



Sun  
City

Hwy 278

Hwy 170

Site

**SALE**

8.59 Acres On Hwy 170

**2079 OKATIE HWY**

Okatie, SC 29909

**PRESENTED BY:**

**TOM DEMINT, CCIM**  
Partner

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,870,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	8.59 Acres
<b>PRICE / ACRE:</b>	\$450,524
<b>ZONING:</b>	C5RCMU
<b>MARKET:</b>	Bluffton, Okaite
<b>APN:</b>	R600 021 000 0016 0000

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### PROPERTY OVERVIEW

This 8.59 acre property has excellent frontage on Hwy 170 and would be perfect for hotel, retail, office, or medical office uses. C5 commercial zoning is in place. All utilities are at the site and there is a current Corp letter certifying no wetlands. Traffic Counts on Hwy 170 approximate 40,000 VPD.

### PROPERTY HIGHLIGHTS

- 8.59 Acres With Direct Frontage On Hwy 170
- Across The Street From Sun City
- Two Blocks From Hwy 278
- C5 Commercial Zoning - Traffic Counts exceed 40,000 VPD

**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

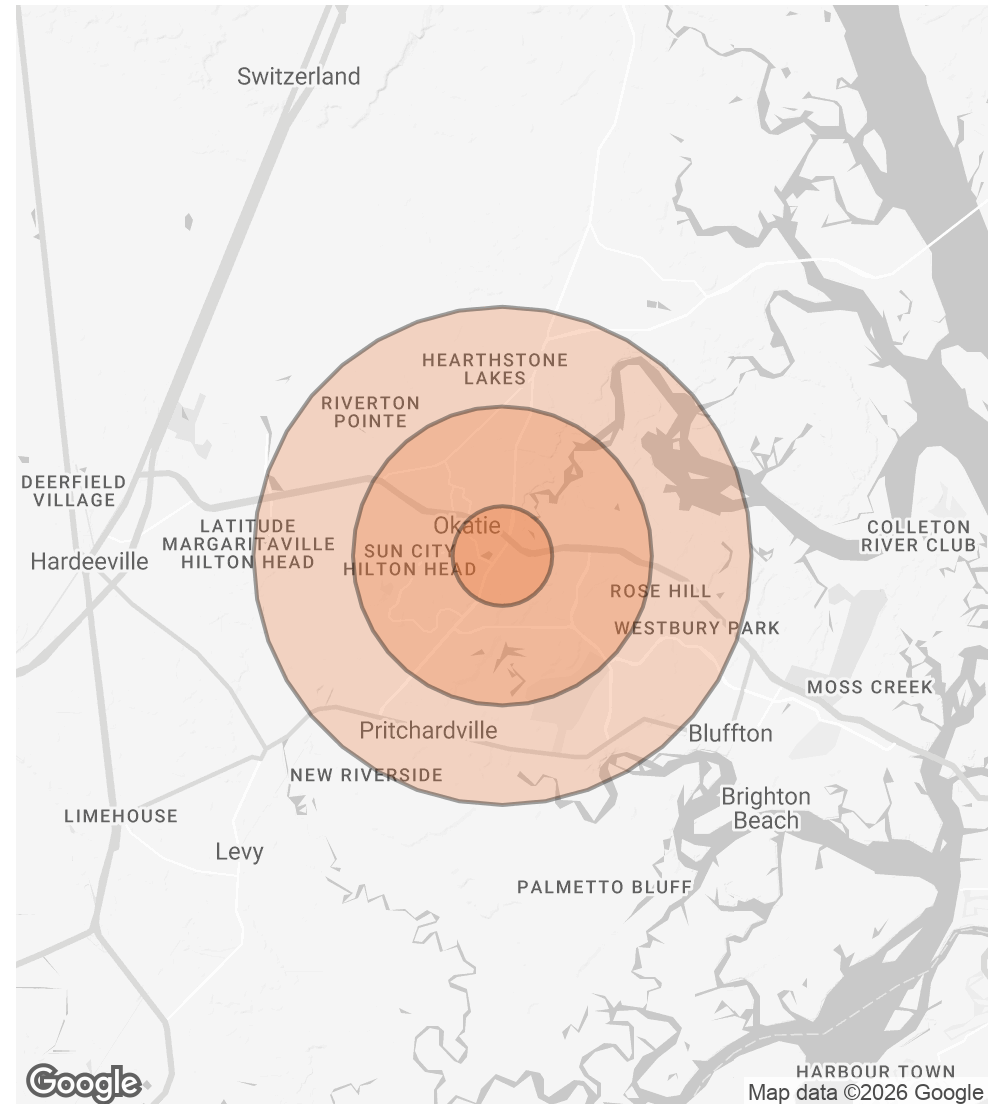
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,684	25,927	52,839
<b>AVERAGE AGE</b>	56.2	56.6	50.6
<b>AVERAGE AGE (MALE)</b>	56.3	56.0	50.3
<b>AVERAGE AGE (FEMALE)</b>	57.9	57.5	51.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,250	11,615	22,528
<b># OF PERSONS PER HH</b>	2.1	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$102,089	\$118,992	\$118,593
<b>AVERAGE HOUSE VALUE</b>	\$387,416	\$459,118	\$482,373

2023 American Community Survey (ACS)



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