



FOR SALE AND LEASE

Renovated Retail and Office Space Available in Hampton SC

1300 Elm Street W, Hampton, SC 29924

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Property Overview

1300 Elm Street W offers both for sale and for lease options of Class B retail and office space in a high visibility corridor.

The entire ±6,283-SF building is available for sale, while Suite B (±1,941 SF) and Suite C (±2,320 SF) are available for lease, totaling ±4,261 SF of leasable space.

The property benefits from approximately 10,200 vehicles per day along Elm Street W and provides strong access to Interstate 287, supporting strong connectivity for customers and employees.

Pizza Hut, an established national brand, is located in the far left suite of the building and is a business that will drive consistent traffic and benefit future tenants. The property is also surrounded by well known retailers and restaurants including Hardee's, Subway, McDonald's, CVS Pharmacy and Huddle House, creating steady activity throughout the day.

Availability

Suite A	±2,022 SF (LEASED)	} Entire Building (±6,283 SF) Available For Sale
Suite B	±1,941 SF	
Suite C	±2,320 SF	

Lease Rate

\$14.00 PSF NNN

Sale Price

\$2,000,000

**ENTIRE BUILDING
FOR SALE**

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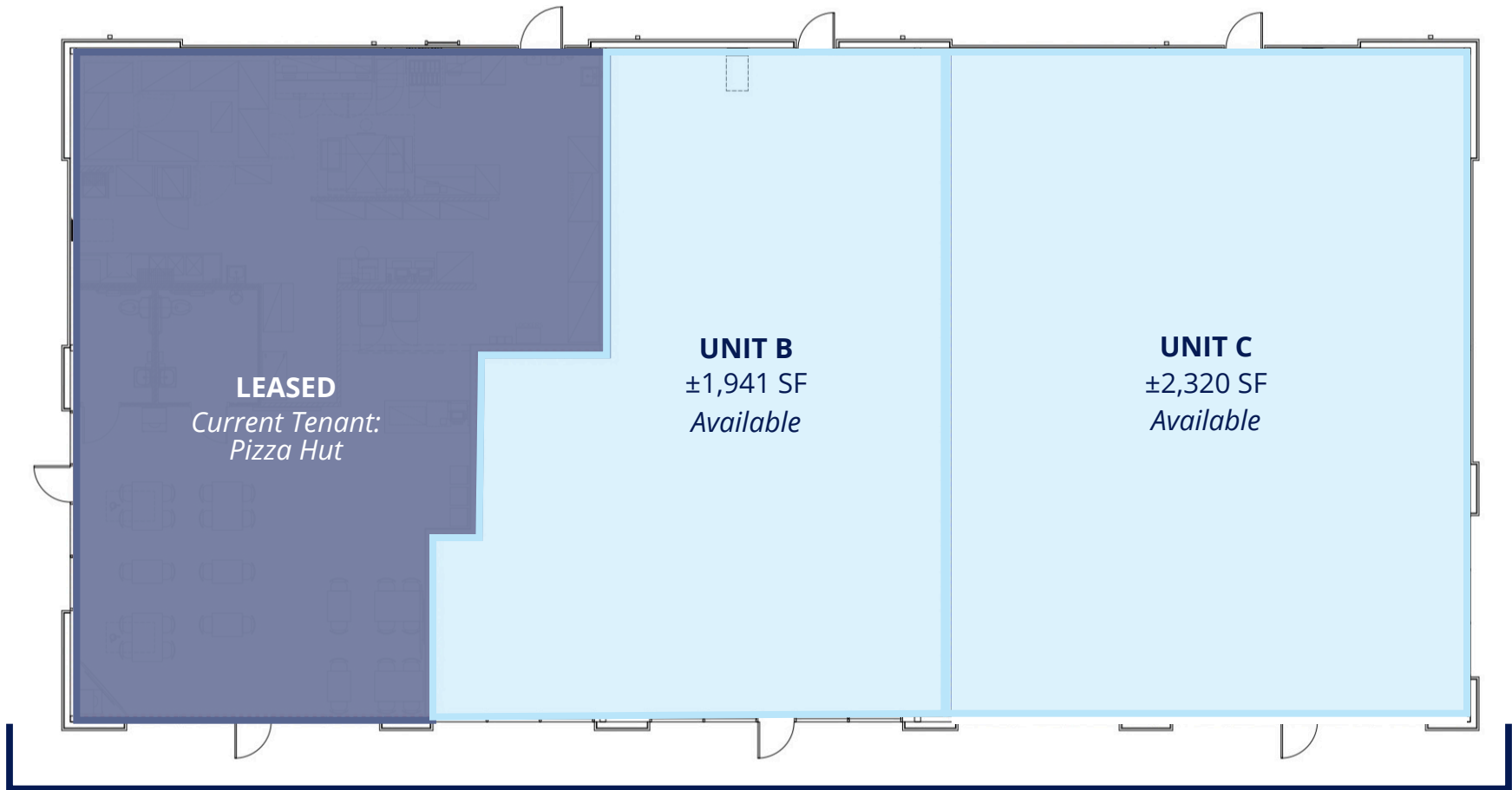
Property Features

An exciting new opportunity is available in Hampton, SC for those seeking retail or office space. This newly completed building offers ±4,261 SF of available space for lease, and the entire ±6,283-SF building is available for sale.

- **Entire Building:** ±6,283 SF is available *for sale*
- **Unit B:** ±1,941 SF (middle unit) is available *for lease*
- **Unit C:** ±2,320 SF (corner unit) is available *for lease*
- Two (2) available units are in raw condition
- Building was newly completed in 2020
- Conveniently located on the corner of Interstate 278 and Magnolia Street W
- High traffic volume
- Located near many popular restaurants, hotels and retailers
- 34 surface parking spaces available
- TMS # | 119-01-01-001
- Pizza Hut is a neighboring tenant (Unit A)

Floor Plans

Units B and C are currently available for lease. The entire building is available for sale.



Entire Building
±6,283 SF
Available for Sale

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1300 Elm St W

Hampton

Drive Times

- Allendale - Fairfax, SC | 10 min
- I-95 | 30 min
- Walterboro, SC | 37 min
- I-26 | 57 min
- Hilton Head, SC | 1hr, 14 min
- Savannah, GA | 1hr, 17 min
- Charleston, SC | 1 hr 41 min

Area Snapshot (10 mile radius)



±12,413
2025 total
population



±5,238
2025 total
households



\$60,387
2025 average
household income



\$156,356
2025 median
home value



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