



FOR LEASE

1220 EAST BLVD

Chesterfield, SC 29709

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

CLICK TO
VIEW VIDEO



Property Summary



PROPERTY DESCRIPTION

This building has 1600 sq ft of warehouse space with a single roll up door, and 1750 sq ft of office/showroom space consisting of 2 offices, 2 bathrooms a breakroom and an open showroom area.

LOCATION DESCRIPTION

High-visibility commercial site on East Blvd with direct access to SC-9 and quick connections to nearby cities like Cheraw Sc (13 miles), Hartsville Sc (28 miles) and Florence Sc (50 miles). Perfect spot for retail, office, or service businesses seeking strong traffic and regional reach.

PROPERTY HIGHLIGHTS

- High-visibility location
- Large windows for natural light
- Easy access to major roads

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN

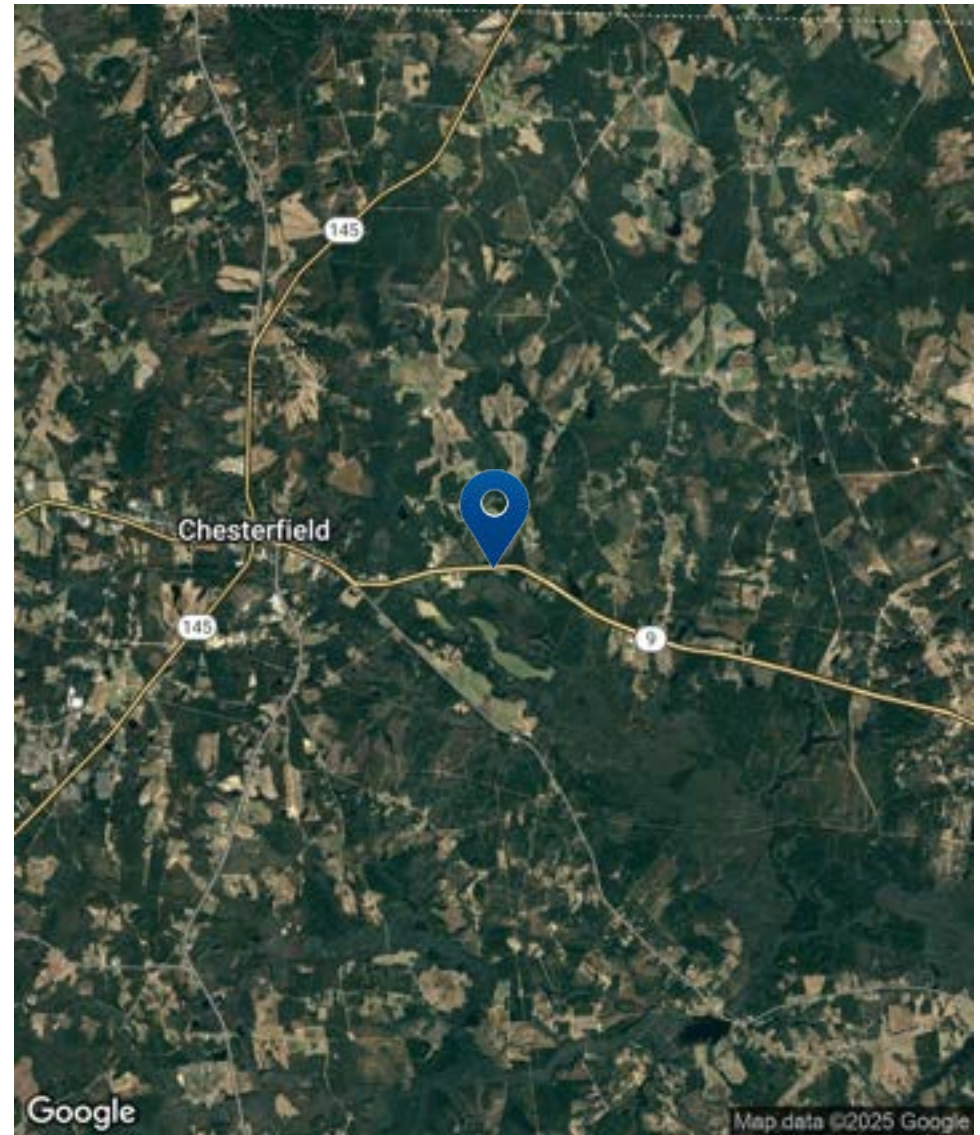
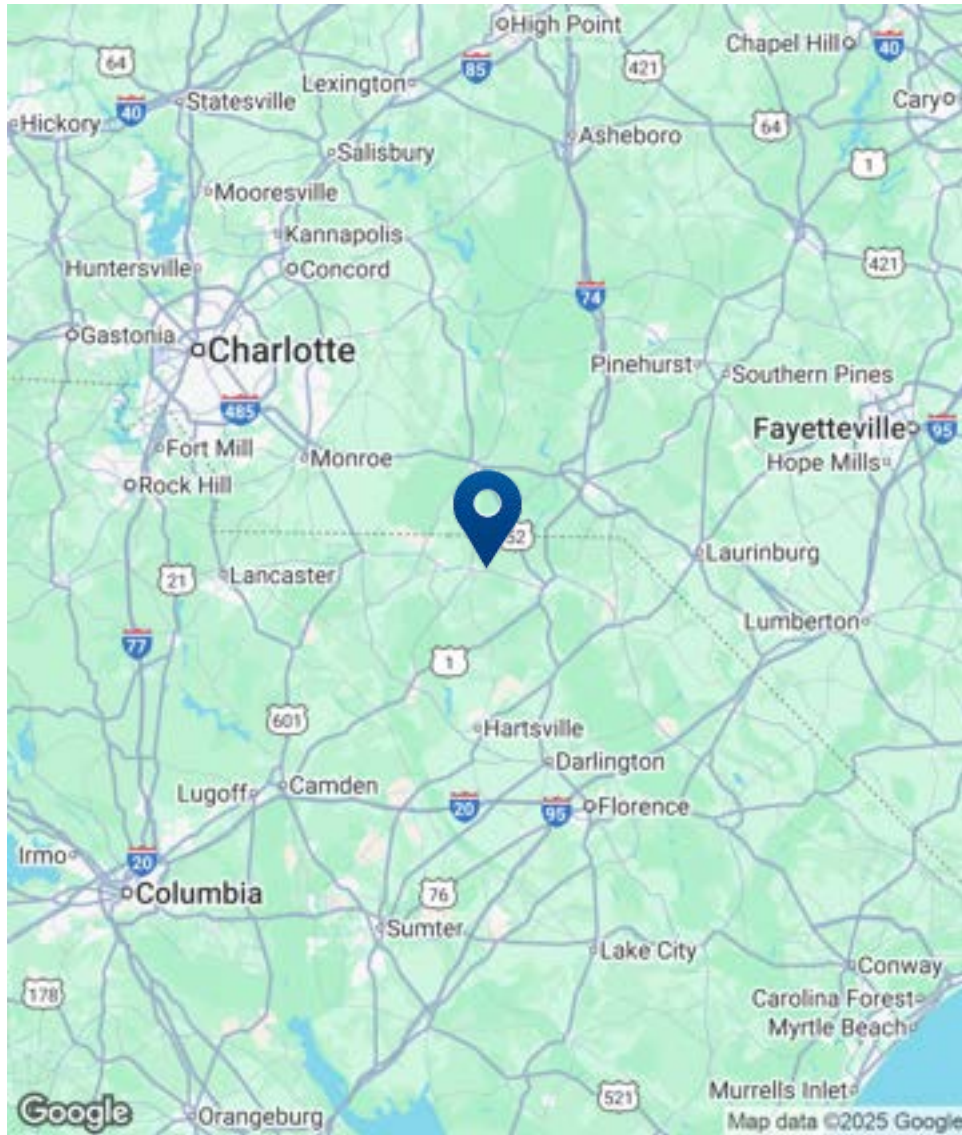
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

OFFERING SUMMARY

Lease Rate:	\$7.50 SF/yr (MG)
Available SF:	3,350 SF
Building Size:	3,350 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,023	2,590	8,721
Total Population	2,445	6,136	20,860
Average HH Income	\$67,052	\$68,206	\$68,365

Location Map

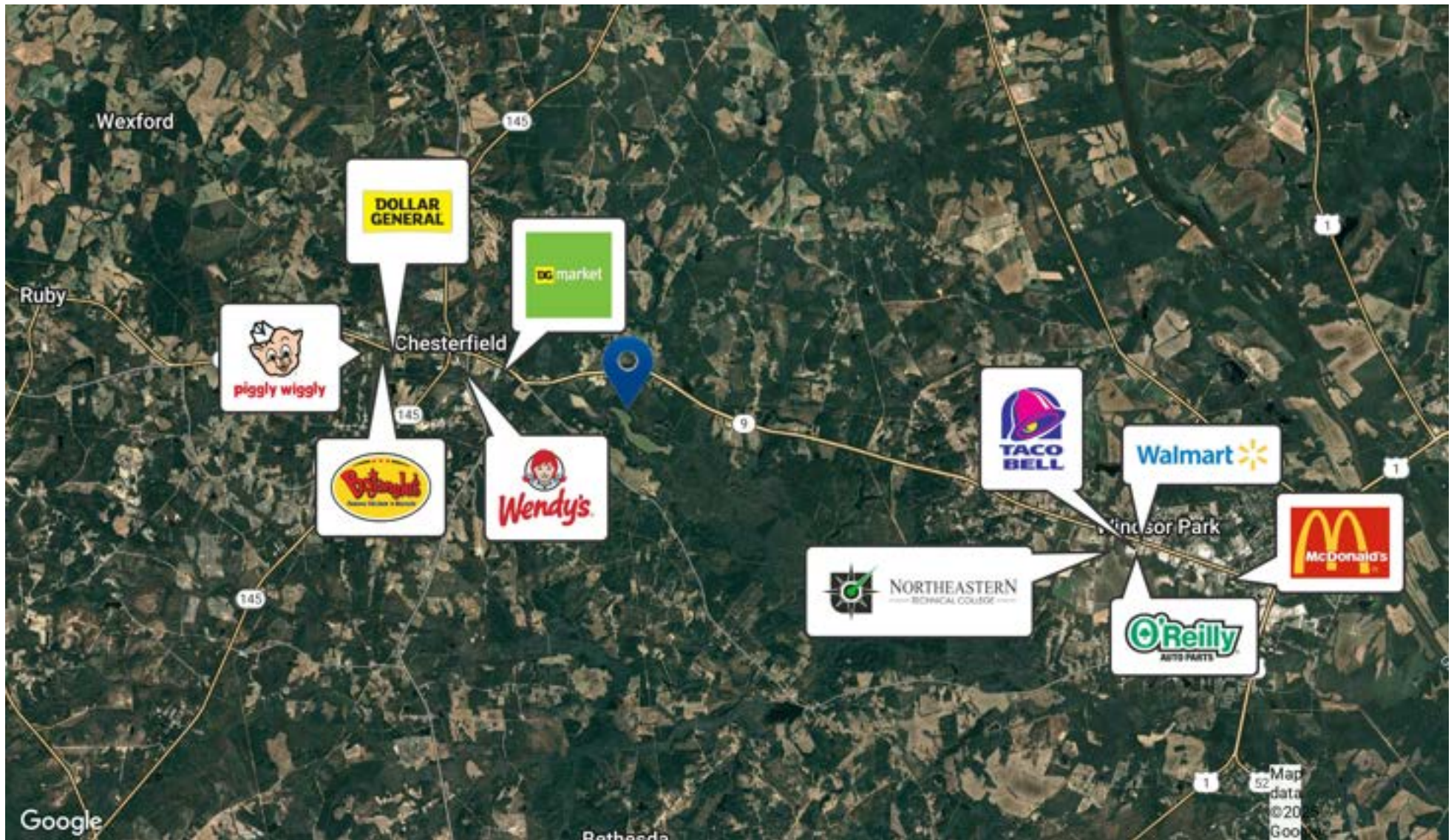


**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Retailer Map



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

FOR LEASE | 1220 EAST BLVD | CHESTERFIELD, SC 29709

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

FOR LEASE | 1220 EAST BLVD | CHESTERFIELD, SC 29709

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

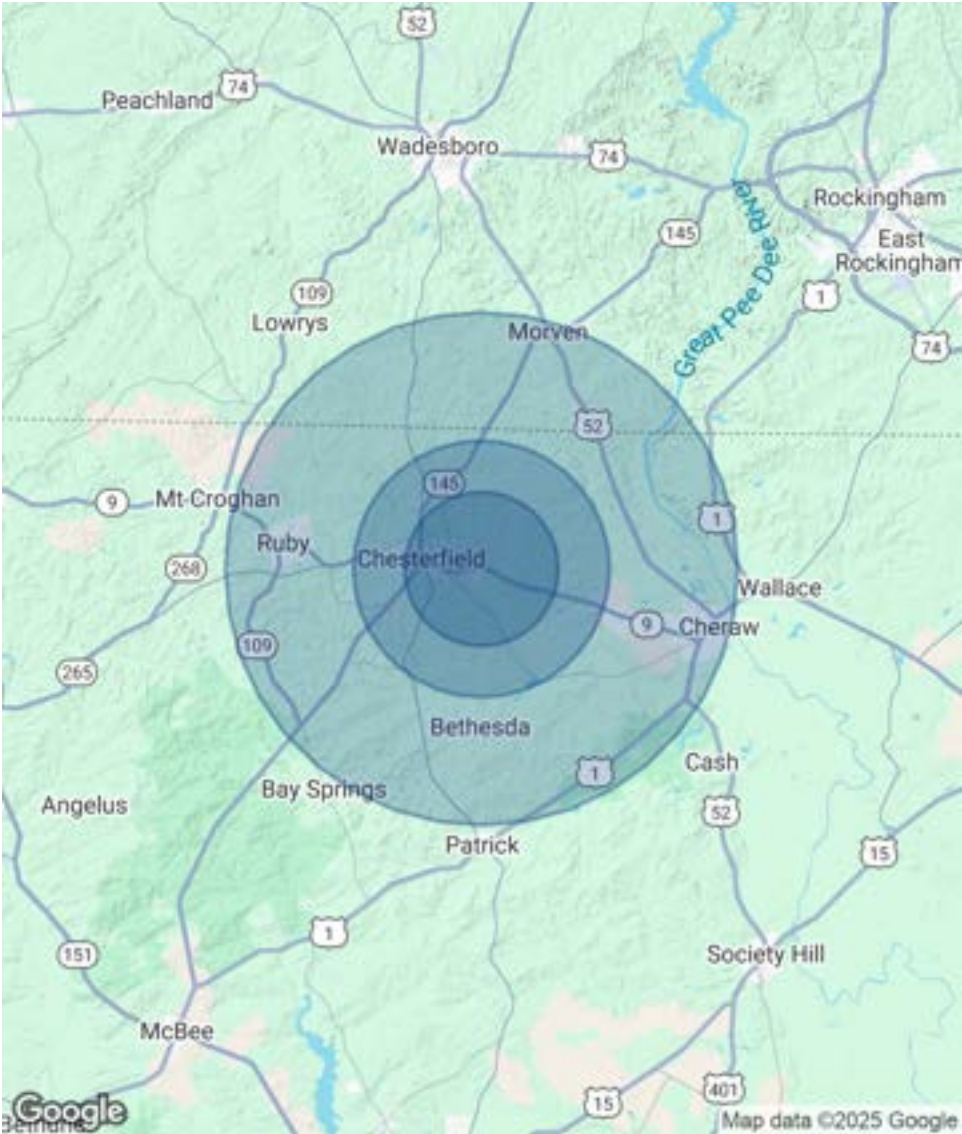
FOR LEASE | 1220 EAST BLVD | CHESTERFIELD, SC 29709

Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,445	6,136	20,860
Average Age	43	43	43
Average Age (Male)	41	42	42
Average Age (Female)	45	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,023	2,590	8,721
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,052	\$68,206	\$68,365
Average House Value	\$144,736	\$142,463	\$144,699

Demographics data derived from AlphaMap



ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

706.922.0395