

# 512 Beech Hill Road

## Summerville



**Purchase at \$2,900,000**

**Approximately 18.09 acres at the corner of SC Hwy 165 & SC Hwy 61. Zoned Commercial General in Dorchester County. Excellent access to 17A via Beech Hill Road.**

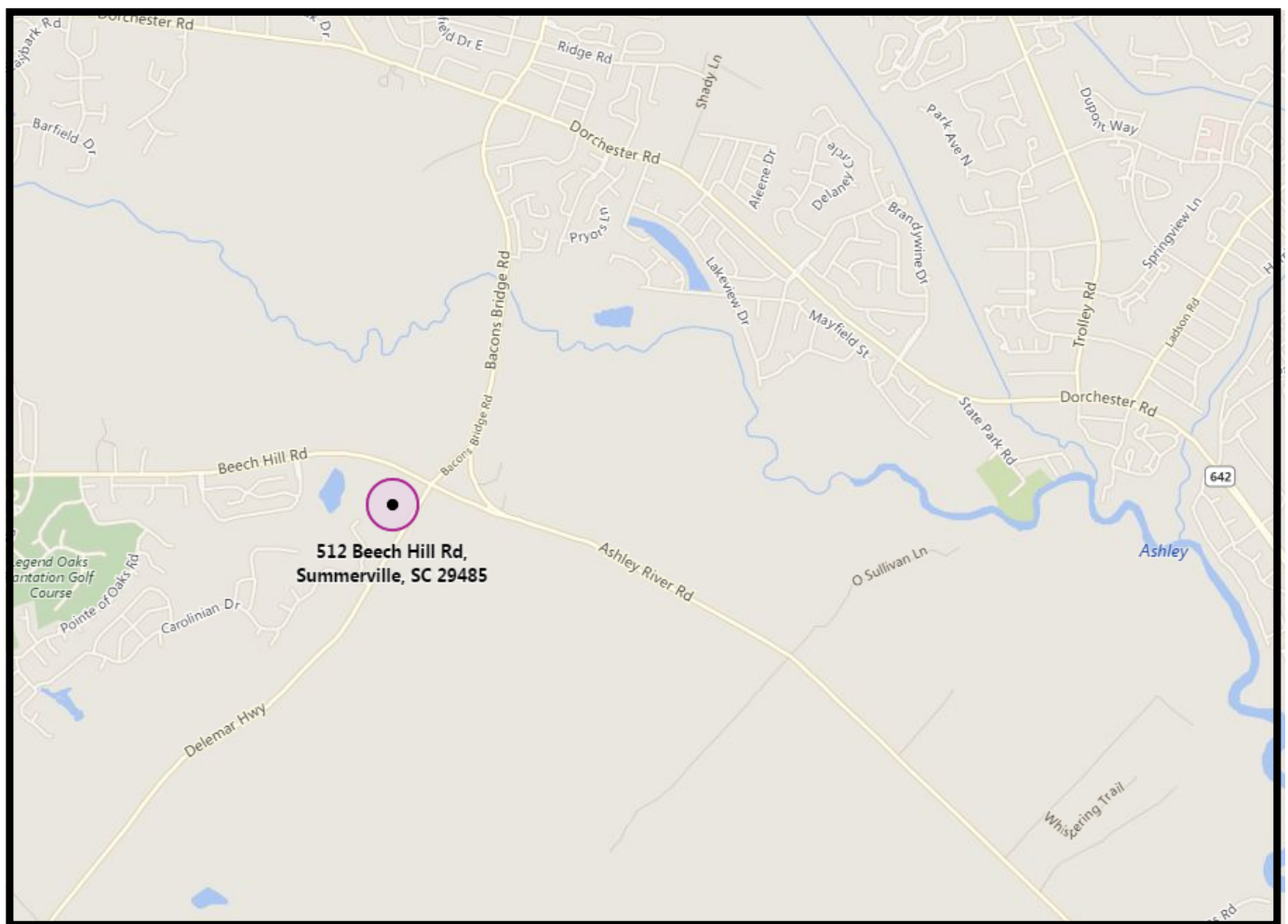
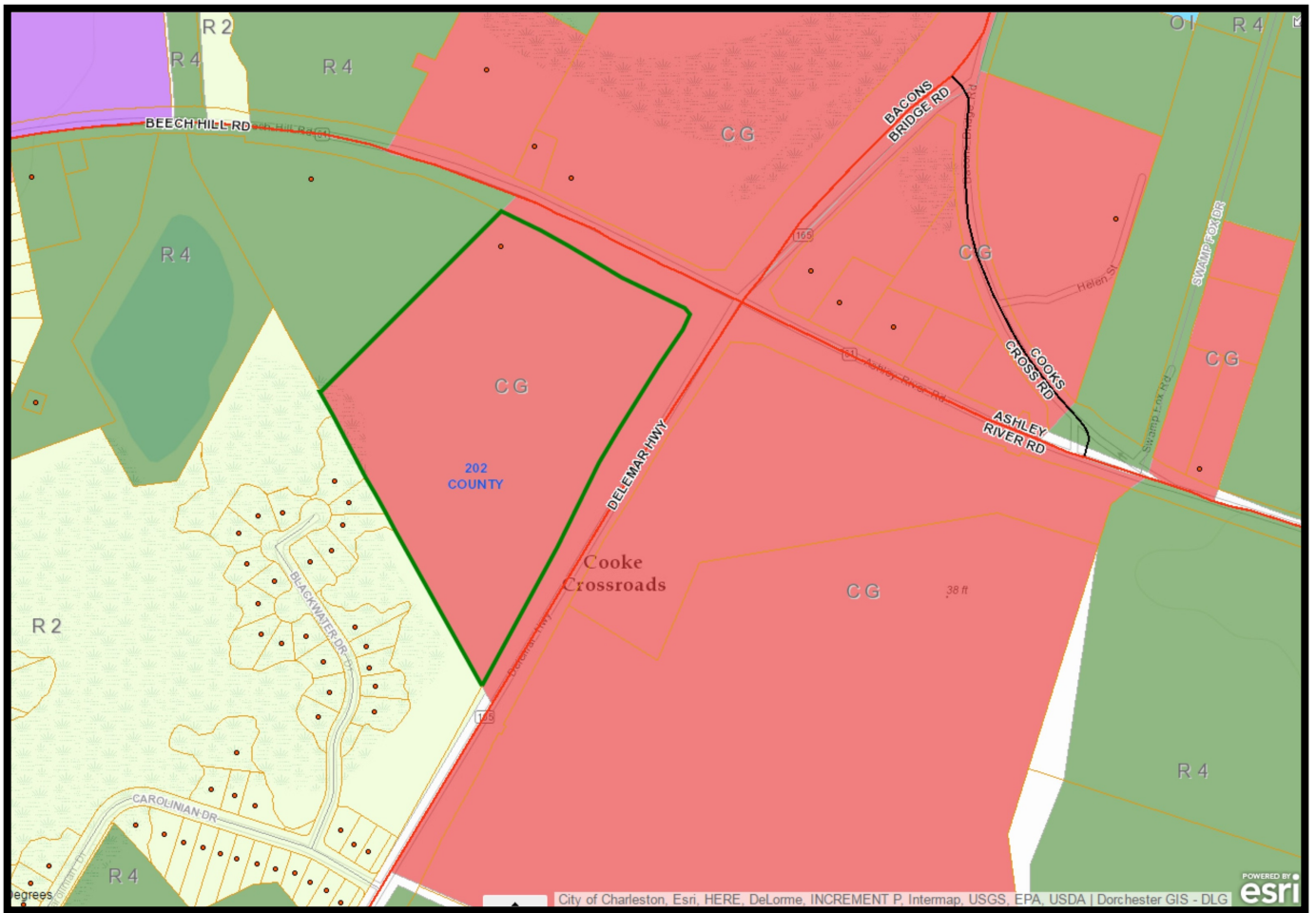
**Excellent access to I-26 via 17A. Minutes to busy Dorchester Road. Very convenient to Charleston AFB, the Boeing Plant, the Port of Charleston as well as Charleston proper.**

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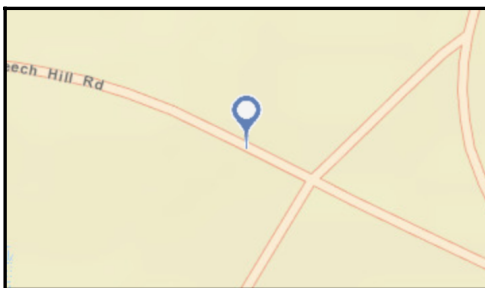
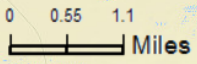
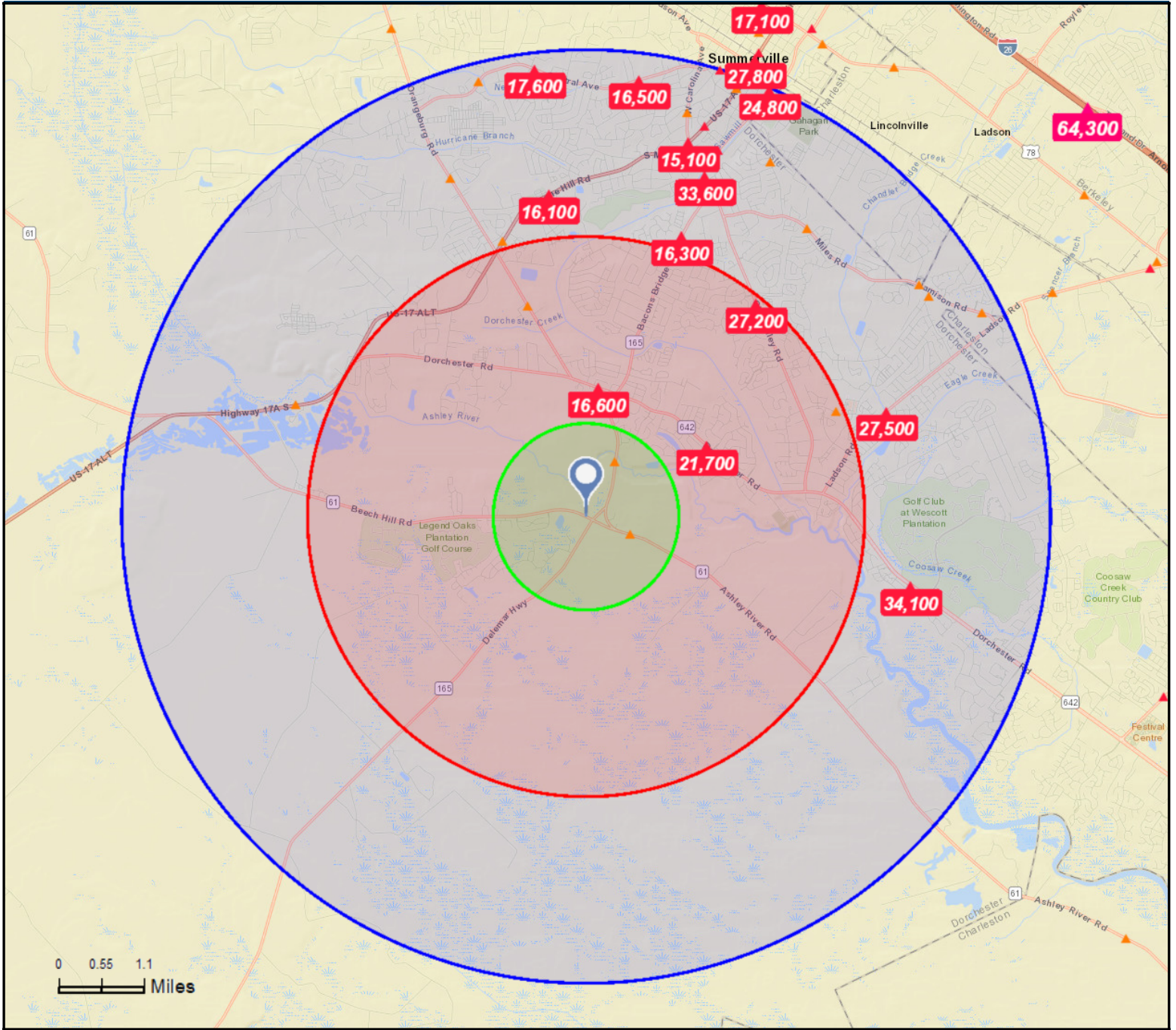




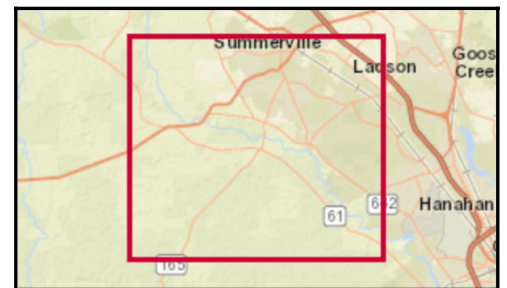
# Traffic Count Map

512 Beech Hill Rd, Summerville, South Carolina, 29485  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.94864  
Longitude: -80.20648



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



# Demographic and Income Comparison Profile

512 Beech Hill Rd, Summerville, South Carolina, 29485  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.94864  
Longitude: -80.20648

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	1,960	24,002	74,833
Households	693	8,984	28,125
Families	577	6,733	20,623
Average Household Size	2.83	2.67	2.65
Owner Occupied Housing Units	618	6,576	19,635
Renter Occupied Housing Units	75	2,408	8,490
Median Age	40.0	37.7	34.6
<b>2016 Summary</b>			
Population	1,915	26,677	86,010
Households	673	9,910	32,105
Families	556	7,376	23,262
Average Household Size	2.85	2.69	2.67
Owner Occupied Housing Units	595	7,182	21,899
Renter Occupied Housing Units	78	2,728	10,206
Median Age	41.9	38.7	35.6
Median Household Income	\$83,365	\$69,406	\$60,051
Average Household Income	\$95,165	\$79,498	\$73,357
<b>2021 Summary</b>			
Population	2,077	29,139	95,099
Households	728	10,774	35,384
Families	599	7,995	25,502
Average Household Size	2.85	2.70	2.68
Owner Occupied Housing Units	641	7,809	24,174
Renter Occupied Housing Units	87	2,965	11,210
Median Age	43.5	39.3	36.2
Median Household Income	\$90,463	\$77,334	\$67,108
Average Household Income	\$103,575	\$87,185	\$80,473
<b>Trends: 2016-2021 Annual Rate</b>			
Population	1.64%	1.78%	2.03%
Households	1.58%	1.69%	1.96%
Families	1.50%	1.62%	1.86%
Owner Households	1.50%	1.69%	2.00%
Median Household Income	1.65%	2.19%	2.25%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13	1.9%	774	7.8%	2,714	8.5%
\$15,000 - \$24,999	33	4.9%	772	7.8%	2,818	8.8%
\$25,000 - \$34,999	40	5.9%	715	7.2%	2,751	8.6%
\$35,000 - \$49,999	60	8.9%	1,077	10.9%	4,279	13.3%
\$50,000 - \$74,999	136	20.2%	1,937	19.5%	6,900	21.5%
\$75,000 - \$99,999	130	19.3%	1,880	19.0%	5,149	16.0%
\$100,000 - \$149,999	156	23.2%	1,861	18.8%	5,246	16.3%
\$150,000 - \$199,999	81	12.0%	633	6.4%	1,474	4.6%
\$200,000+	23	3.4%	261	2.6%	774	2.4%
Median Household Income	\$83,365		\$69,406		\$60,051	
Average Household Income	\$95,165		\$79,498		\$73,357	
Per Capita Income	\$33,821		\$29,669		\$27,319	

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13	1.8%	802	7.4%	2,914	8.2%
\$15,000 - \$24,999	36	4.9%	919	8.5%	3,440	9.7%
\$25,000 - \$34,999	26	3.6%	510	4.7%	2,191	6.2%
\$35,000 - \$49,999	43	5.9%	831	7.7%	3,350	9.5%
\$50,000 - \$74,999	146	20.1%	2,053	19.1%	7,593	21.5%
\$75,000 - \$99,999	145	19.9%	2,095	19.4%	5,961	16.8%
\$100,000 - \$149,999	194	26.6%	2,429	22.5%	6,997	19.8%
\$150,000 - \$199,999	100	13.7%	826	7.7%	1,996	5.6%
\$200,000+	26	3.6%	309	2.9%	941	2.7%
Median Household Income	\$90,463		\$77,334		\$67,108	
Average Household Income	\$103,575		\$87,185		\$80,473	
Per Capita Income	\$36,715		\$32,379		\$29,868	

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Comparison Profile

512 Beech Hill Rd, Summerville, South Carolina, 29485  
 Rings: 1, 3, 5 mile radii

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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	116	5.9%	1,516	6.3%	5,556	7.4%
Age 5 - 9	151	7.7%	1,790	7.5%	5,871	7.8%
Age 10 - 14	174	8.9%	1,996	8.3%	5,965	8.0%
Age 15 - 19	145	7.4%	1,813	7.6%	5,470	7.3%
Age 20 - 24	67	3.4%	1,301	5.4%	4,468	6.0%
Age 25 - 34	171	8.7%	2,688	11.2%	10,492	14.0%
Age 35 - 44	315	16.1%	3,411	14.2%	11,050	14.8%
Age 45 - 54	322	16.4%	3,732	15.5%	10,584	14.1%
Age 55 - 64	273	13.9%	2,987	12.4%	8,095	10.8%
Age 65 - 74	159	8.1%	1,732	7.2%	4,580	6.1%
Age 75 - 84	52	2.7%	754	3.1%	2,038	2.7%
Age 85+	15	0.8%	283	1.2%	666	0.9%

2016 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	104	5.4%	1,602	6.0%	6,072	7.1%
Age 5 - 9	126	6.6%	1,758	6.6%	6,227	7.2%
Age 10 - 14	155	8.1%	2,032	7.6%	6,496	7.6%
Age 15 - 19	141	7.4%	1,821	6.8%	5,719	6.6%
Age 20 - 24	100	5.2%	1,576	5.9%	5,229	6.1%
Age 25 - 34	165	8.6%	3,335	12.5%	12,513	14.5%
Age 35 - 44	256	13.4%	3,402	12.8%	11,899	13.8%
Age 45 - 54	305	15.9%	3,873	14.5%	11,778	13.7%
Age 55 - 64	271	14.2%	3,511	13.2%	9,876	11.5%
Age 65 - 74	209	10.9%	2,472	9.3%	6,624	7.7%
Age 75 - 84	67	3.5%	981	3.7%	2,745	3.2%
Age 85+	16	0.8%	314	1.2%	832	1.0%

2021 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	110	5.3%	1,715	5.9%	6,634	7.0%
Age 5 - 9	120	5.8%	1,837	6.3%	6,801	7.2%
Age 10 - 14	145	7.0%	2,072	7.1%	7,056	7.4%
Age 15 - 19	149	7.2%	1,903	6.5%	6,258	6.6%
Age 20 - 24	100	4.8%	1,438	4.9%	4,967	5.2%
Age 25 - 34	217	10.4%	3,934	13.5%	14,058	14.8%
Age 35 - 44	235	11.3%	3,741	12.8%	13,997	14.7%
Age 45 - 54	313	15.1%	3,776	13.0%	11,675	12.3%
Age 55 - 64	295	14.2%	3,892	13.4%	10,943	11.5%
Age 65 - 74	252	12.1%	3,042	10.4%	8,001	8.4%
Age 75 - 84	118	5.7%	1,412	4.8%	3,685	3.9%
Age 85+	23	1.1%	378	1.3%	1,023	1.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.





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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,742	88.9%	19,208	80.0%	55,100	73.6%
Black Alone	152	7.8%	3,529	14.7%	14,926	19.9%
American Indian Alone	3	0.2%	90	0.4%	357	0.5%
Asian Alone	25	1.3%	285	1.2%	1,230	1.6%
Pacific Islander Alone	3	0.2%	46	0.2%	98	0.1%
Some Other Race Alone	7	0.4%	211	0.9%	937	1.3%
Two or More Races	28	1.4%	634	2.6%	2,184	2.9%
Hispanic Origin (Any Race)	56	2.9%	849	3.5%	3,237	4.3%

2016 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,688	88.2%	21,103	79.1%	62,284	72.4%
Black Alone	148	7.7%	3,930	14.7%	17,222	20.0%
American Indian Alone	3	0.2%	102	0.4%	420	0.5%
Asian Alone	33	1.7%	423	1.6%	1,863	2.2%
Pacific Islander Alone	4	0.2%	76	0.3%	170	0.2%
Some Other Race Alone	8	0.4%	266	1.0%	1,259	1.5%
Two or More Races	30	1.6%	776	2.9%	2,792	3.2%
Hispanic Origin (Any Race)	62	3.2%	1,085	4.1%	4,319	5.0%

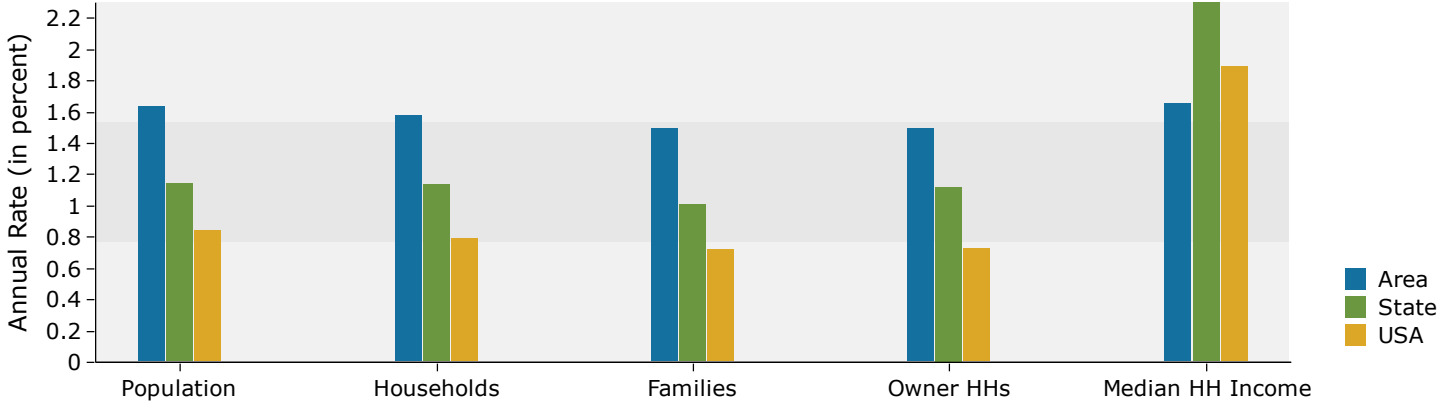
  

2021 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,811	87.2%	22,678	77.8%	67,589	71.1%
Black Alone	165	7.9%	4,384	15.0%	19,223	20.2%
American Indian Alone	3	0.1%	113	0.4%	468	0.5%
Asian Alone	45	2.2%	576	2.0%	2,540	2.7%
Pacific Islander Alone	6	0.3%	100	0.3%	224	0.2%
Some Other Race Alone	10	0.5%	322	1.1%	1,533	1.6%
Two or More Races	38	1.8%	966	3.3%	3,521	3.7%
Hispanic Origin (Any Race)	76	3.7%	1,320	4.5%	5,287	5.6%

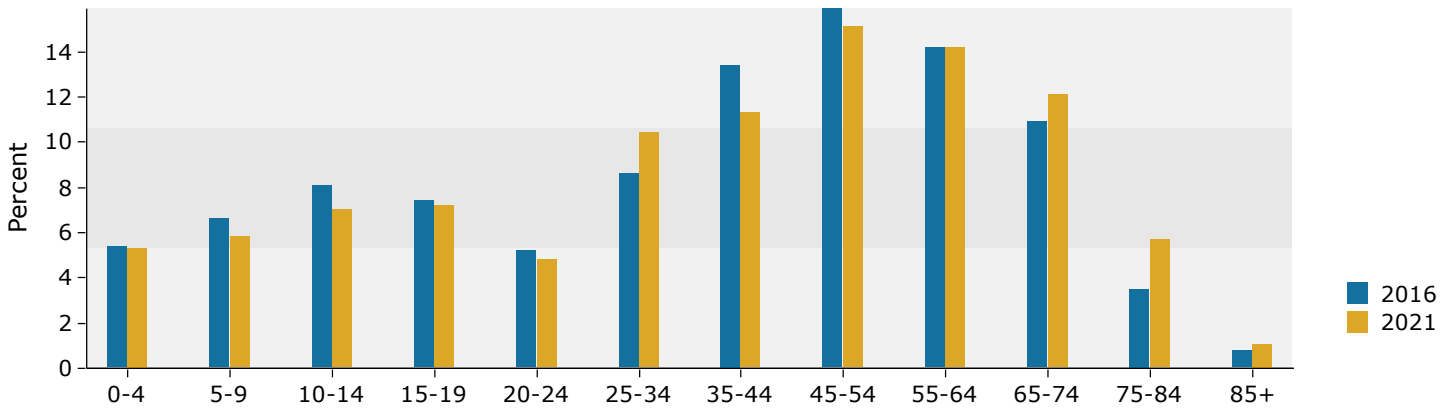
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 1 mile

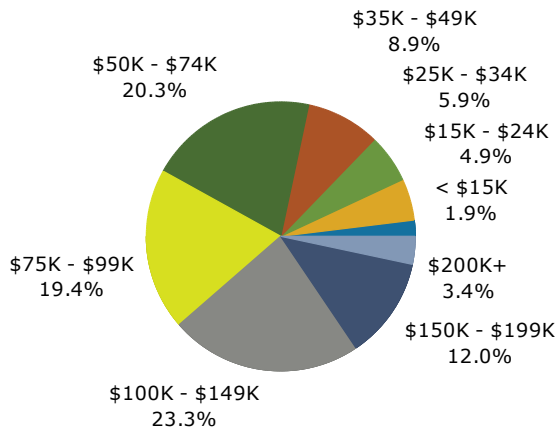
### Trends 2016-2021



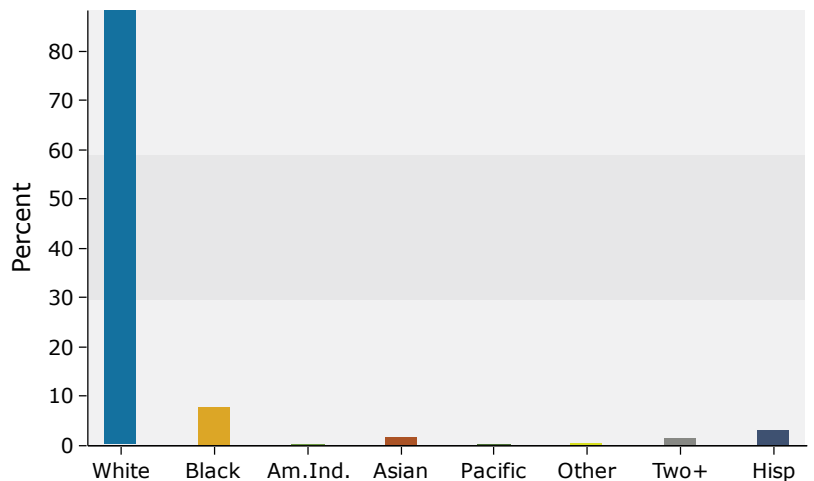
### Population by Age



### 2016 Household Income



### 2016 Population by Race

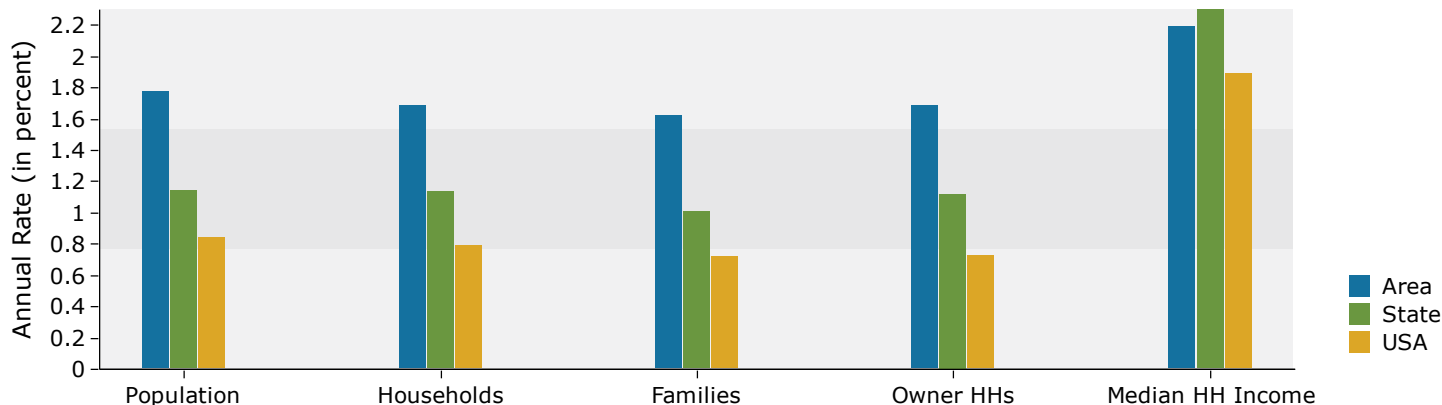


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

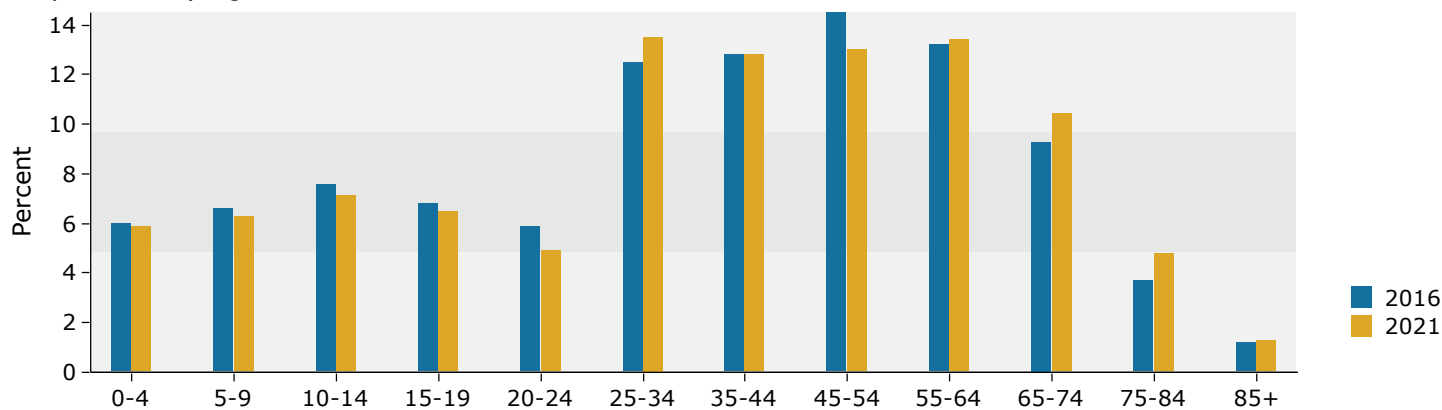


## 3 miles

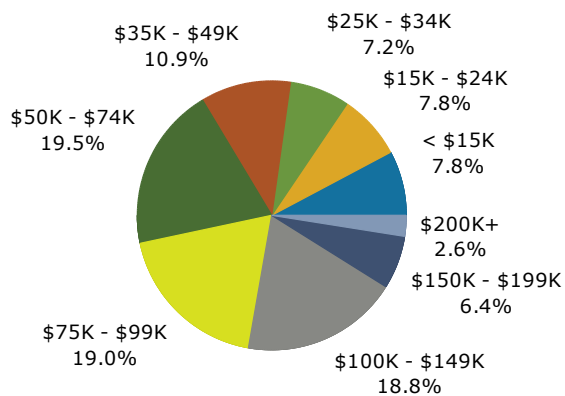
### Trends 2016-2021



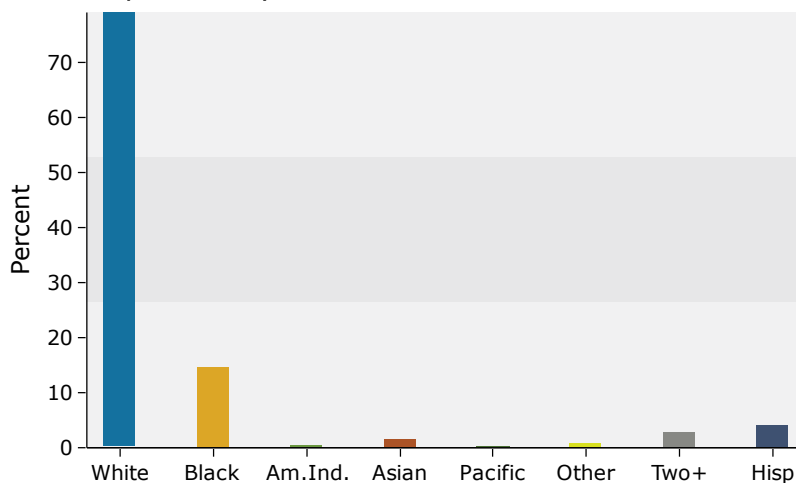
### Population by Age



### 2016 Household Income



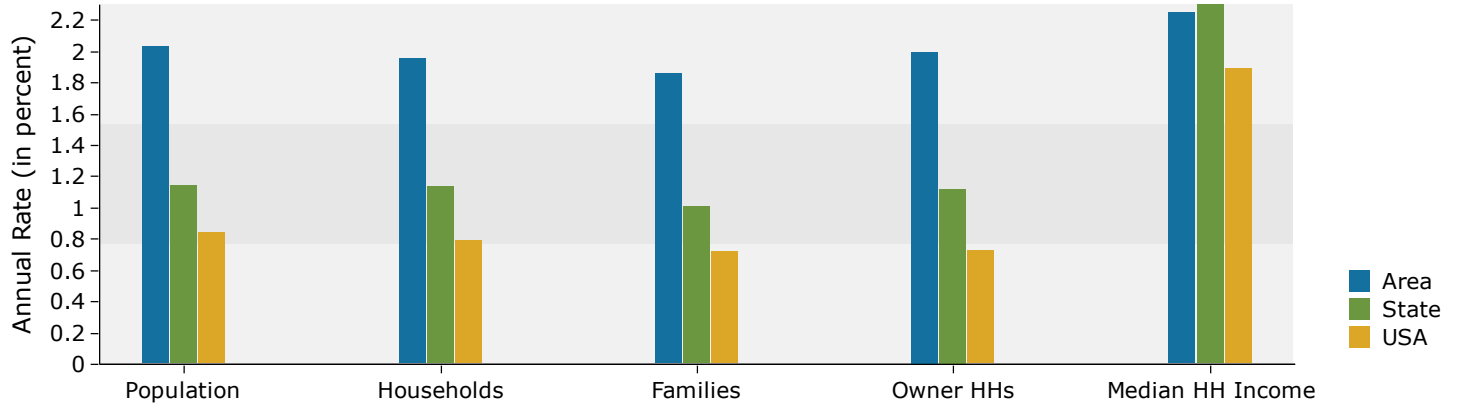
### 2016 Population by Race



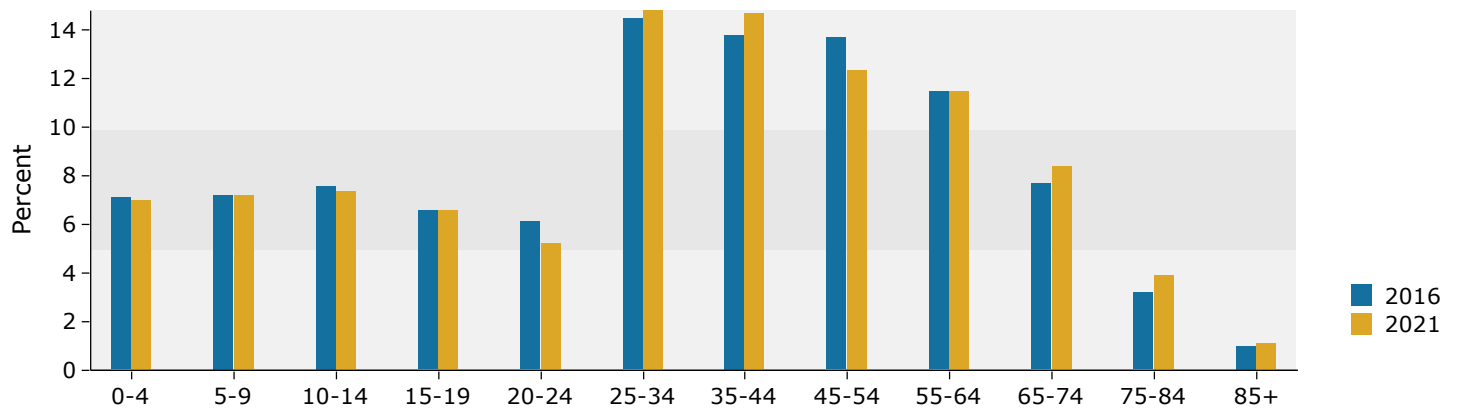
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## 5 miles

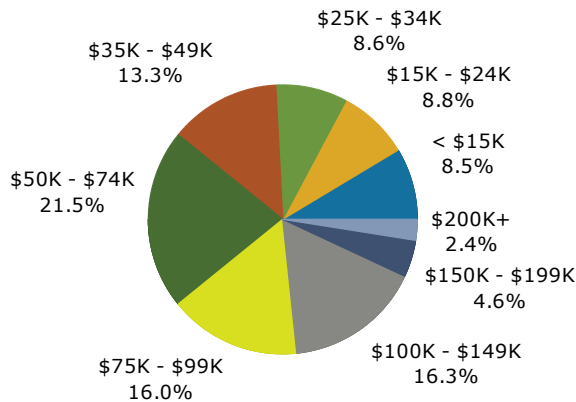
### Trends 2016-2021



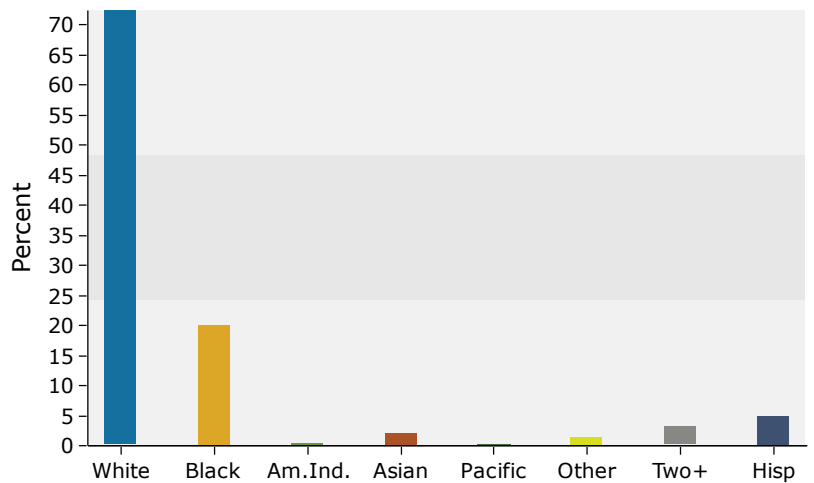
### Population by Age



### 2016 Household Income



### 2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.