



FOR SALE

1110 Caldwell Street

Newberry, SC 29108



Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,000,000
Building Size:	25,000 SF
Price / SF:	\$160.00
Market:	Columbia
Submarket:	Newberry

PROPERTY OVERVIEW

The Newberry Hotel is a prominent two-story historic structure of approximately 25,000 square feet, located at the corner of Main Street and Caldwell Street in downtown Newberry. Originally constructed in 1878 in the Romanesque Revival architectural style, the property has long been a landmark within the community.

The second floor originally contained forty-five (45) hotel rooms, which have since been repurposed into a mix of apartments, studio spaces, and wedding and special-event venues. The first floor, which historically housed the hotel lobby, kitchen, and dining room, is now configured as event and venue space, while also featuring five (5) retail storefronts fronting the street.

Positioned within the Newberry submarket of the Columbia market, this property offers a rare opportunity to acquire a well-known, income-producing historic asset suitable for continued mixed-use operation, hospitality, retail, event use, or adaptive redevelopment.

PROPERTY HIGHLIGHTS

- Historic Newberry Hotel, built in 1878
- ±25,000 SF, two-story Romanesque Revival structure
- Second floor includes former 45 hotel rooms, now configured as apartments, studios, and wedding/special event venues
- First floor features event/venue space in the former lobby, kitchen, and dining room
- Five (5) retail storefronts on the ground level
- Ideal for hospitality, retail, event space, adaptive reuse, or investor ownership

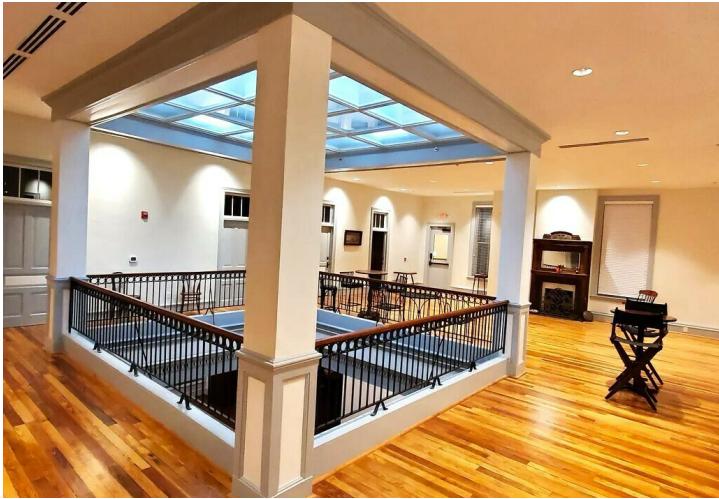
David Brock

Associate

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Additional Photos



David Brock

Associate

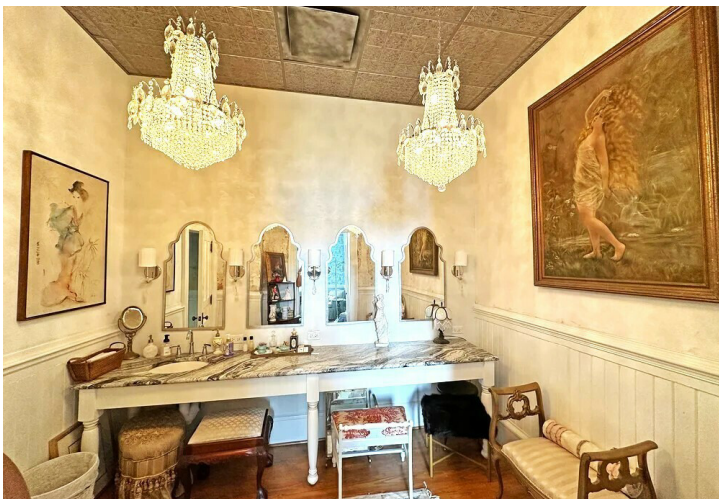
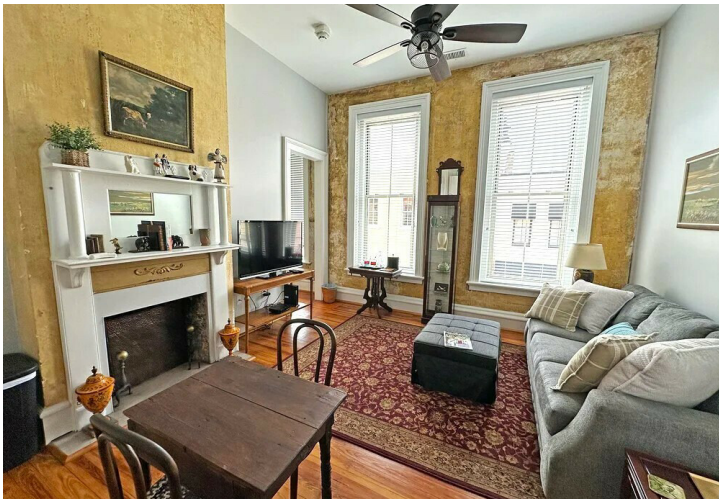
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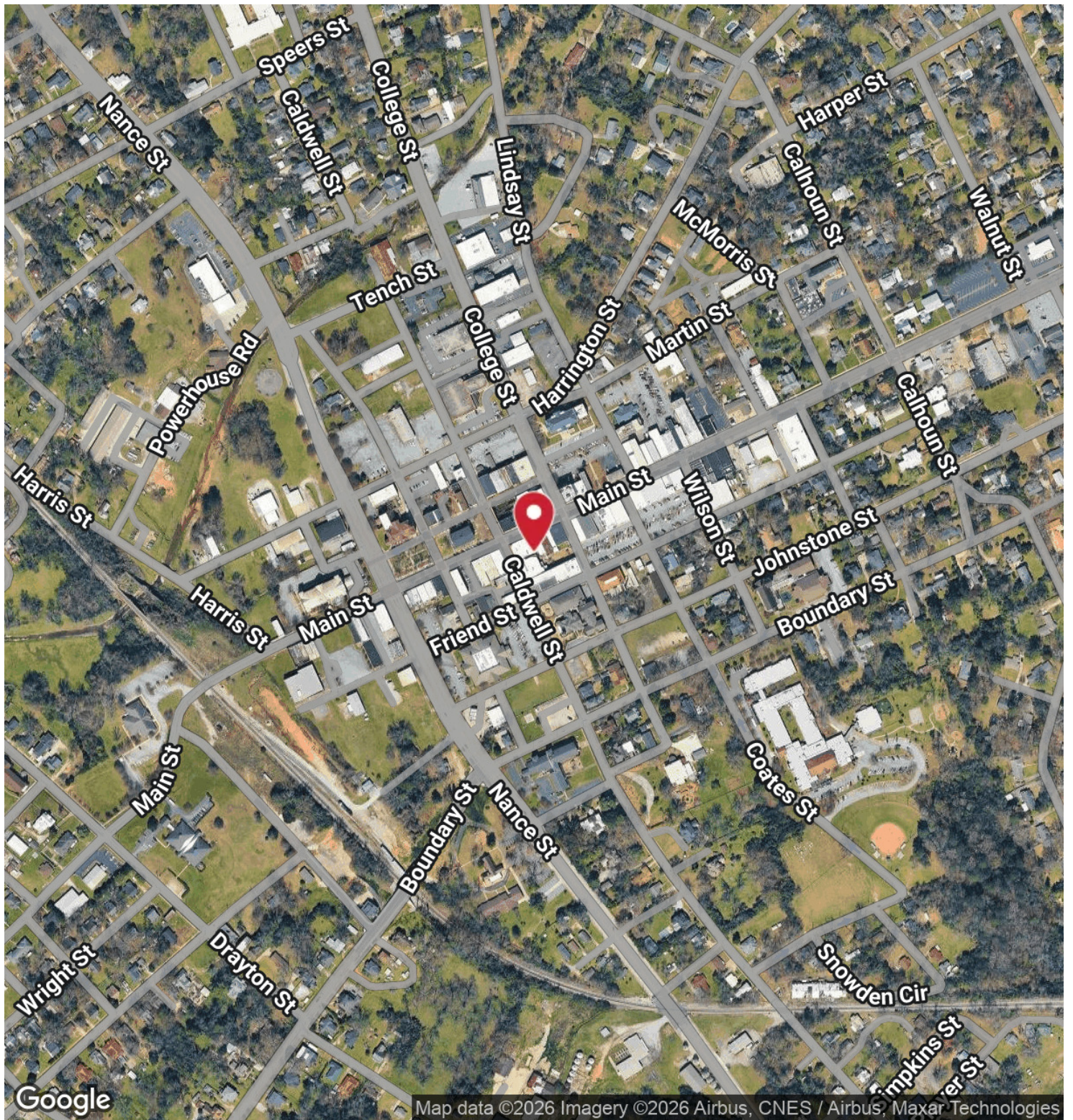
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Location Map



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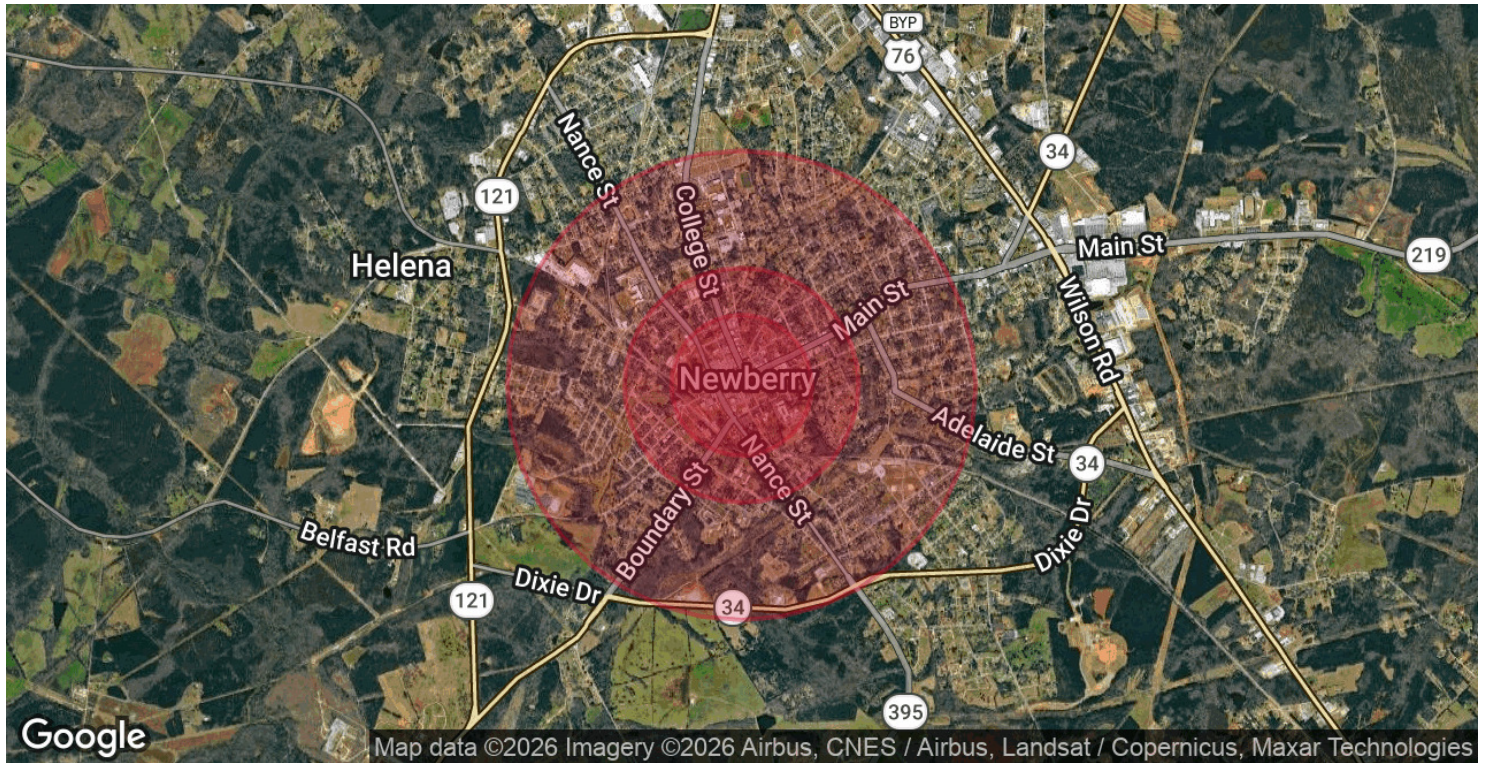
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Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	161	1,230	6,091
Average Age	42	39	37
Average Age (Male)	39	37	35
Average Age (Female)	45	41	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	459	2,138
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$81,229	\$76,610	\$74,757
Average House Value	\$174,051	\$155,666	\$155,065

2020 American Community Survey (ACS)

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