



HISTORIC BUILDING FOR SALE

8618 Old State Road
Holly Hill, SC 29059

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

8618 Old State Road
Holly Hill, SC 29059



PRICE

\$225,000



BUILDING SIZE

3,350 SF



ZONING

Orangeburg - GC - General Commercial



MUNICIPALITY

Orangeburg



ACRES

0.38 Acres



TAX ID

0332-20-07-005
0032-20-07-004



VEHICLES PER DAY

SCDOT 5,600 VPD 2023



YEAR BUILT

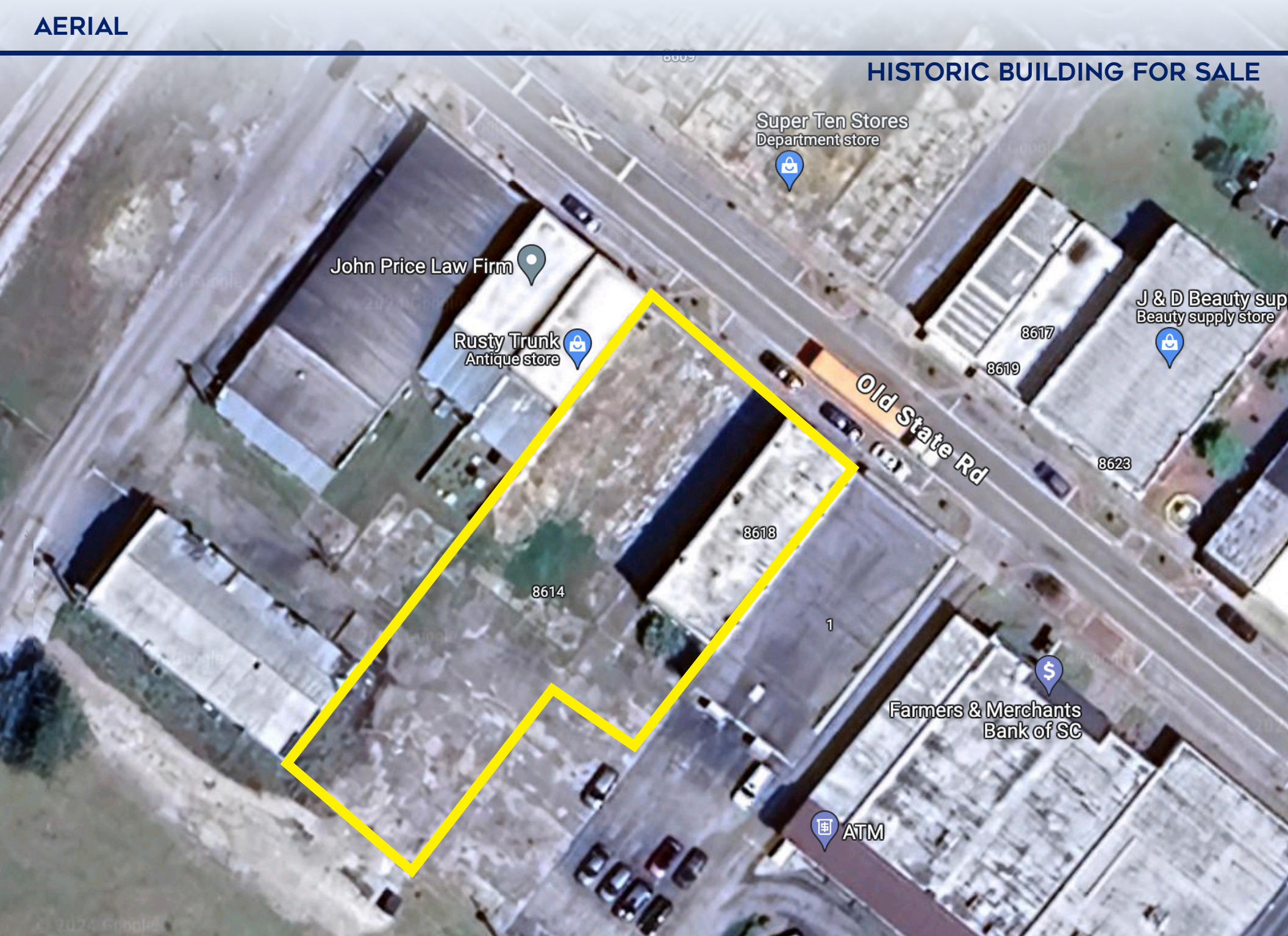
1950

PROPERTY OVERVIEW

Historic building for sale in Holly Hill, SC. Sale includes 8618 Old State Rd (Orangeburg County TMS#: 0332-20-07-005) and the adjacent vacant lot (Orangeburg County TMS#: 0332-20-07-004). The building was originally a bank, and still showcases the attractive architecture of the time. Take advantage of the property being located in a federally designated Opportunity Zone, which offers tax incentives. The Holly Hill downtown area was also recently designated as a Historic District, allowing for further tax incentives for developers. Holly Hill is located in the path of growth, with several hundred homes in the pipeline to be built over the next few years. The building has been vacant for several years, and there is a significant amount of deferred maintenance, however, the "bones" of the building seem to be solid. Excellent opportunity for a developer to come in and bring life back to a historic building, while taking advantage of the various tax incentive programs available.



HISTORIC BUILDING FOR SALE



Super Ten Stores
Department store

John Price Law Firm

Rusty Trunk
Antique store

J & D Beauty sup
Beauty supply store

Old State Rd

8618

8614

8617

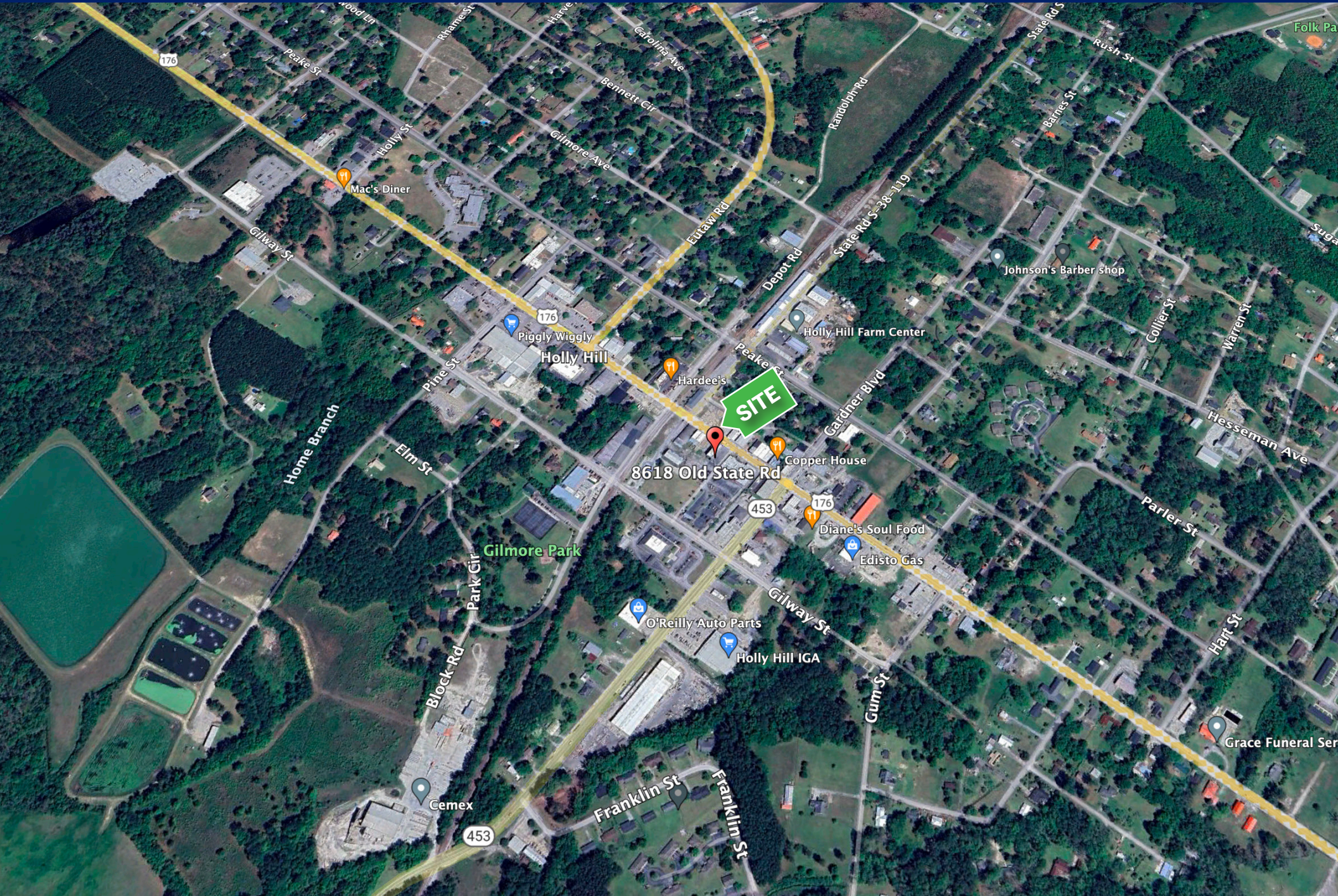
8619

8623

Farmers & Merchants
Bank of SC

ATM

AREA MAP



NEW HOUSING DEVELOPMENTS



I-95
12 Minutes - 8.6 Miles

Lake Marion & Lake Moultrie
24 Miles

Bunch Ford Rd, LLC

Ryan Homes

Red Pill Partners, LLC

SITE

Holly Hill
8618 Old State Rd

Finlaw Development Company, LLC

Monarch Custom Homes

I-26
11 Minutes - 8 Miles

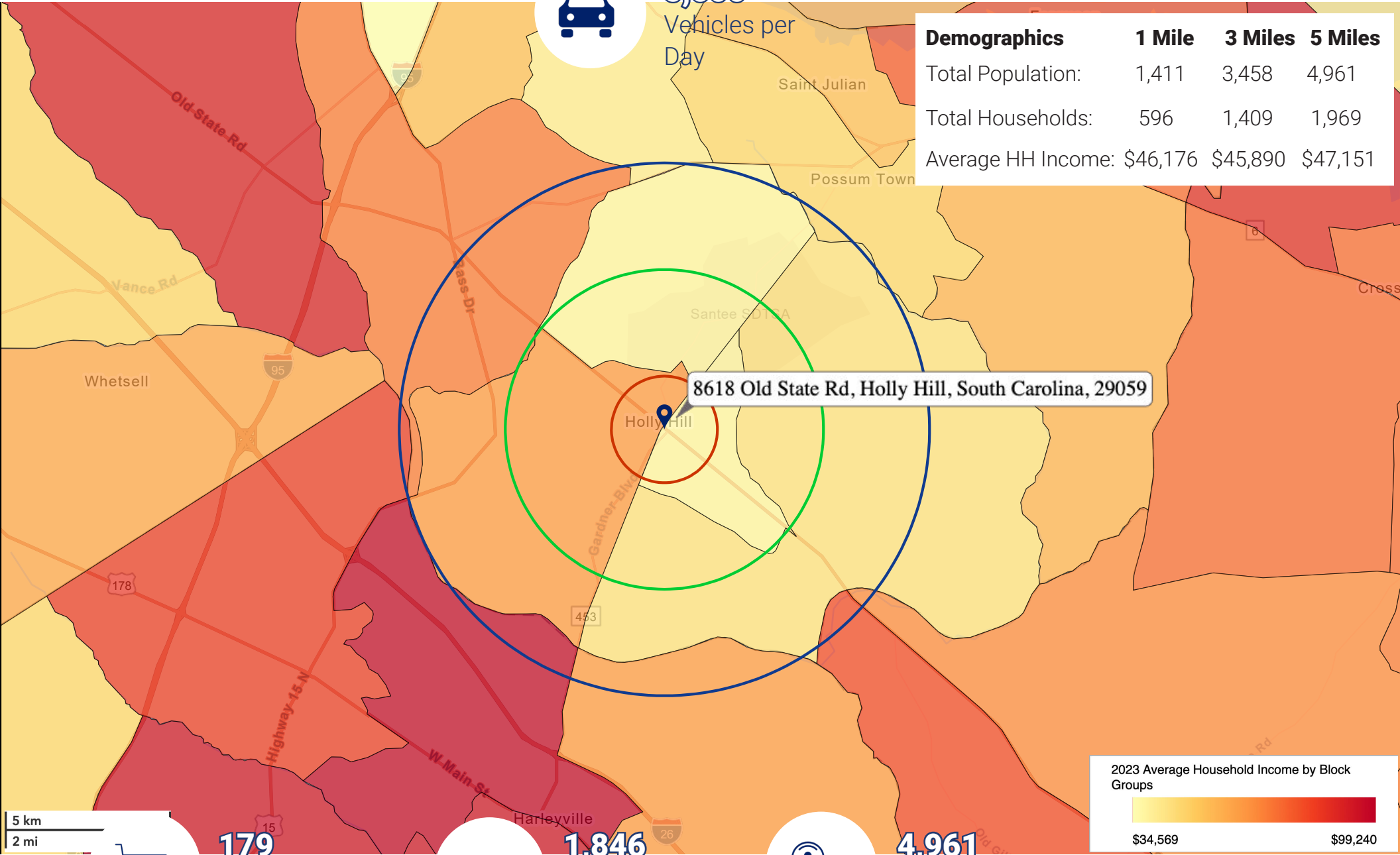
Volvo
19 Miles

DEMOGRAPHICS

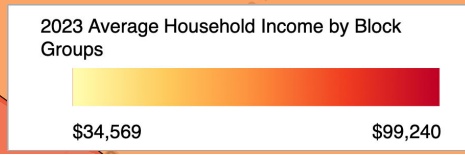


5,600
Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	1,411	3,458	4,961
Total Households:	596	1,409	1,969
Average HH Income:	\$46,176	\$45,890	\$47,151



8618 Old State Rd, Holly Hill, South Carolina, 29059



5 km
2 mi

179
Businesses
within 5 Miles

1,846
Employees
within 5 Miles

4,961
Population
within 5 Miles

All demographics based on Esri forecasts for 2023
SCDOT AADT 2023

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