.6%	51		
20 - 24		42	6.4%	36	5.5%	35	5.1%	40		
25 - 34		81	12.4%	89	13.5%	86	12.6%	77		
35 - 44		78	11.9%	68	10.4%	76	11.2%	84		
45 - 54		95	14.5%	74	11.3%	72	10.6%	73		
55 - 64		72	11.0%	92	14.0%	81	11.9%	76		
65 - 74		55	8.4%	62	9.4%	70	10.3%	79		
75 - 84		21	3.2%	35	5.3%	41	6.0%	45		
85+		5	0.8%	8	1.2%	9	1.3%	13		
Race and Ethnicity										
		Number	Percent	Number	Percent	Number	Percent			
White Alone		371	56.7%	359	54.6%	372	54.6%	365		
Black Alone		259	39.6%	242	36.8%	243	35.7%	251		
American Indian Alone		1	0.2%	1	0.2%	1	0.1%	1		
Asian Alone		5	0.8%	12	1.8%	16	2.3%	26		
Pacific Islander Alone		0	0.0%	0	0.0%	0	0.0%	0		
Some Other Race Alone		5	0.8%	9	1.4%	11	1.6%	12		
Two or More Races		13	2.0%	34	5.2%	38	5.6%	41		
Hispanic Origin (Any Race)		15	2.3%	19	2.9%	26	3.8%	28		
2025		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



August 18, 2025

DEMOGRAPHICS & INCOME

3 MILE RADIUS

CHARTERONE COMMERCIAL REALTY 1177 SNIDERS HWY

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: 3 mile radius

Prepared by Esri
Latitude: 32.87979
Longitude: -80.70928

Summary	Census 2010		Census 2020		2025		2030	
	Population	Households	Families	Average Household Size	Owner Occupied Housing Units	Renter Occupied Housing Units	Median Age	
Population	4,837	1,887	1,263	2.56	1,156	731	36.1	4,766
Households								2,011
Families								1,235
Average Household Size								2.42
Owner Occupied Housing Units								1,248
Renter Occupied Housing Units								763
Median Age								39.5
Trends: 2025-2030 Annual Rate	Area	State	National					
Population	-0.04%		1.12%					0.42%
Households		0.12%						0.64%
Families		-0.05%						0.54%
Owner HHs		0.60%						0.91%
Median Household Income	0.85%		2.59%					2.53%
		2025	2030					
Households by Income		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 - \$44,999		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%
Hispanic Origin (Any Race)	99	2.0%	156	3.3%	210	4.4%	225	4.7%

Note: Income is expressed in current dollars.

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

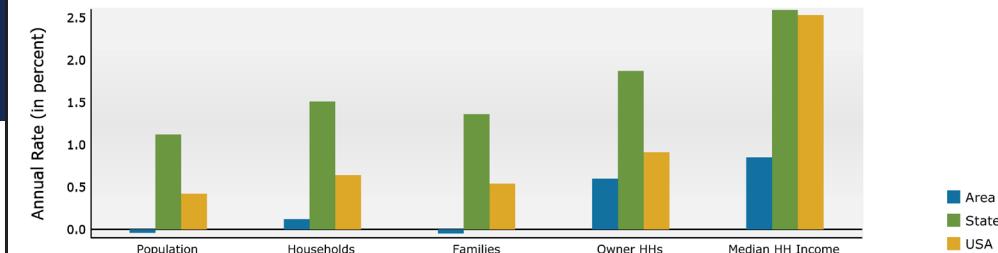


Demographic and Income Profile

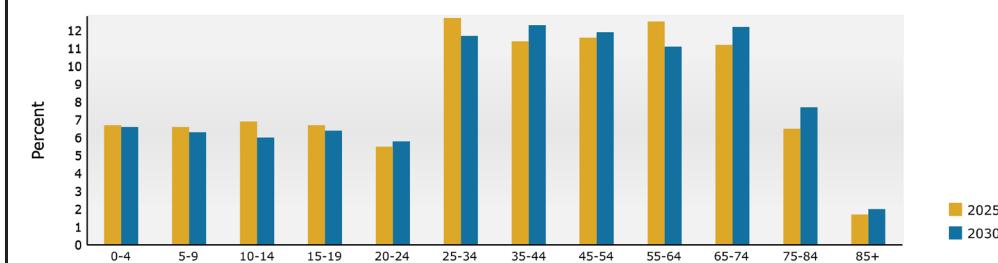
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1177 Sniders Hwy, Walterboro, South Carolina, 29488
Ring: 3 mile radius

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Latitude: 32.87979
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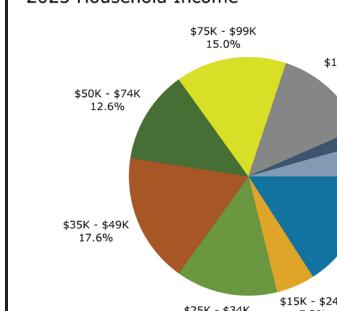
Trends 2025-2030



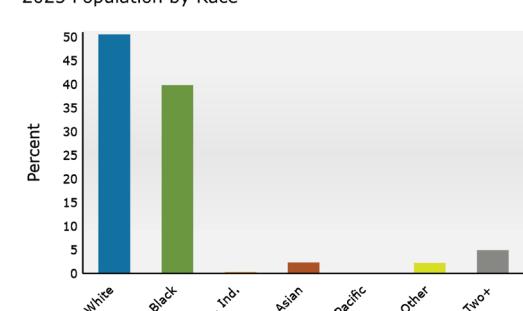
Population by Age



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

DEMOGRAPHICS & INCOME

5 MILE RADIUS

CHARTERONE | COMMERCIAL REALTY 1177 SNIDERS HWY

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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	Population	13,402	Population	13,364	Population	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								
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								
		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								
	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								
	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

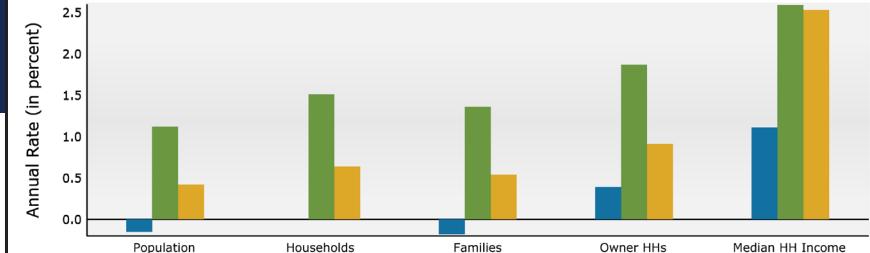


Demographic and Income Profile

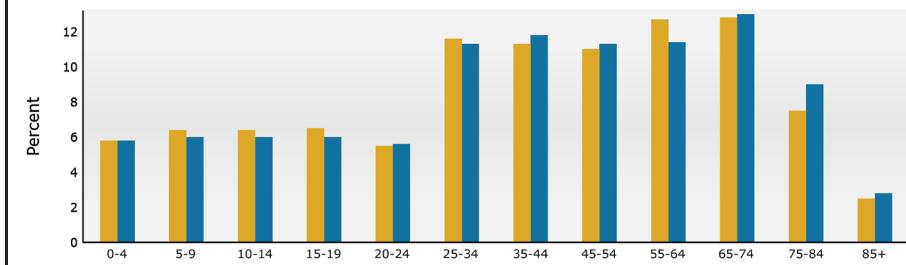
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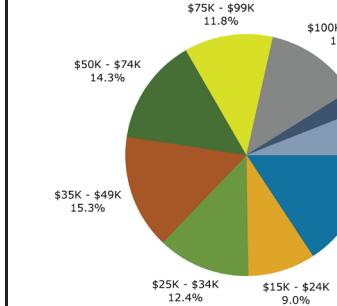
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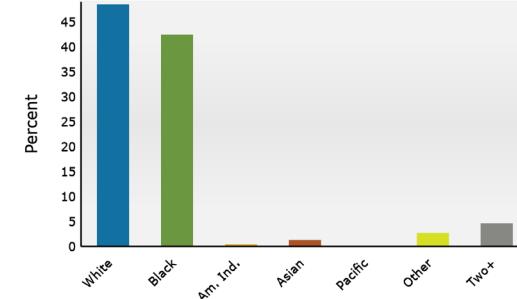
Population by Age



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