

RETAIL / OFFICE / GENERAL COMMERCIAL

FOR SALE OR LEASE

5209 STATE RD., HOLLY HILL, SC

\$1,450,000 or \$10/sf NNN



RE/MAX
COMMERCIAL®

RE/MAX Southern Shores
Robert Pratt
(843) 343-6085:cell
robert@robertpratt.com

5209 STATE RD.

| HOLLY HILL |

SOUTH CAROLINA

DUAL CURB CUTS ON HWY 176 & HWY 27

5209 STATE RD., HOLLY HILL, SC

\$1,450,000 or \$10/sf NNN



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SOUTH CAROLINA

10+/- MILES TO VOLVO / CAMP HALL

5209 STATE RD., HOLLY HILL, SC

\$1,450,000 or \$10/sf NNN



9,100sqft



2.19 Acres



Berkeley County
TMS 077-00-00-170
Opportunity Zone



GC Zoning



\$1,450,000
\$10.00/sf/yr



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SOUTH CAROLINA

LOCATED IN SC OPPORTUNITY ZONE

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- Approximately 9,100sf Freestanding Building
- Situated on Approximately 2.19 Acre Corner Lot w/Dual Curb Cuts
- Zoned General Commercial in Berkeley County
- Located Approximately 10 Miles to the Camp Hall Industrial Campus & Volvo
- Currently Leased to Dollar General & Sale or Lease will be Conditioned Upon Acceptable Release of Current Lease
- Offered for Lease at \$10.00/sf/year NNN
- Offered for Sale at \$1,450,000
- Multiple Possibilities for Retail, Office, Healthcare, Travel/Service
- Located in SC Opportunity Zone

**Property owner is a licensed Realtor in the State of South Carolina, representing himself*



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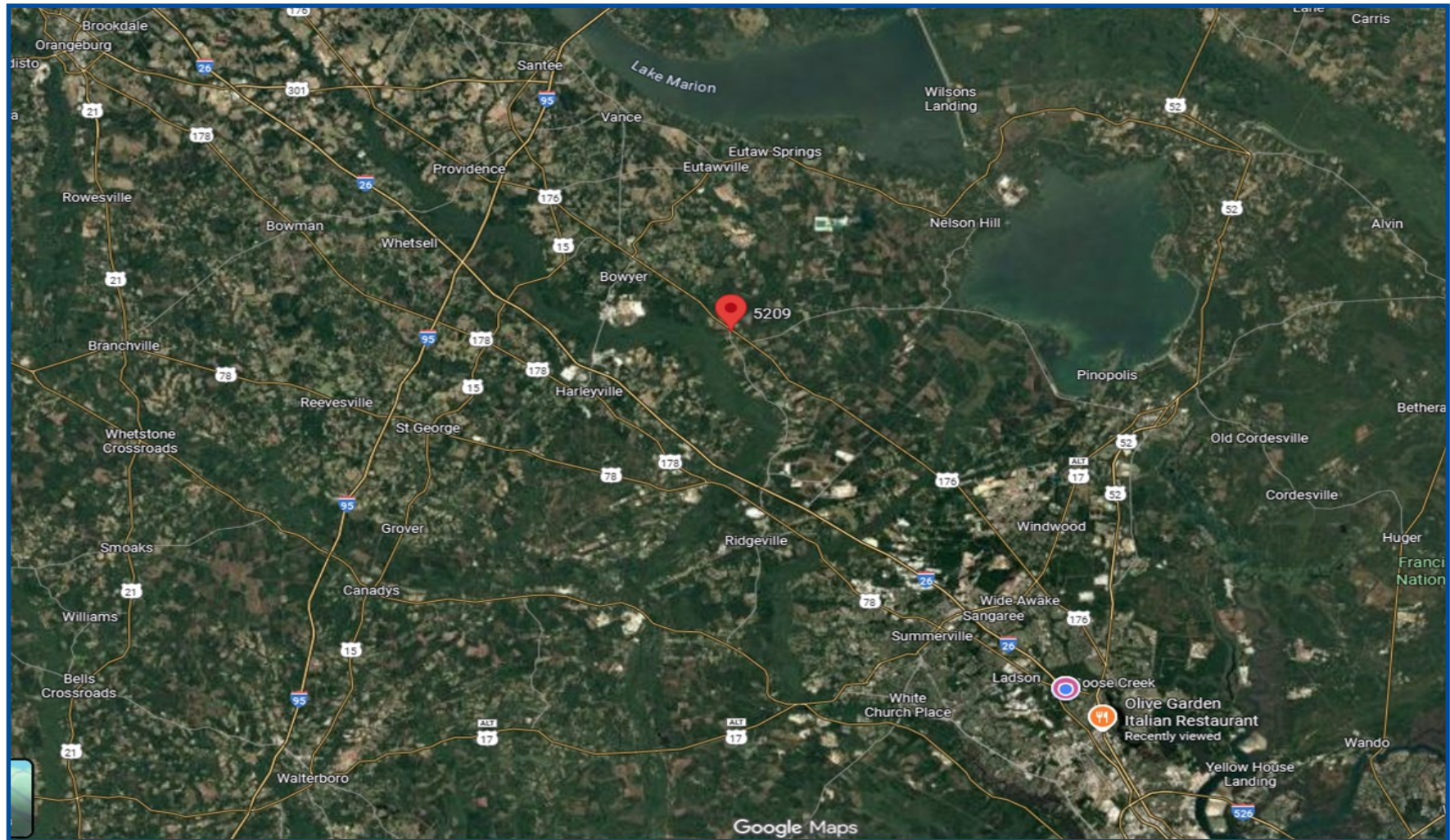
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SOUTH CAROLINA

GENERAL COMMERCIAL ZONING IN BERKELEY COUNTY

5209 STATE RD., HOLLY HILL, SC

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