

SALE

1.65 Acre Commercial Parcel At The Entrance To Sun City

124 OKATIE CENTER BOULEVARD SOUTH

Bluffton, SC 29909

PRESENTED BY:

TOM DEMINT, CCIM
Partner

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$990,000
AVAILABLE SF:	
LOT SIZE:	1.65 Acres
PRICE / ACRE:	\$600,000
ZONING:	Commercial
MARKET:	Bluffton
APN:	R600 021 000 0068 0000

PROPERTY OVERVIEW

1.65 Acre commercial parcel at the intersection of William Pope Drive and Okatie Center Blvd S. William Pope Drive is the entrance road into Sun City with over 16,000 residents. The parcel is part of the Okatie Center Shopping Center anchored by Food Lion. Walgreens and Wells Fargo Bank are located directly across the street.

PROPERTY HIGHLIGHTS

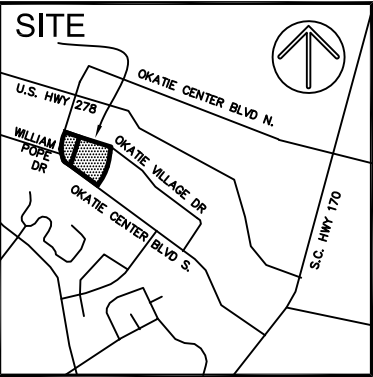
- Existing Uses Include Walgreen's, Wells Fargo Bank, Food Lion.
- Hotels In Okatie Center Include Hampton Inn, Candlewood Suites, Best Western
- Located at the entrance to Sun City (16,000 Residents)
- Infrastructure; All Roads, Utilities, Off-Site Storm Water Detention

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CURVE TABLE					
LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	25.00'	39.27'	35.36'	S62°18'12"W	90°00'01"
C2	265.59'	149.99'	148.00'	S01°07'29"W	32°21'27"
C3	265.59'	180.13'	176.70'	S34°29'02"E	38°51'36"
C4	115.00'	27.65'	27.59'	N24°11'50"E	13°46'40"
C5	400.00'	78.62'	78.49'	S09°50'02"W	11°15'41"
C6	750.00'	202.09'	201.48'	N11°55'21"E	15°26'20"
C7	750.00'	215.26'	214.52'	N27°51'51"E	16°26'40"

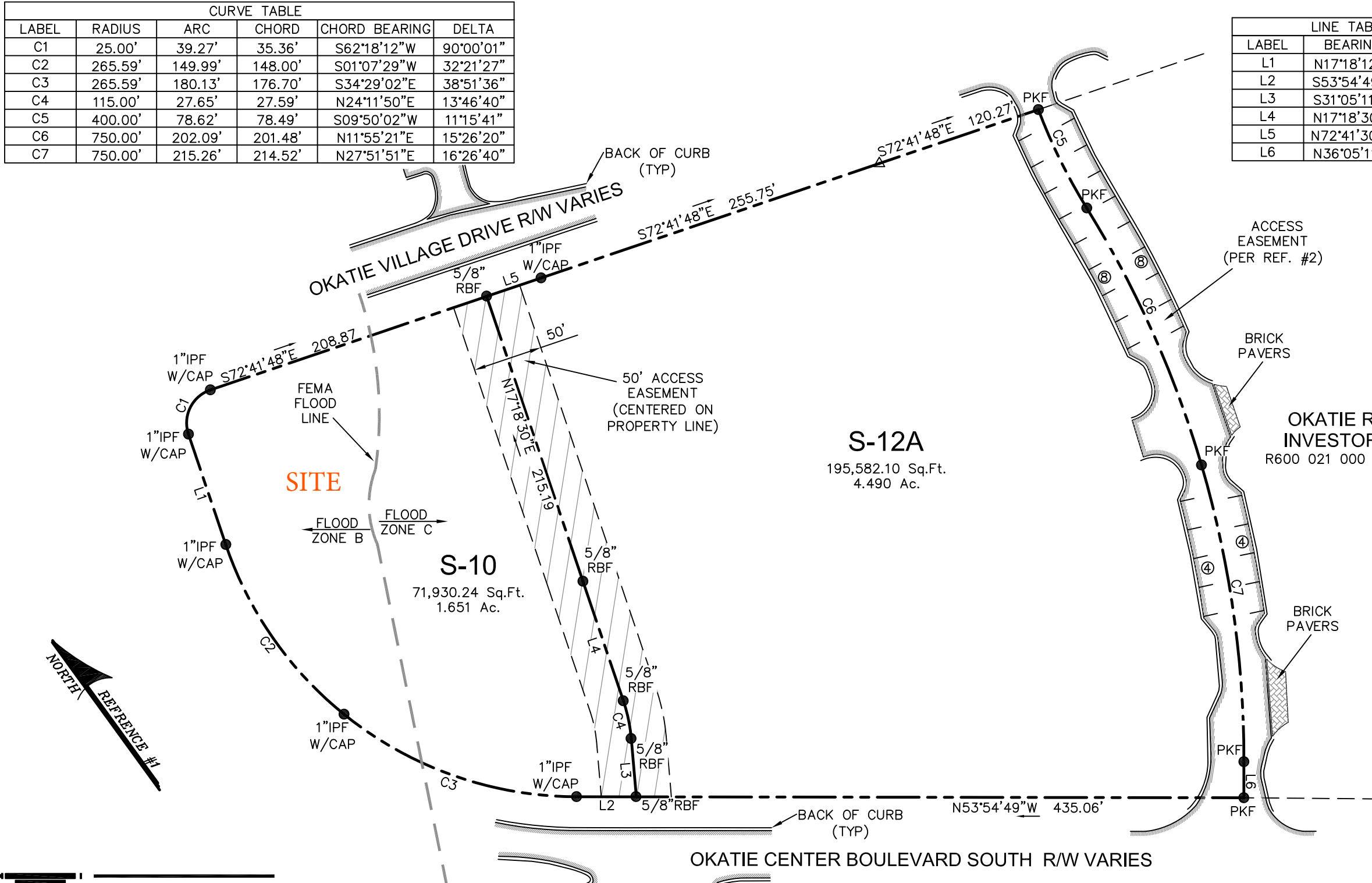
LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N17°18'12"E	83.43'
L2	S53°54'49"E	42.80'
L3	S31°05'11"W	41.72'
L4	N17°18'30"E	90.57'
L5	N72°41'30"W	41.13'
L6	N36°05'11"E	25.81'



VICINITY MAP NOT TO SCALE

LEGEND:

- RBF ● IRON REBAR FOUND
- IPF ● IRON PIPE FOUND
- PKF ● PK NAIL FOUND
- ▲ CALC POINT – CORNER NOT SET
- EDGE OF PAVEMENT
- ④ # OF PARKING SPACES



ATLAS
SURVEYING INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
FAX: (843) 645-9267
E-MAIL: BGRAY@ATLASSURVEYING.COM

NOTES:

1. THESE PARCELS APPEAR TO LIE IN FLOOD ZONES B & C, PER FIRM PANEL 0055-D COMMUNITY 450025.

80 40 0 80 160



GRAPHIC SCALE

REFERENCE PLATS:

1. PLAT BOOK:131 PAGE:52
2. DEED BOOK:3461 PAGE:2251
3. PLAT BOOK: 125 PAGE:85

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION , AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

MARK ELLIS LAMB, SR.
S.C.P.L.S. No. 23200
NOT VALID UNLESS CRIMPED WITH SEAL

ADDITIONAL PHOTOS



TOM DEMINT, CCIM

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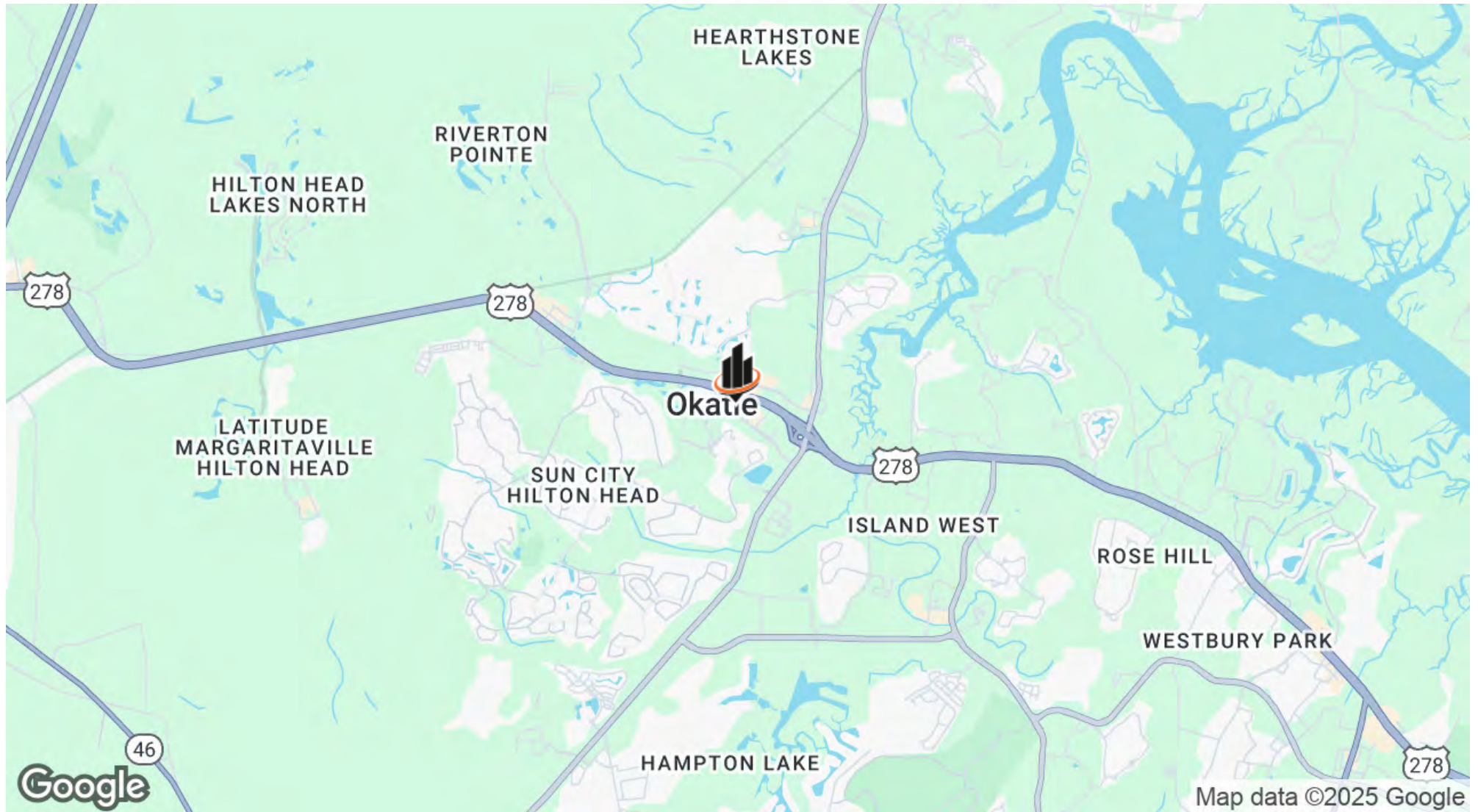
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LOCATION MAP



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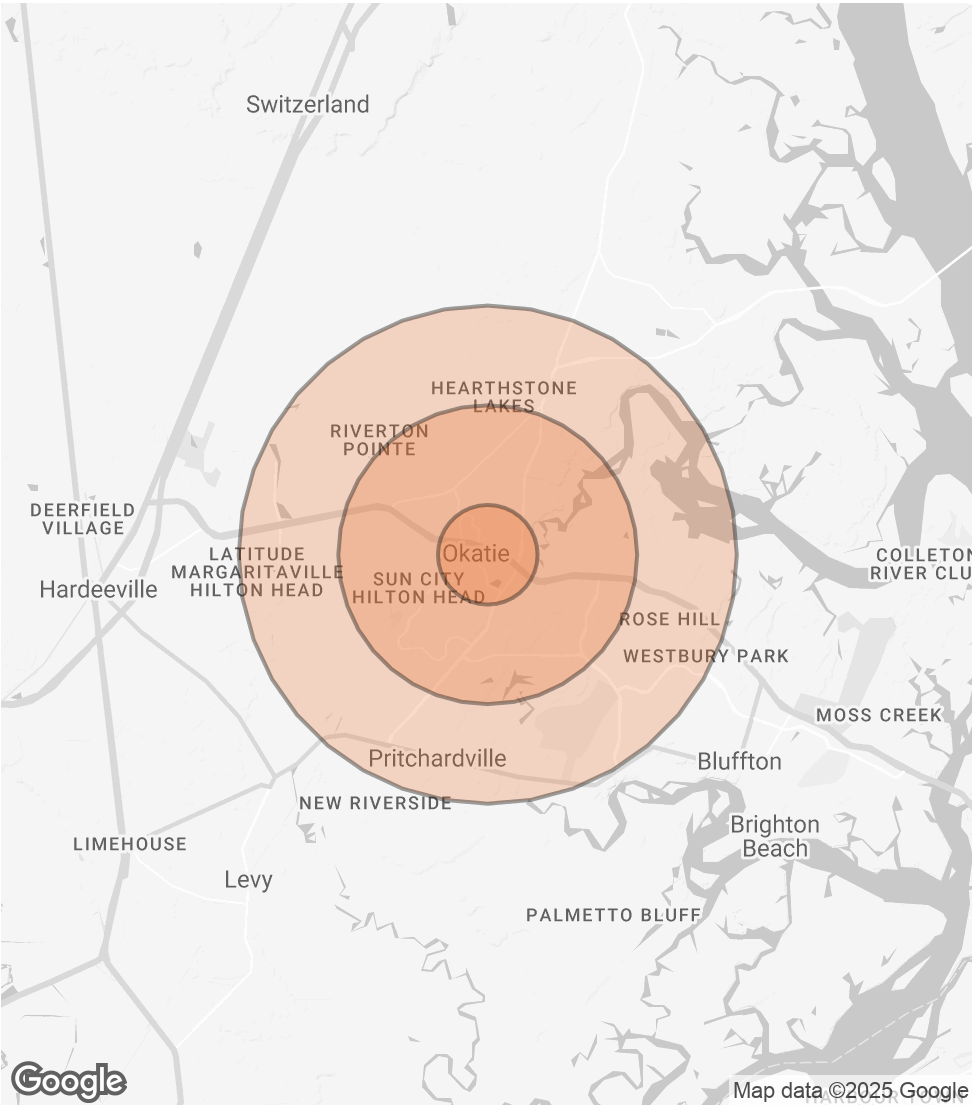
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,392	32,430	67,753
AVERAGE AGE	58	53	49
AVERAGE AGE (MALE)	57	53	48
AVERAGE AGE (FEMALE)	58	53	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,176	14,496	28,497
# OF PERSONS PER HH	2	2.2	2.4
AVERAGE HH INCOME	\$114,857	\$117,127	\$114,235
AVERAGE HOUSE VALUE	\$433,505	\$504,537	\$531,810

Demographics data derived from AlphaMap



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