



3.62 Acres

SALE

3.62 Acre Commercial Parcel - On The Broad
River

HIGHWAYS 170/128

Port Royal, SC 29906

PRESENTED BY:

TOM DEMINT, CCIM
Partner

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,995,000
LOT SIZE:	3.62 Acres
PRICE / ACRE:	\$551,105
ZONING:	GC
MARKET:	Beaufort
SUBMARKET:	Port Royal

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PROPERTY OVERVIEW

SVN is pleased to offer for sale this 3.62-acre commercial parcel at the signalized corner of Highway 170 (Robert Smalls Parkway) and Highway 128 (Savannah Highway), where combined traffic counts exceed 40,000 vehicles per day. The property is level with all utilities to the site. Zoned GC (General Commercial), this would be an excellent development opportunity for a convenience store, restaurant, limited-service hotel, or retail use. A 229 unit Class A apartment complex adjoins this site.

PROPERTY HIGHLIGHTS

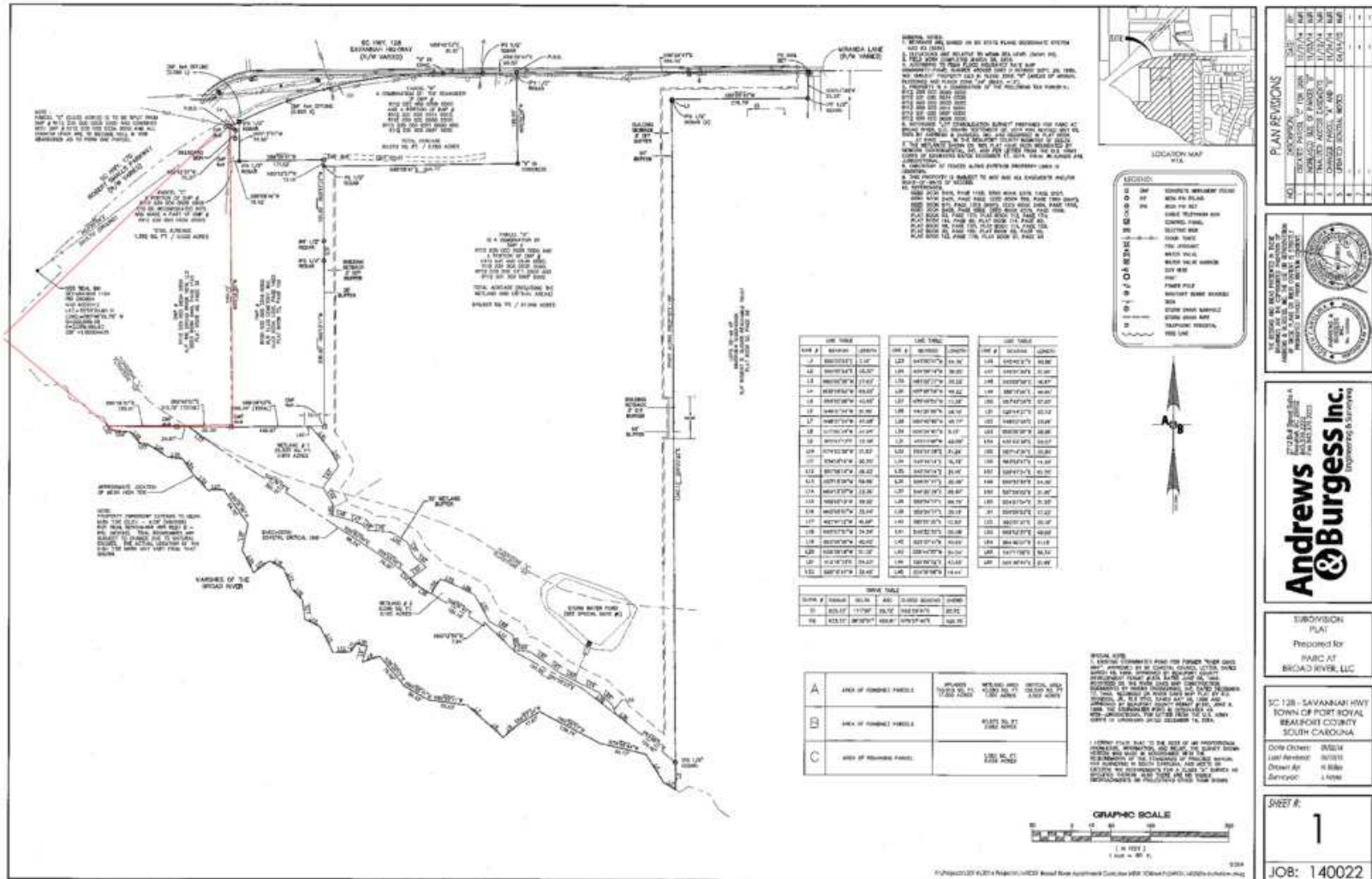
- Development Opportunity for Restaurant, Hotel, Convenience Store, Or Retail Use
- Marriott Hotels Has Approved The Site For One Of Its Brands With Approved Franchisee
- Direct Frontage On The Broad River
- Signalized Corner Hwy 170 & Hwy 128 - Traffic Counts Exceed 40,000 VPD At This Intersection

ADDITIONAL PHOTOS



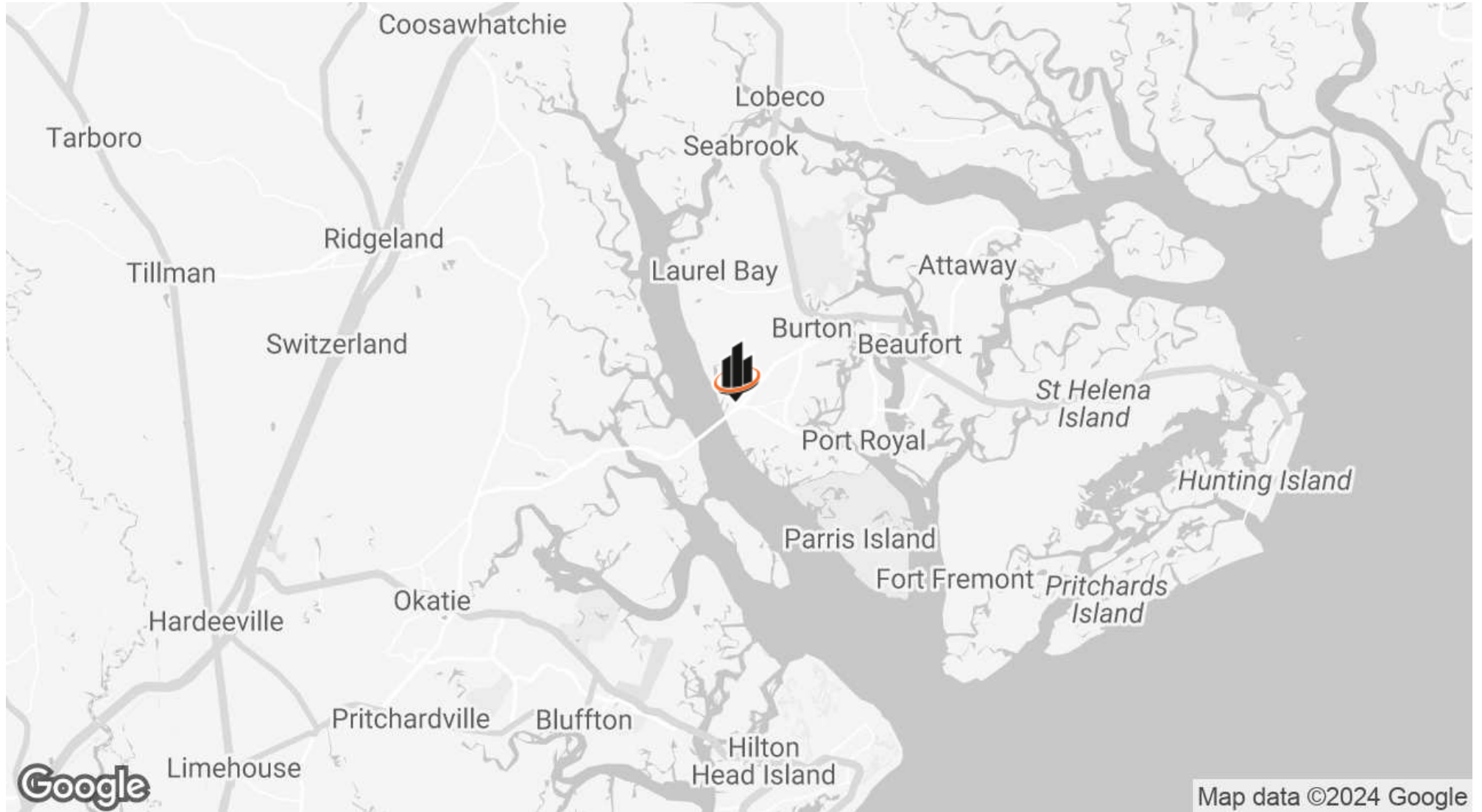
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SITE PLANS



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LOCATION MAP



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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