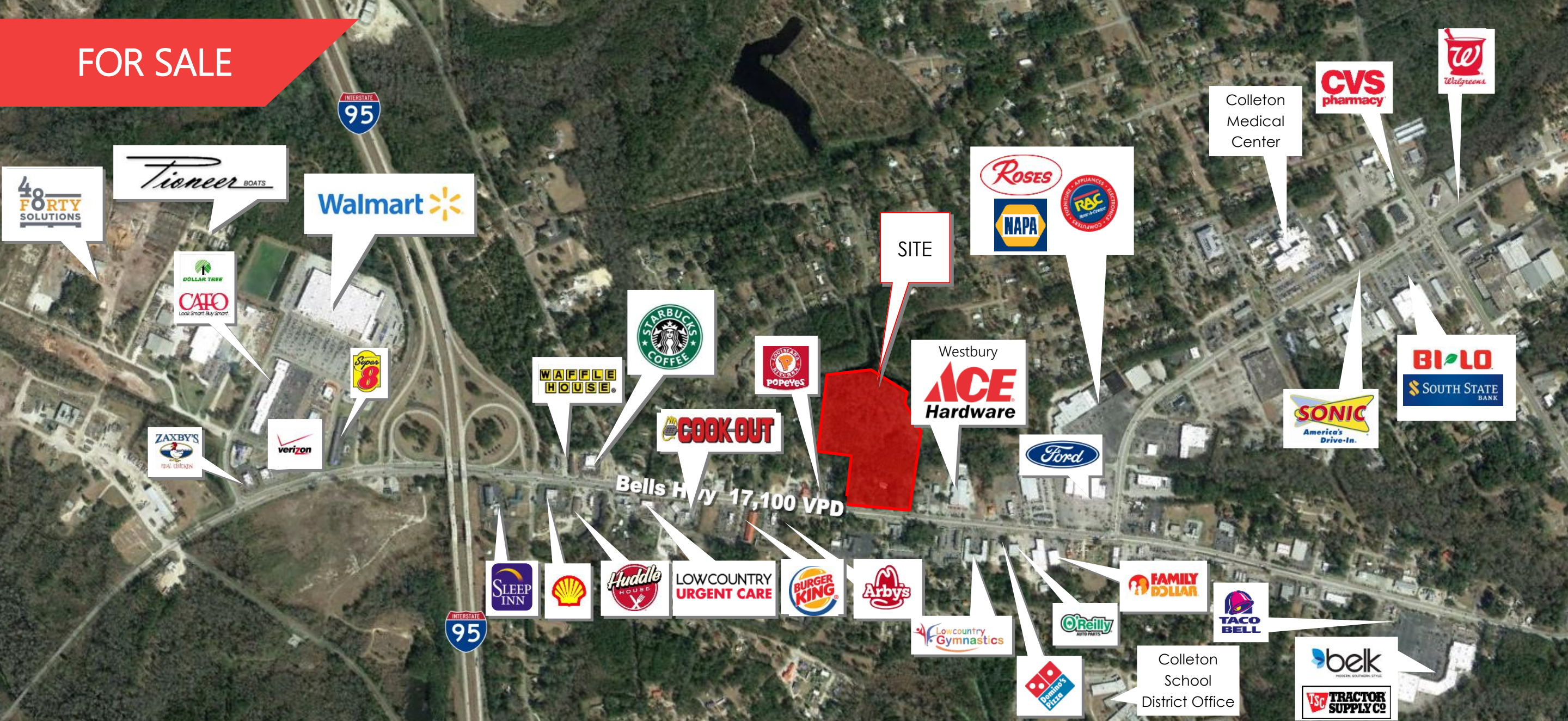


FOR SALE



SITE

Bells Hwy 17,100 VPD

48 FORTY SOLUTIONS

Pioneer BOATS

Walmart

DOLLAR TREE  
CATO  
Look smart. Buy smart.

Super 8

ZAXBY'S  
REAL CHICKEN

verizon

Waffle HOUSE

STARBUCKS COFFEE

POPEYES

COOK-OUT

Westbury  
ACE Hardware

ROSES  
NAPA  
R&C  
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS • COIN-OP

Ford

Colleton Medical Center

CVS pharmacy

Walgreens

BILO  
SOUTH STATE BANK

SONIC  
America's Drive-In.

SLEEP INN

Shell

Huddle HOUSE

LOWCOUNTRY URGENT CARE

BURGER KING

Arby's

Lowcountry Gymnastics

O'Reilly AUTO PARTS

FAMILY DOLLAR

TACO BELL

Dominos Pizza

Colleton School District Office

belk  
MODERN SOUTHERN STYLE  
TSC TRACTOR SUPPLY CO

1160 BELLS HWY  
Walterboro, SC

CC&A  
OSWALD COOKE & ASSOCIATES

# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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**Edward Oswald**

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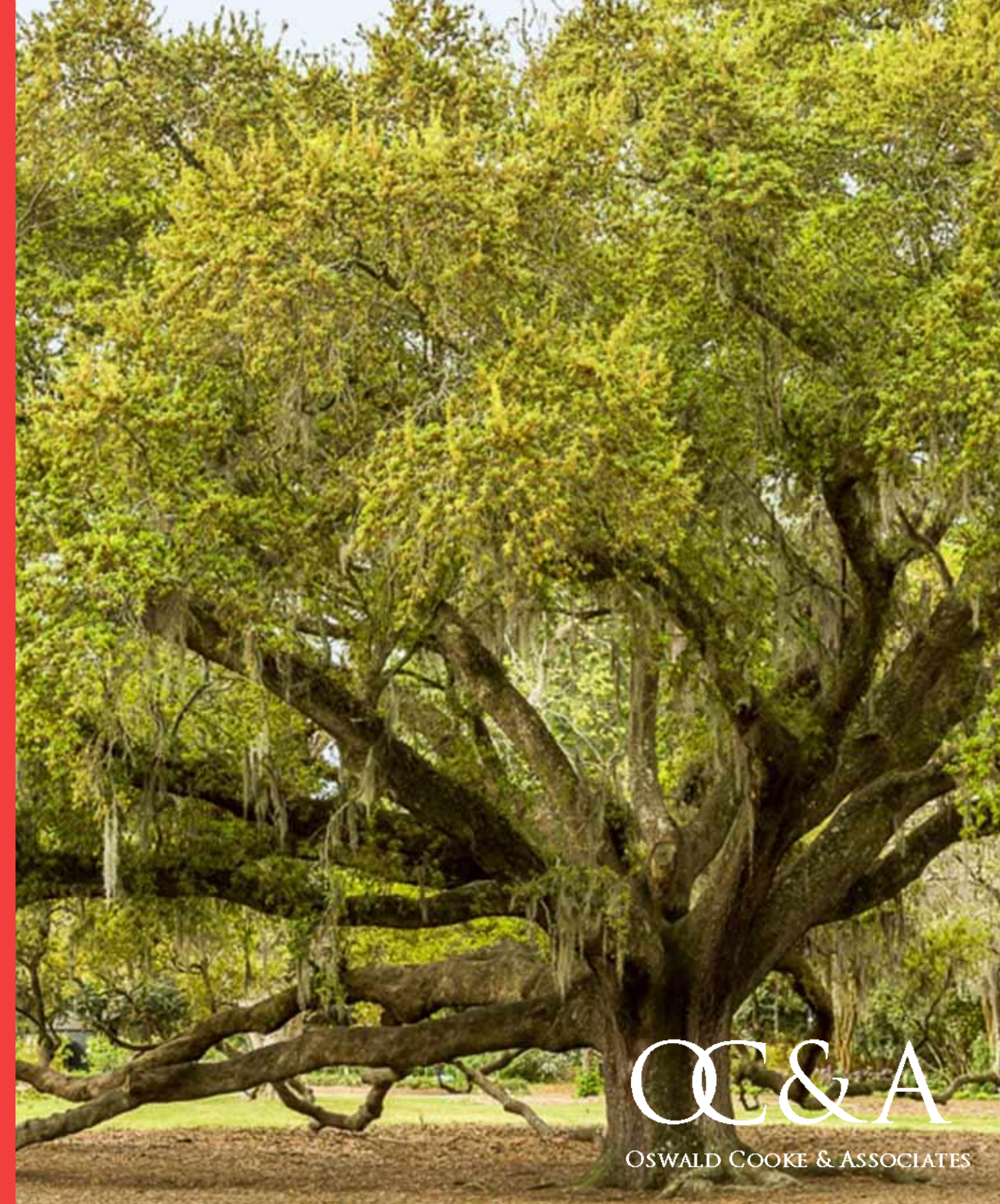
[edward.oswald@oswaldcooke.com](mailto:edward.oswald@oswaldcooke.com)

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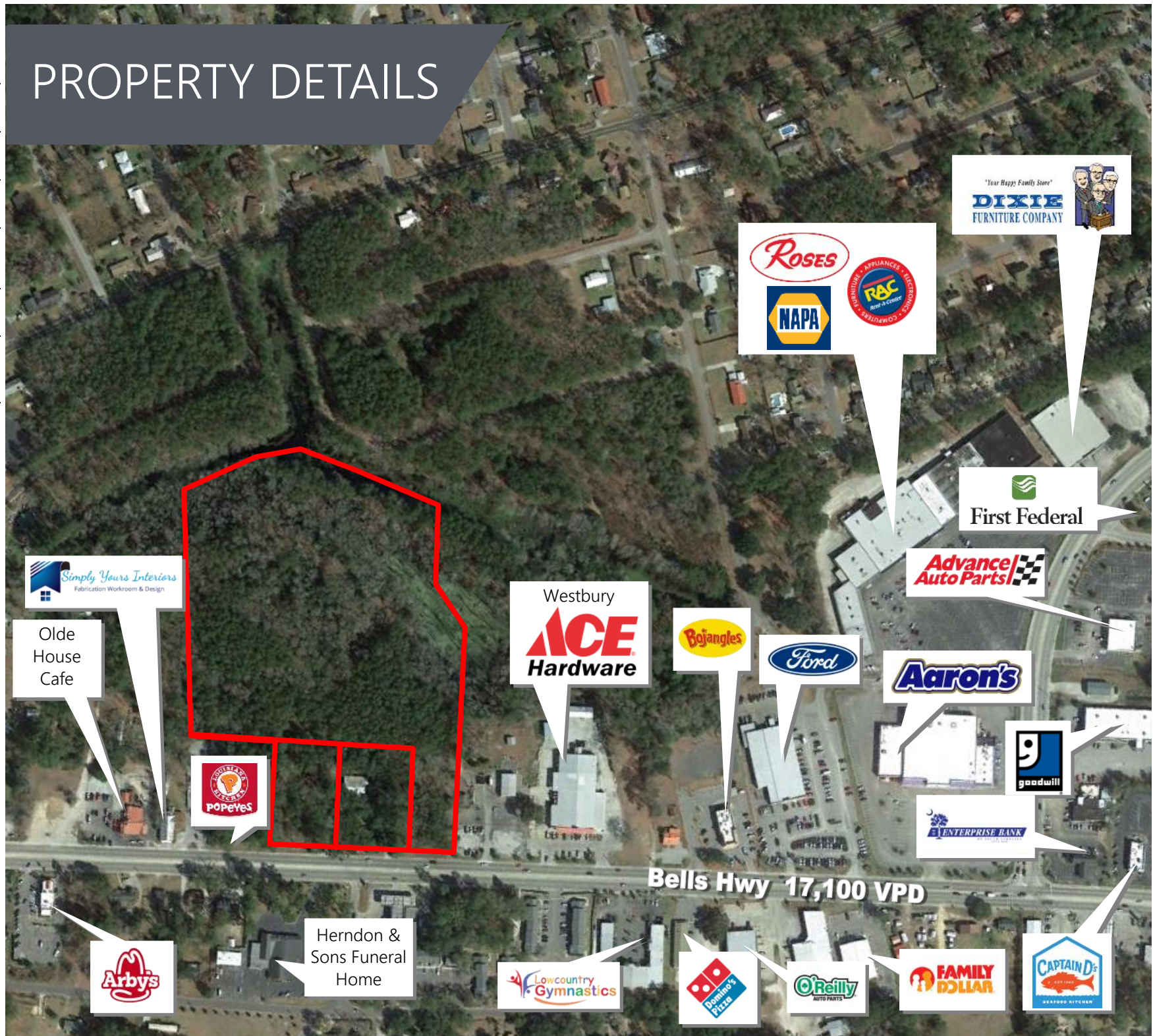
[blair.hines@oswaldcooke.com](mailto:blair.hines@oswaldcooke.com)



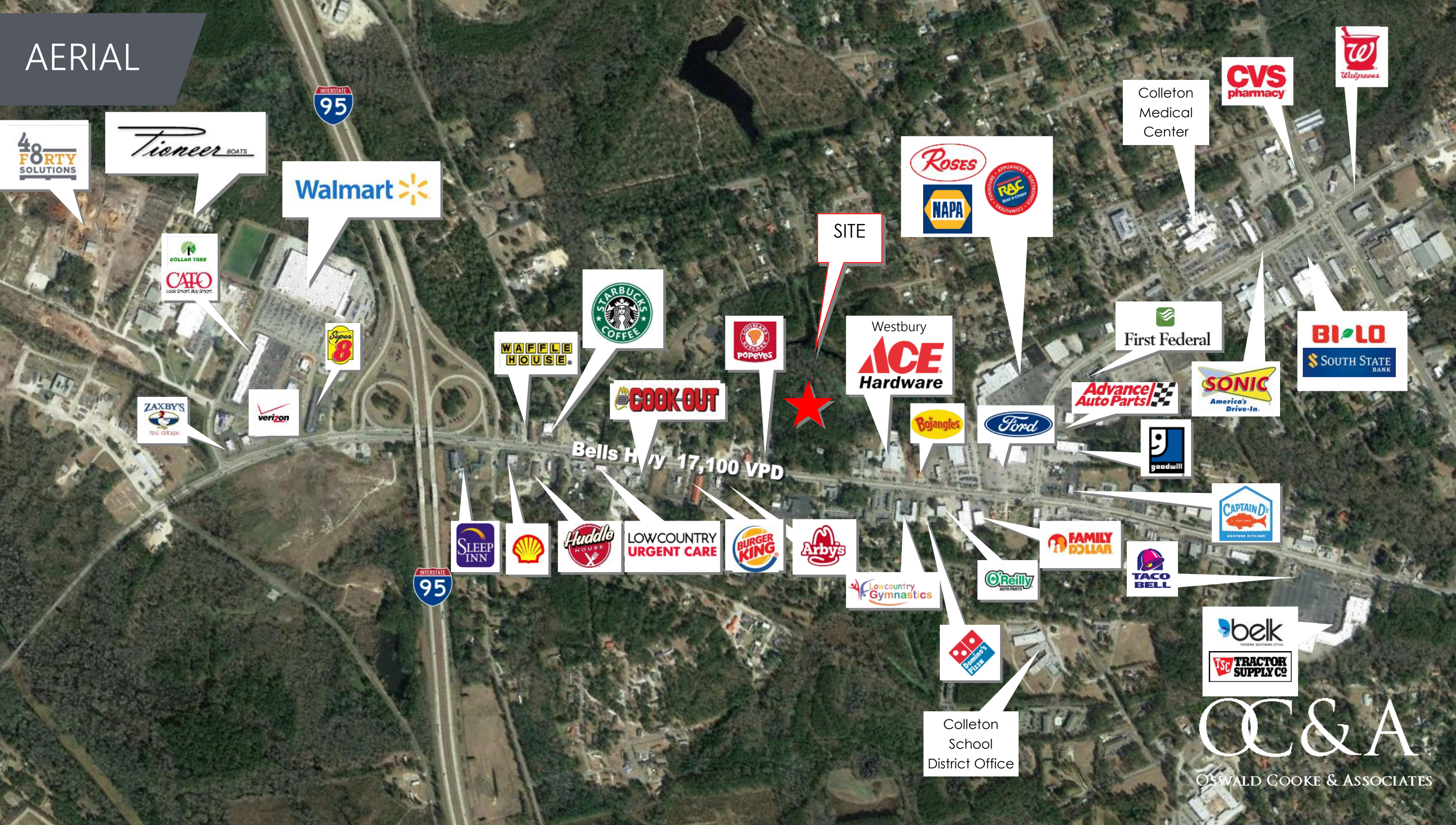
**OC&A**  
OSWALD COOKE & ASSOCIATES

ADDRESS	1160 Bells Hwy Walterboro, South Carolina
SALE PRICE	\$100,000/Acre
AVAILABLE ACERAGE	17.2+/- Acres
FRONTAGE	515 feet +/- Bells Hwy
ZONING	HCD (Highway Commercial District)
MUNICIPALITY	City of Walterboro
TMS	147-10-00-117.000, 147-10-00-116.000,
ACCESSIBILITY	Full Access

Oswald Cooke is pleased to present 1160 Bells Highway in Walterboro, SC for sale. The 17.2+/- acre property is located in the retail dense corridor along Bells Highway (17,100 VPD) and is just one half mile from Interstate 95(41,100 VPD). The property offers approximately 515 feet of road frontage and is zoned Highway Commercial in the City of Walterboro. The parcels may be subdivided. The existing home on the property will convey "as-is". The site is surrounded by national retailers including: Popeye's(new), Bojangles', Family Dollar, O'Reilly Auto Parts, Arby's, Starbucks, Wal-Mart, Dunkin' Donuts and many others. Highway Commercial allows for a variety of uses including Multi-Family, Office, Residential, Retail, Self storage, General Commercial and many others.



# AERIAL



48 FORTY SOLUTIONS

Tioneer BOATS

Walmart

DOLLAR TREE  
CATO  
Look smart. Buy smart.

Super 8

ZAXBY'S  
REAL CHICKEN

verizon

Waffle HOUSE

STARBUCKS COFFEE

POPEYES

COOK-OUT

SITE

Westbury  
ACE Hardware

ROSES  
NAPA  
R&C  
FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS • COOLERS

First Federal

BILO  
SOUTH STATE BANK

Advance Auto Parts

SONIC  
America's Drive-In.

Bojangles

Ford

goodwill

Bells Hwy 17,100 VPD

SLEEP INN

Shell

Huddle HOUSE

LOWCOUNTRY URGENT CARE

BURGER KING

Arby's

Lowcountry Gymnastics

O'Reilly AUTO PARTS

FAMILY DOLLAR

TACO BELL

CAPTAIN D'S  
SEAFOOD KITCHEN

Dominos Pizza

Colleton School District Office

belk  
MODERN SOUTHERN STYLE

TSC TRACTOR SUPPLY CO

CC&A

OSWALD COOKE & ASSOCIATES

INTERSTATE 95

INTERSTATE 95

CVS pharmacy

Walgreens

Colleton Medical Center

# VICINITY



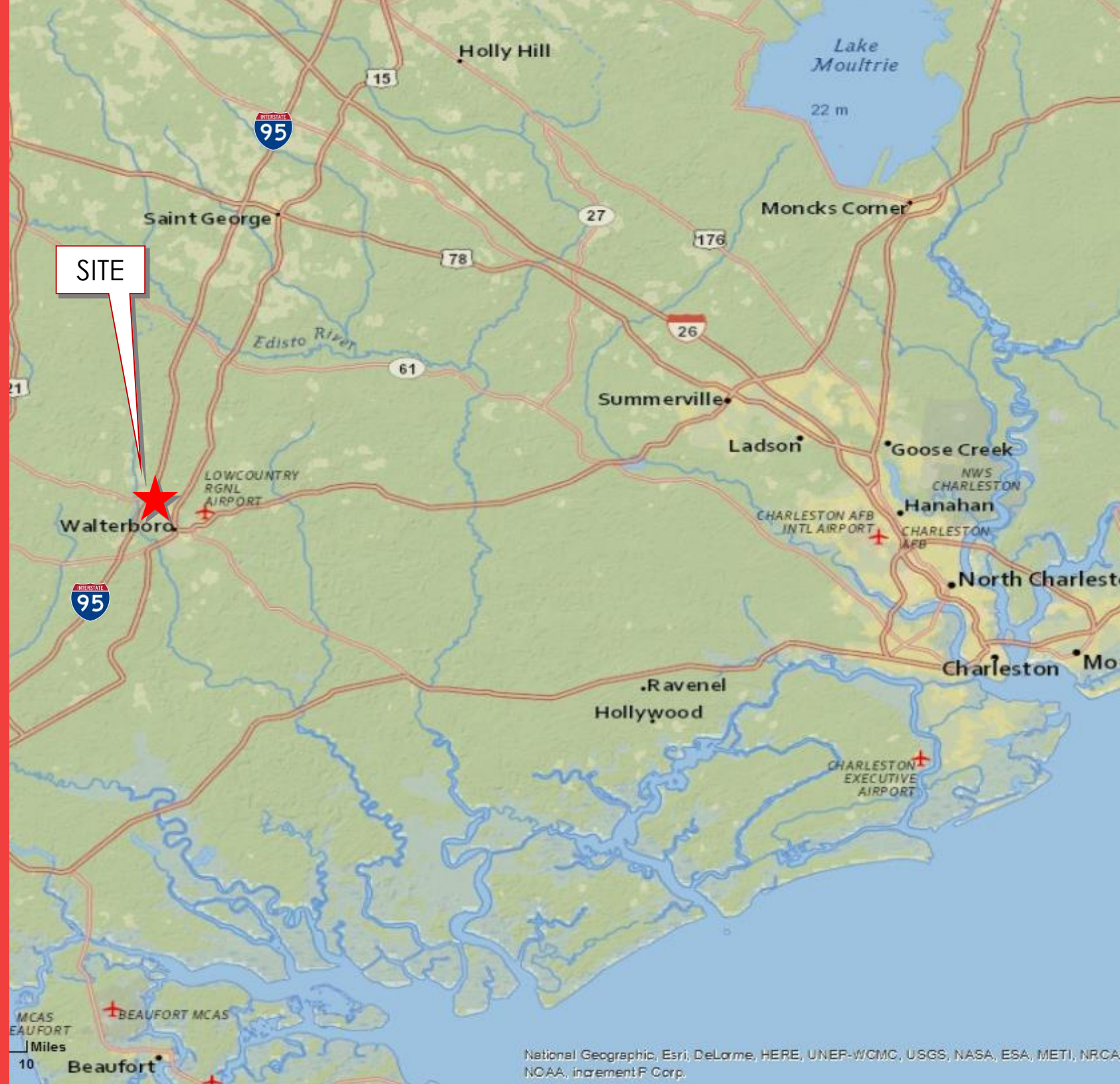
0.53 Miles to Interstate 95



50 Miles to Downtown Charleston



69 Miles to Savannah, GA



SITE

Walterboro



LOWCOUNTRY  
RGNL  
AIRPORT

CHARLESTON AFB  
INTL AIRPORT

CHARLESTON AFB

CHARLESTON  
EXECUTIVE  
AIRPORT

MCAS  
BEAUFORT

BEAUFORT MCAS

Beaufort

# DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2021 Population	2,165	10,019	17,006
Average Age	41.6	40.2	39.6
Households	912	3,833	6,339
2021 Average Household Income	\$60,895	\$50,965	\$48,540
Daytime Employment	4,396	22,959	41,230

# MSA OVERVIEW

## About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler’s top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

OFFERED EXCLUSIVELY BY:

**[ Primary Contact ]**

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