



# DARLINGTON, SOUTH CAROLINA

## RV/BOAT DRY STORAGE



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**PRICE: \$925,000**

**SELLER RESERVES THE RIGHT TO  
ACCEPT OFFERS AT ANYTIME**

**OFFERS SHOULD BE SENT TO THE ATTENTION OF:**



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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

RV/Boat Dry Storage in Darlington, SC, offers a secure and convenient solution for storing your RVs, boats, trailers, cars, and other vehicles. The facility is designed to provide easy access and security for tenants, ensuring their motorized vehicles are protected and readily available. Items can be retrieved with a 30-minute notice during business hours, allowing for quick and easy pick-up from the gated lot. The property is just a 20 minute drive from Florence, SC and +/- 75 miles to Myrtle beach. This location provides easy access for residents of nearby areas and those traveling to and from major South Carolina destinations.



PRICE

**\$925,000**



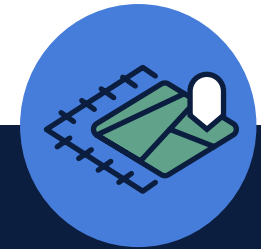
TOTAL SIZE

**41,691 GSF**



TOTAL SPACES

**74**



LAND

**1.12 AC**







## RV/BOAT DRY STORAGE

### PROPERTY ADDRESS

300 S Main St. | Darlington, SC

## HIGHLIGHTS

-  Over 12,000 vessels registered in Darlington County ([www.dnr.sc.gov](http://www.dnr.sc.gov))
-  Additional income through digital sign
-  Value add opportunity through rate management, administrative fees, and electrical service fees
-  Fire suppression sprinkler system in place
-  Potential conversion opportunity



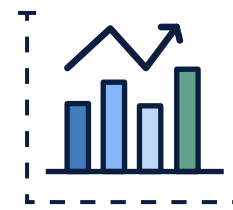
### POPULATION

<b>3 MILE RADIUS</b>	12,750
<b>5 MILE RADIUS</b>	18,963
<b>10 MILE RADIUS</b>	78,190



### AVERAGE HH INCOME

<b>3 MILE RADIUS</b>	\$54,695
<b>5 MILE RADIUS</b>	\$58,886
<b>10 MILE RADIUS</b>	\$77,854



### SUPPLY/DEMAND

Potential for Self Storage Conversion

<b>3 MILE RADIUS</b>	2 SF Per Capita*
<b>5 MILE RADIUS</b>	1.4 SF Per Capita*
<b>10 MILE RADIUS</b>	9 SF Per Capita

\*Non-Climate Only



# SITE DETAILS

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<b>PROPERTY ADDRESS</b>	300 S Main St Darlington, SC
<b>PARCEL NUMBER</b>	165-03-01-011
<b>LOT SIZE</b>	+/- 1.12
<b>YEAR BUILT/YEAR CONVERTED</b>	1901/2017
<b>GROSS SQUARE FEET</b>	41,691 Square Feet
<b>ESTIMATED NO. OF SPACES</b>	74
<b>EFFECTIVE GROSS INCOME</b> <i>Broker Adjusted PY</i>	\$106,130
<b>OPERATING EXPENSES</b> <i>Broker Adjusted PY</i>	\$56,065
<b>NET OPERATING INCOME</b> <i>Broker Adjusted PY</i>	\$50,065

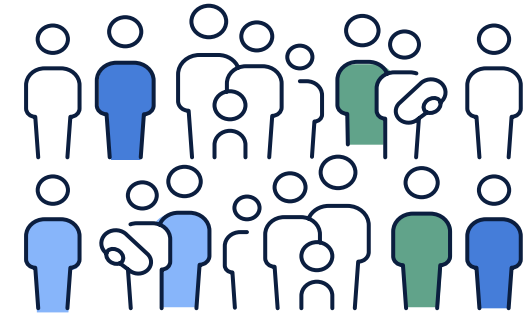




## RV/BOAT DRY STORAGE

# DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES	
2023 SUMMARY	Population	12,699	18,783	78,516
	Households	5,272	7,642	32,249
	Families	3,329	5,003	20,810
	Average Household Size	2.38	2.42	2.39
	Owner Occupied Housing Units	3,242	5,078	20,778
	Renter Occupied Housing Units	2,030	2,564	11,471
	Median Age	42.8	41.9	41.1
	Median Household Income	\$31,963	\$34,476	\$51,066
	Average Household Income	\$54,695	\$58,886	\$77,854
2028 SUMMARY	Population	12,554	18,526	78,489
	Households	5,253	7,601	32,548
	Families	3,305	4,958	20,932
	Average Household Size	2.36	2.40	2.37
	Owner Occupied Housing Units	3,285	5,118	21,438
	Renter Occupied Housing Units	1,968	2,483	11,109
	Median Age	44.1	43.2	42.1
	Median Household Income	\$34,992	\$39,414	\$57,319
	Average Household Income	\$62,879	\$67,467	\$88,764
<b>TRENDS: 2023-2028 ANNUAL RATE</b>				
Population	-0.23%	-0.28%	-0.01%	
Households	-0.07%	-0.11%	0.18%	
Families	-0.14%	-0.18%	0.12%	
Owner Households	0.26%	0.16%	0.63%	
Median Household Income	1.83%	2.71%	2.34%	



## POPULATION

# 18,783

(5 MILES)



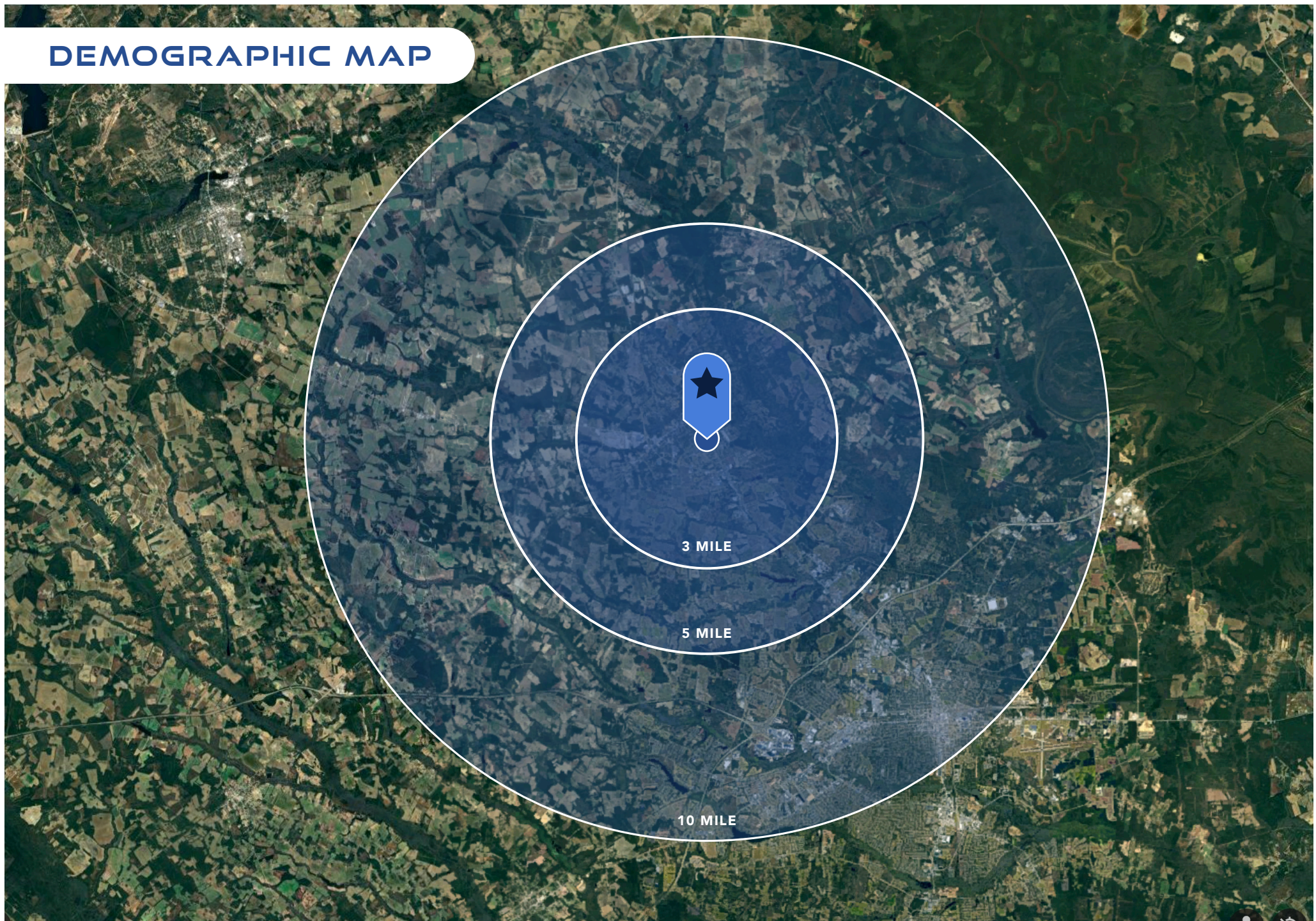
## MEDIAN HOUSEHOLD INCOME

# \$58,886

(5 MILES)

Sources: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. Supply information by Radius+.

# DEMOGRAPHIC MAP





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## FINANCIALS

SPACE	MONTHLY RATE	PAYMENT SCHEDULE	SPACE	MONTHLY RATE	PAYMENT SCHEDULE	SPACE	MONTHLY RATE	PAYMENT SCHEDULE
1	\$60.32	Annual	21	\$362.15	Monthly	41	\$62.40	Monthly
2	\$72.23	Annual	22	\$86.67	Monthly	42	\$95.04	Monthly
3	\$117.10	Annual	23	\$181.90	Monthly	43	\$110.94	Monthly
4	\$28.89	Annual	24	\$108.00	Monthly	44	\$100.54	Monthly
5	\$79.74	Annual	25	\$136.43	Monthly	45	\$108.00	Monthly
6	\$54.88	Annual	26	\$190.89	Monthly	46	\$114.63	Monthly
7	\$61.97	Annual	27	\$69.34	Monthly	47	\$163.12	Monthly
8	\$53.16	Annual	28	\$58.27	Monthly	48	\$107.24	Monthly
9	\$69.34	Annual	29	\$43.20	Monthly	49	\$45.16	Monthly
10	\$78.00	Annual	30	\$110.94	Monthly	50	\$128.83	Quarterly
11	\$199.63	Annual	31	\$173.00	Monthly	51	\$72.23	Quarterly
12	\$110.10	Annual	32	\$172.80	Monthly	52	\$172.80	Quarterly
13	\$103.07	Annual	33	\$254.81	Monthly	53	\$72.11	Quarterly
14	\$30.33	Annual	34	\$43.20	Monthly	54	\$57.60	Quarterly
15	\$28.89	Annual	35	\$43.20	Monthly	55	\$115.56	Quarterly
16	\$111.00	Annual	36	\$77.43	Monthly	56	\$57.60	Quarterly
17	\$137.39	Annual	37	\$104.00	Monthly	57	\$72.23	Quarterly
18	\$101.12	Annual	38	\$69.34	Monthly	58	\$197.22	Quarterly
19	\$57.78	Annual	39	\$108.00	Monthly	59	\$124.80	Quarterly
20	\$69.55	Annual	40	\$115.56	Monthly	60	\$43.20	Quarterly

Current rent roll as of June 14, 2024. Rent is charged based upon length and width of vehicle

CONTINUED

SPACE	MONTHLY RATE	PAYMENT SCHEDULE
61	\$66.67	Quarterly
62	\$73.96	Quarterly
63	\$117.94	Quarterly
64	\$195.84	Quarterly
65	\$25.00	Quarterly
66	\$80.89	Semiannual
67	\$85.52	Semiannual
68	\$73.96	Semiannual
69	\$86.67	Semiannual
70	\$42.80	Semiannual
71	\$40.45	Semiannual

**MONTHLY INCOME \$7,044.53**

Current rent roll as of June 14, 2024.  
Rent is charged based upon length and width of vehicle

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DIGITAL SIGN

CUSTOMER NUMBER	BUSINESS TYPE	MONTHLY RATE
1	Meat Packing	\$150.00
2	Tree/Stump Removal	\$150.00
3	Restaurant	\$150.00
4	Funeral Home	\$150.00
5	Insurance	\$150.00
6	Insurance	\$150.00
7	Flooring	\$150.00
8	Grand Old Post Office	\$150.00
9	Bank	\$150.00
10	Doctor's Office	\$150.00
11	Real Estate	\$150.00
12	Roofing	\$150.00
13	Solicitor	\$150.00
14	Septic Tank	\$150.00
15	Retirement Home	\$150.00
16	Church	\$150.00
17	Car Show	\$150.00
18	Sheriff	\$150.00
19	Church	\$150.00

**MONTHLY INCOME \$2,850.00**

## INCOME &amp; EXPENSES

DESCRIPTION	BROKER ADJUSTED PY
Parking Gross Potential Rental Income	92,096
<b>Total Gross Potential Rental Income</b>	<b>92,096</b>
Vacancy, Discounts & Credit Loss	(24,366)
Parking Gross Rental Income	67,730
<b>Total Gross Rental Income</b>	<b>67,730</b>
Other Revenue (Digital Sign)	38,400
<b>Effective Gross Revenue</b>	<b>106,130</b>

OPERATING EXPENSES	BROKER ADJUSTED PY
Bank & Credit Card Charges	158
Insurance	4,000
Dues/Subscriptions & Licenses/Permits	600
Office Supplies & Expenses	900
Postage & Handling	200
Cost of On-Site Management & Payroll Costs	36,000
Repairs & Maintenance	2,500
Real Estate Taxes	4,567
Telephone & Internet	3,000
Utilities	2,700
Software & Website	1,440

## TOTAL OPERATING EXPENSES

**\$56,065**

## NET OPERATING INCOME

**\$50,065**

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# MARKET ANALYSIS



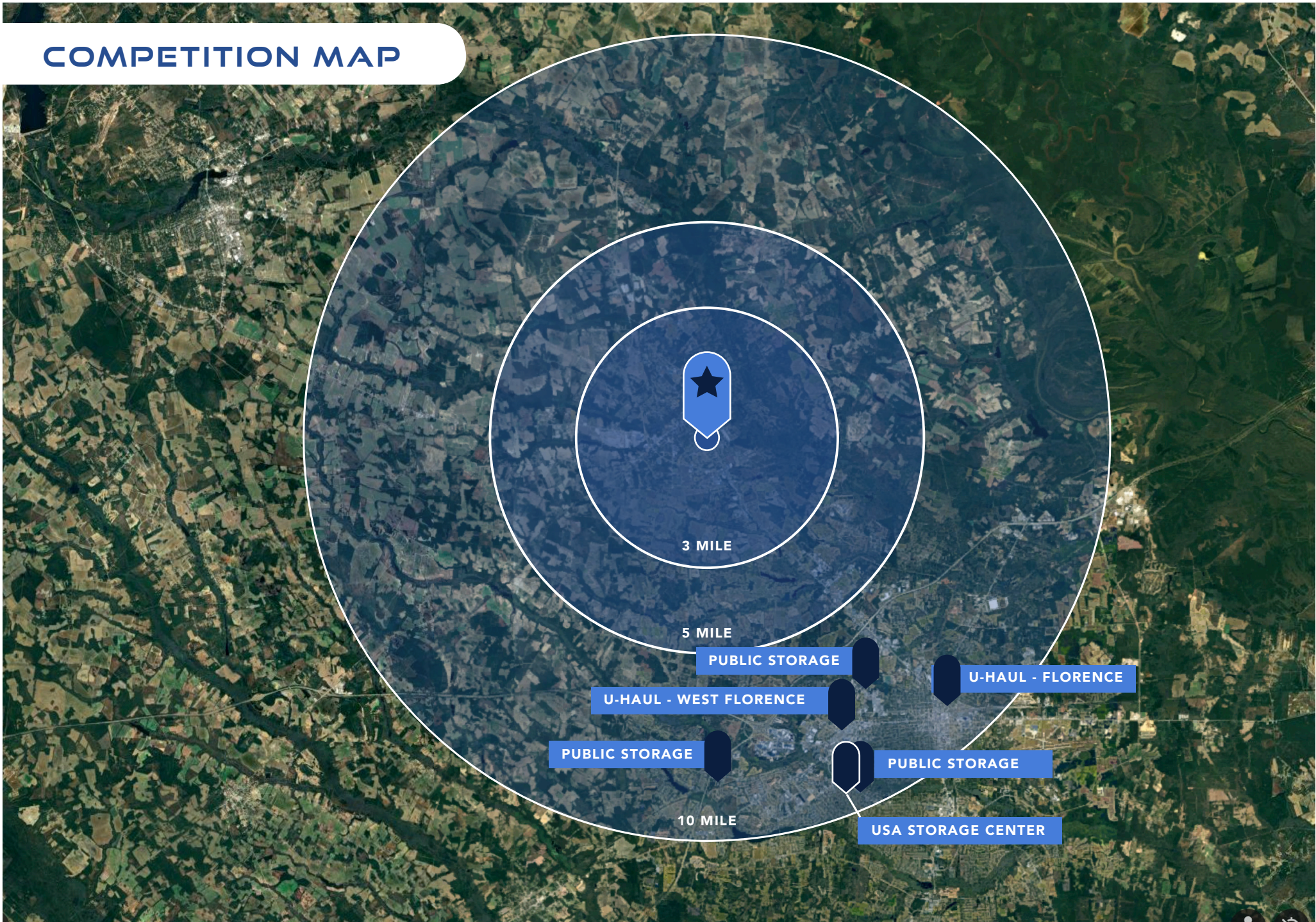
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## COMPETITION

ID	PROPERTY	ADDRESS	DISTANCE	10X10 CC	10X20 CC	PARKING (10 x 22)	PARKING (10 x 25)
★	<b>RV/BOAT DRY STORAGE</b>	300 S Main St, Darlington, SC 29532					
A	<b>PUBLIC STORAGE</b>	753 N Cashua Dr, Florence, SC 29501	7.43 MILES	\$121	\$178	\$62	\$64
B	<b>U-HAUL MOVING &amp; STORAGE WEST FLORENCE</b>	2020 W Evans St, Florence, SC 29501	8.15 MILES	\$180	\$320		
C	<b>PUBLIC STORAGE</b>	3438 Pine Needles Rd, Florence, SC 29501	8.47 MILES	\$126	\$229	\$62	\$64
D	<b>U-HAUL MOVING &amp; STORAGE FLORENCE</b>	369 N Irby St, Florence, SC 29501	8.78 MILES	\$153			
E	<b>USA STORAGE CENTER FLORENCE</b>	2217 2nd Loop Rd, Florence, SC 29501	9.29 MILES			\$93	
F	<b>PUBLIC STORAGE</b>	2201 2nd Loop Rd, Florence, SC 29501	9.34 MILES	\$133	\$206		

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# COMPETITION MAP



## DARLINGTON, SOUTH CAROLINA



The city of Darlington is a member of the South Carolina Cotton and Tobacco Trails and is home to many prosperous cultural and historic events. The Darlington Raceway, built in 1949-1950 by Harold Brasington brings in thousands of race fans every year. The tradition continues on Labor Day weekend with the Southern 500. Fans can now visit the Darlington Stock Car Museum and the NMPA Hall of Fame, where collections of stock cars, memorabilia and the Liberty Lane Walk of Fame lend great homage to car drivers who have left their handprints marking history in our great town.

Historical Landmarks such as the Darlington Memorial Center, Dargan House, Wilds-Edwards House, Carnegie Library and Grove Hill Cemetery reflect our rich history. The Architecture seen in the historical districts of the city of Darlington display the designs and features in vogue during the late 1800 era.

The homes today still depict the traditional character and the Historical Landmarks Commission work to keep the architectural historical elements alive today.

Between the fast growing industrial community, our municipal leaders, and the Greater Darlington Chamber of Commerce this area is a prime location to start a new business, purchase an existing business, or pass a family business down to the next generation. Darlington, Lamar, and Society Hill are fast becoming locations of choice for businesses to open their locations in small town USA where the people are welcoming and the cost of living is less expensive than larger cities. The Pee Dee Region is filled with eager workers and a bright future and we anticipate greatness.

SOURCE: Darlington Chamber of Commerce, Wikipedia

LISTING AGENT

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**SAULS**  
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