

RETAIL / OFFICE / GENERAL COMMERCIAL

FOR SALE OR LEASE

# 5209 STATE RD., HOLLY HILL, SC

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



**RE/MAX**  
COMMERCIAL®

5209 STATE RD.

| HOLLY HILL |

SOUTH CAROLINA

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

DUAL CURB CUTS ON HWY 176 & HWY 27

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10+/- MILES TO VOLVO / CAMP HALL

## 5209 STATE RD., HOLLY HILL, SC

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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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LOCATED IN SC OPPORTUNITY ZONE

## 5209 STATE RD., HOLLY HILL, SC

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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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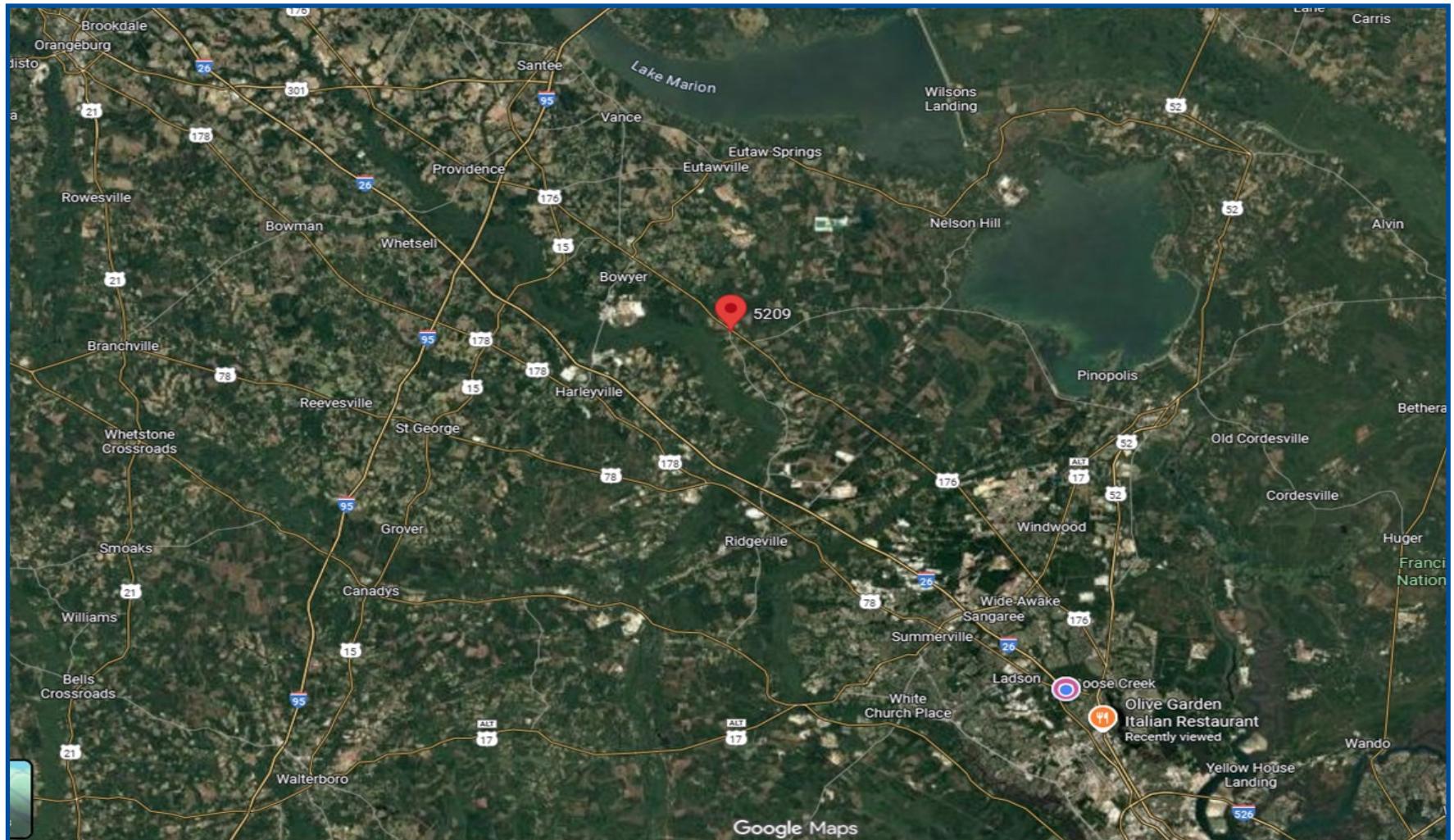
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## GENERAL COMMERCIAL ZONING IN BERKELEY COUNTY

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