

FORMER EAGLE RECORDS BUILDING

5549 Memorial Blvd, Saint George, SC 29477

FOR SALE



OFFERING SUMMARY



±3,500 SF office building on Memorial Boulevard in the Town of St. George, SC, zoned Limited Commercial. Long known locally as the Eagle Records Building, the property has historically housed the Dorchester Eagle-Record newspaper, reflecting its longstanding role in the community. The building offers strong visibility, ample parking, and flexible space suitable for office, medical, or professional users. Currently owner-occupied and scheduled to be vacated, it presents an excellent opportunity for an owner-user or investor. Located near downtown St. George, less than 2 miles from I-95 and approximately 10 miles from I-26, the site combines local presence with convenient regional access.



PRICE
\$295,000



ACRES
0.24 Acres



ZONING
Limited Commercial



BUILDING SIZE
±3,500 SF



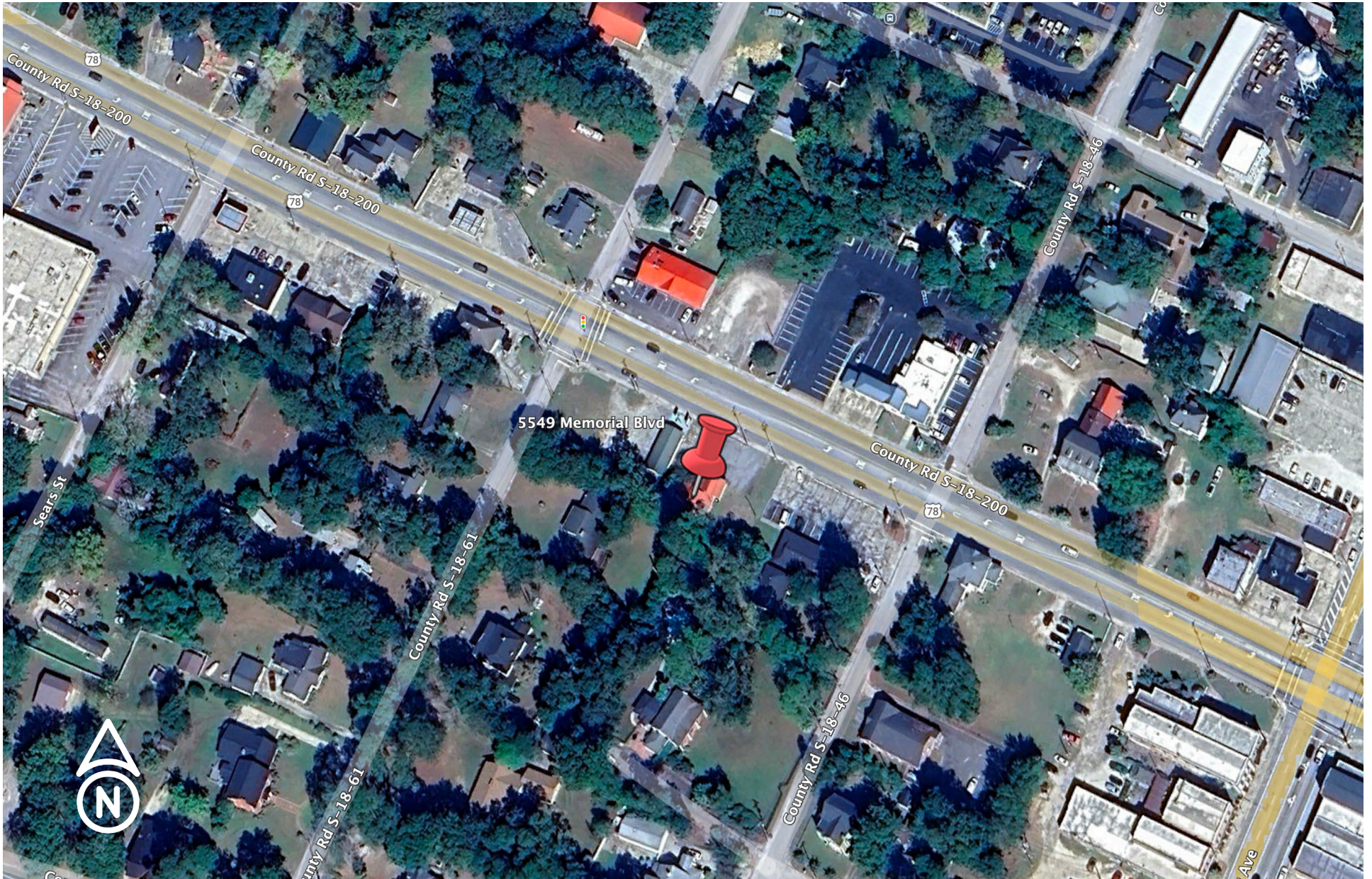
COUNTY
Dorchester County



TAX ID
045-14-04-002.000

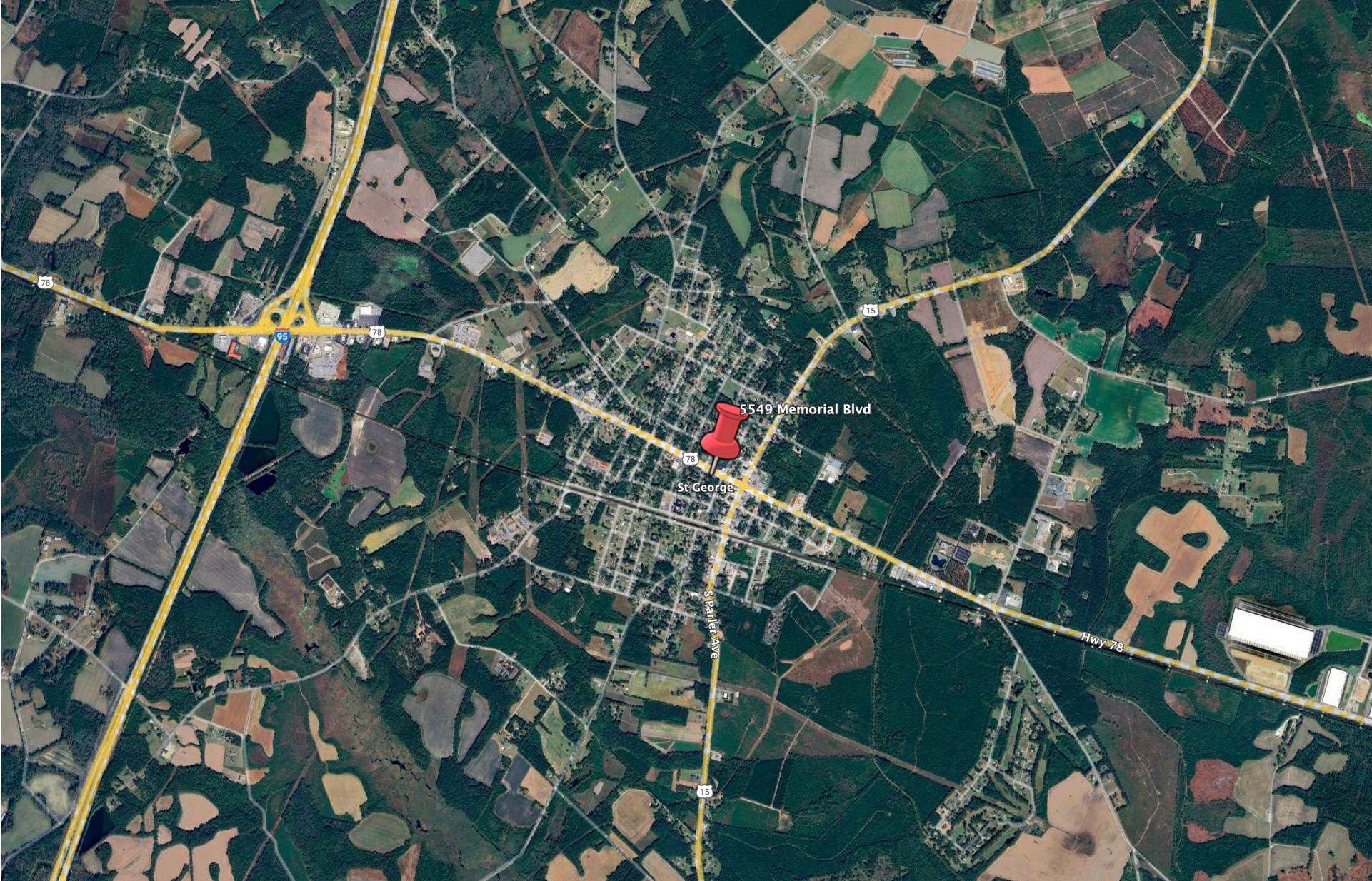
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AERIAL MAP

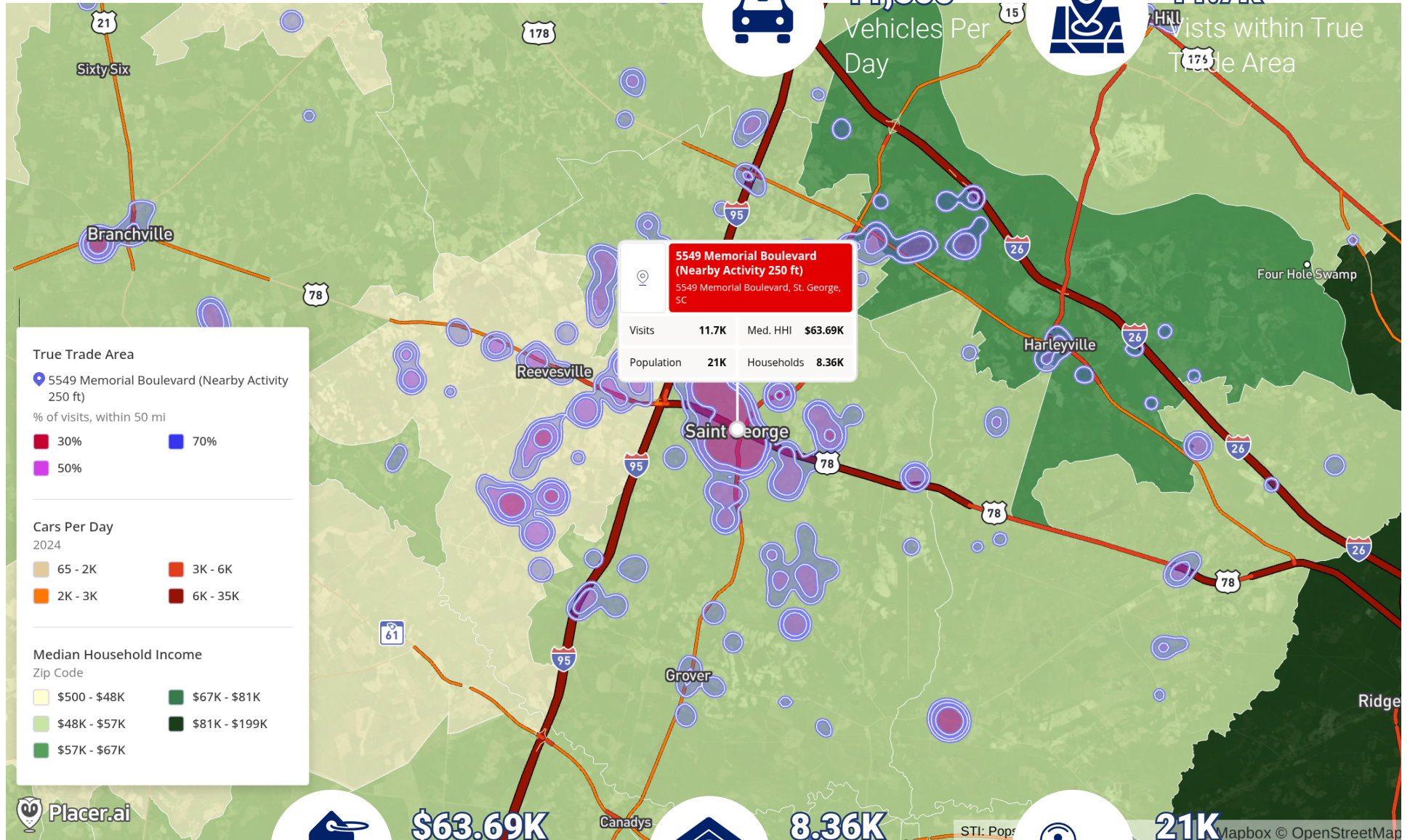


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AREA MAP



DEMOGRAPHICS



SCDOT VPD 2020
STI POPSTATS 2024



\$63.69K
Median HHI within True Trade Area



8.36K
Households within True Trade Area



21K
Population within True Trade Area



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