

Office/Warehouse For Sale or Lease

207 Beaufort St., Chapin, SC



LEASE RATE:

\$7.25 NNN (\$6,561/MO)

ASKING PRICE:

\$1,200,000

EXCLUSIVE BROKERS:

James C. Harrison III, CCIM
Partner/Senior Brokerage Associate
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R. Coleman Davis
Senior Brokerage Associate
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Property Highlights

- Excellent Office/Warehouse Space in the heart of Chapin
- 10,860+/- SF TOTAL- 3,366+/- Office Space; 7,494+/- Warehouse Space
- Class A Office Space (2-Story)
- 7 Offices/2 Break Rooms/3 Restrooms/Conference Room
- Renovated 2018; 13 Parking Spaces
- 1 Dock Door; 1 Drive-In Door
- Easy access to Interstate 26



Location Overview



14,000 VPD on
Chapin Road

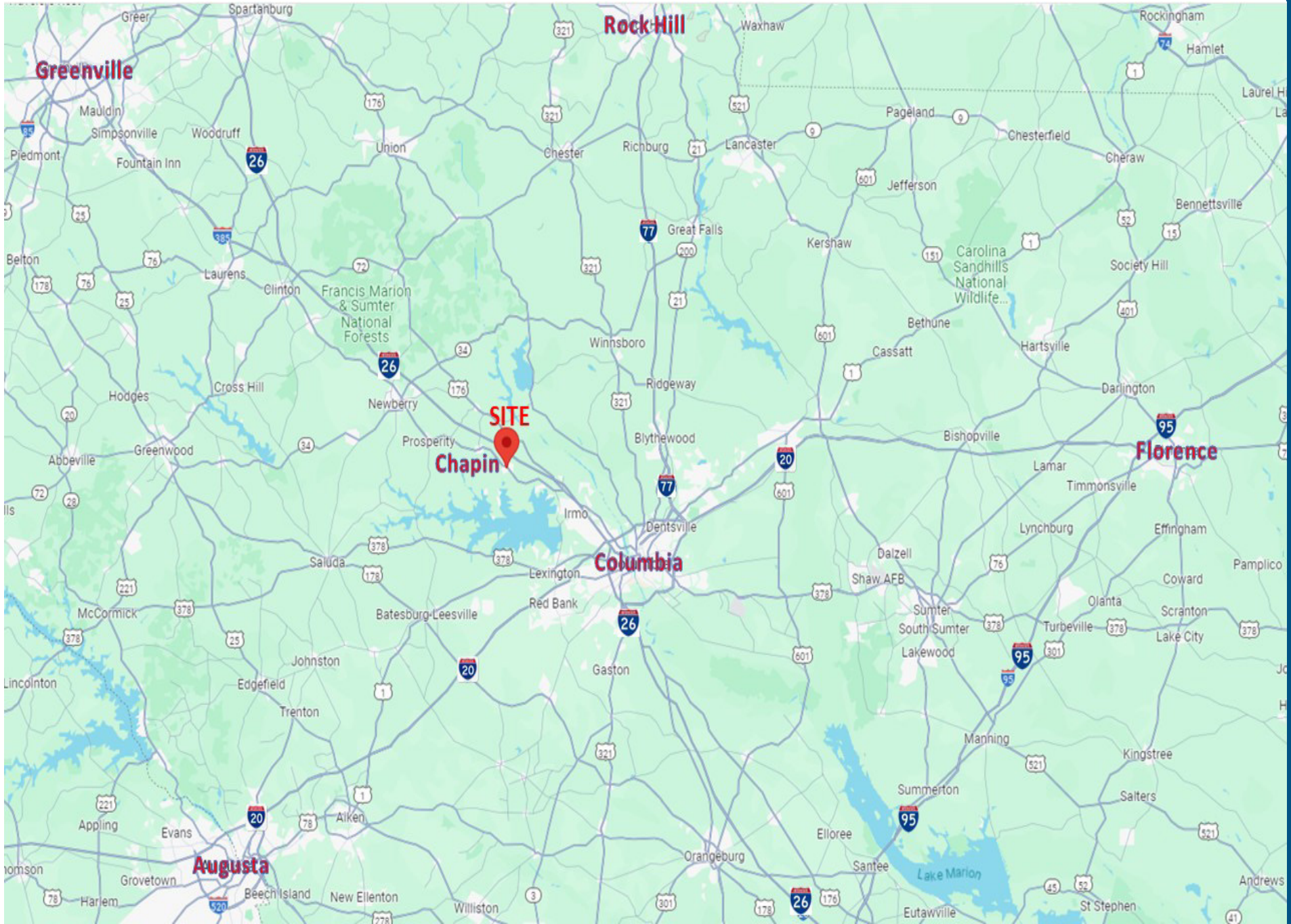


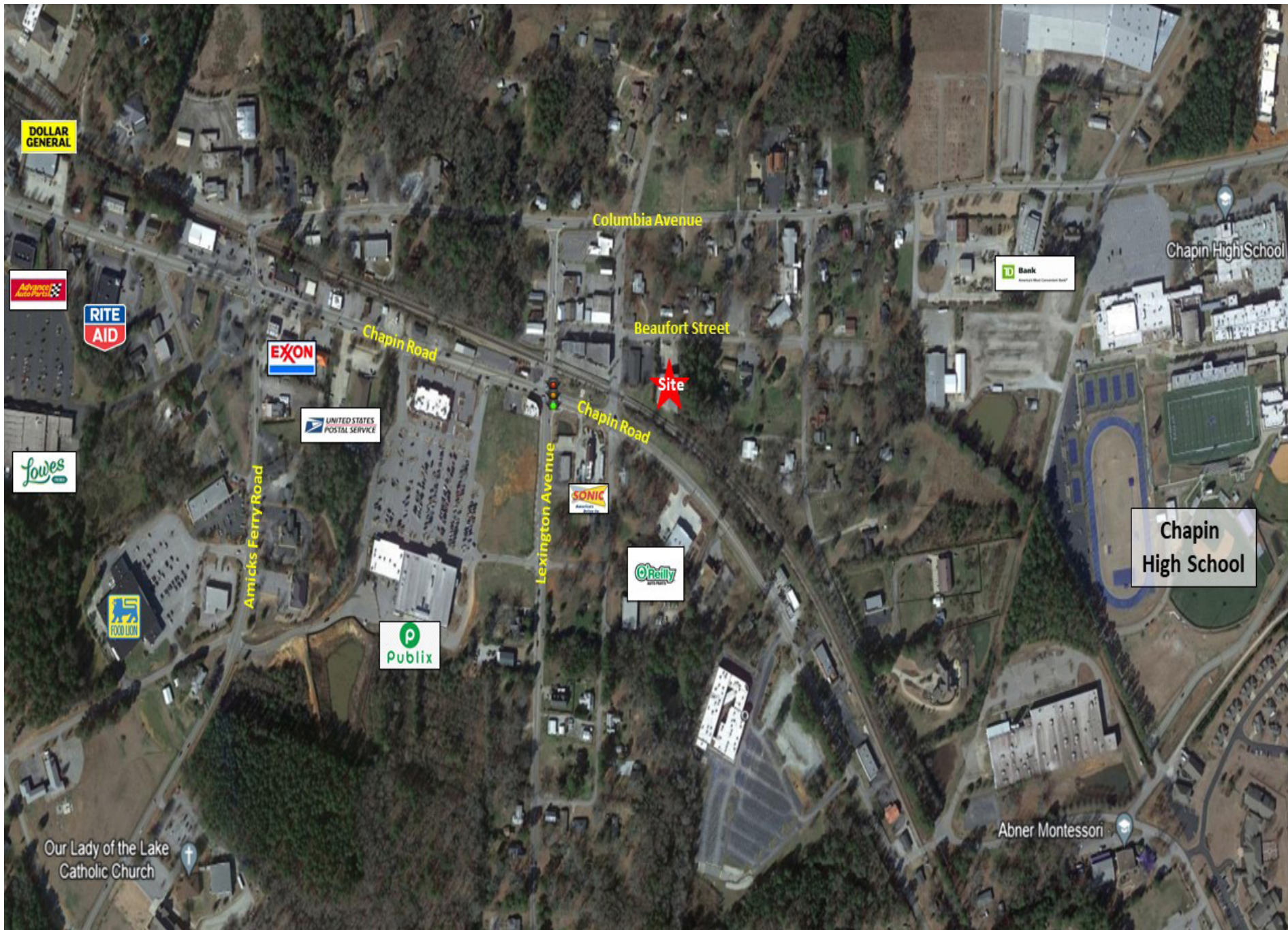
2.7 miles to
Interstate 26



0.41 AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	1,849	9,086	22,660
Med HH Income	\$67,011	\$69,323	\$86,102
Avg HH Income	\$95,476	\$95,811	\$116,152

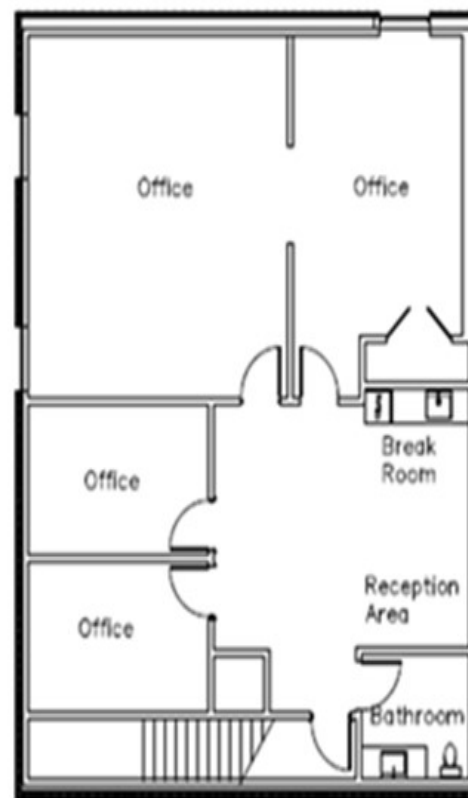








FIRST FLOOR



SECOND FLOOR



