



BUILDING FOR SALE

303 Robertson Blvd
Walterboro, SC 29488

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

303 Robertson Blvd
Walterboro, SC 29488



PRICE

\$2,950,000



BUILDING SIZE

27,150 SF



ZONING

HCD - Highway
Commercial District



COUNTY

Colleton County



ACRES

2.12 Acres



TAX ID

147-00-00-044



VEHICLES PER DAY

SCDOT 12,600 VPD 2023



YEAR BUILT

1986

PROPERTY OVERVIEW

A rare opportunity to purchase a large big-box retail/office building in the heart of Walterboro—priced 50% below replacement value! This highly visible property serves both the immediate area and beyond, offering excellent signage and ample parking on over 2 acres. The space features a retail showroom with a generous 80/20 showroom-to-warehouse ratio and a loading dock, making it ideal for a variety of business needs. Upfit allowance may be available for qualified tenants.





303 Robertson Blvd

Value Add Building Pad



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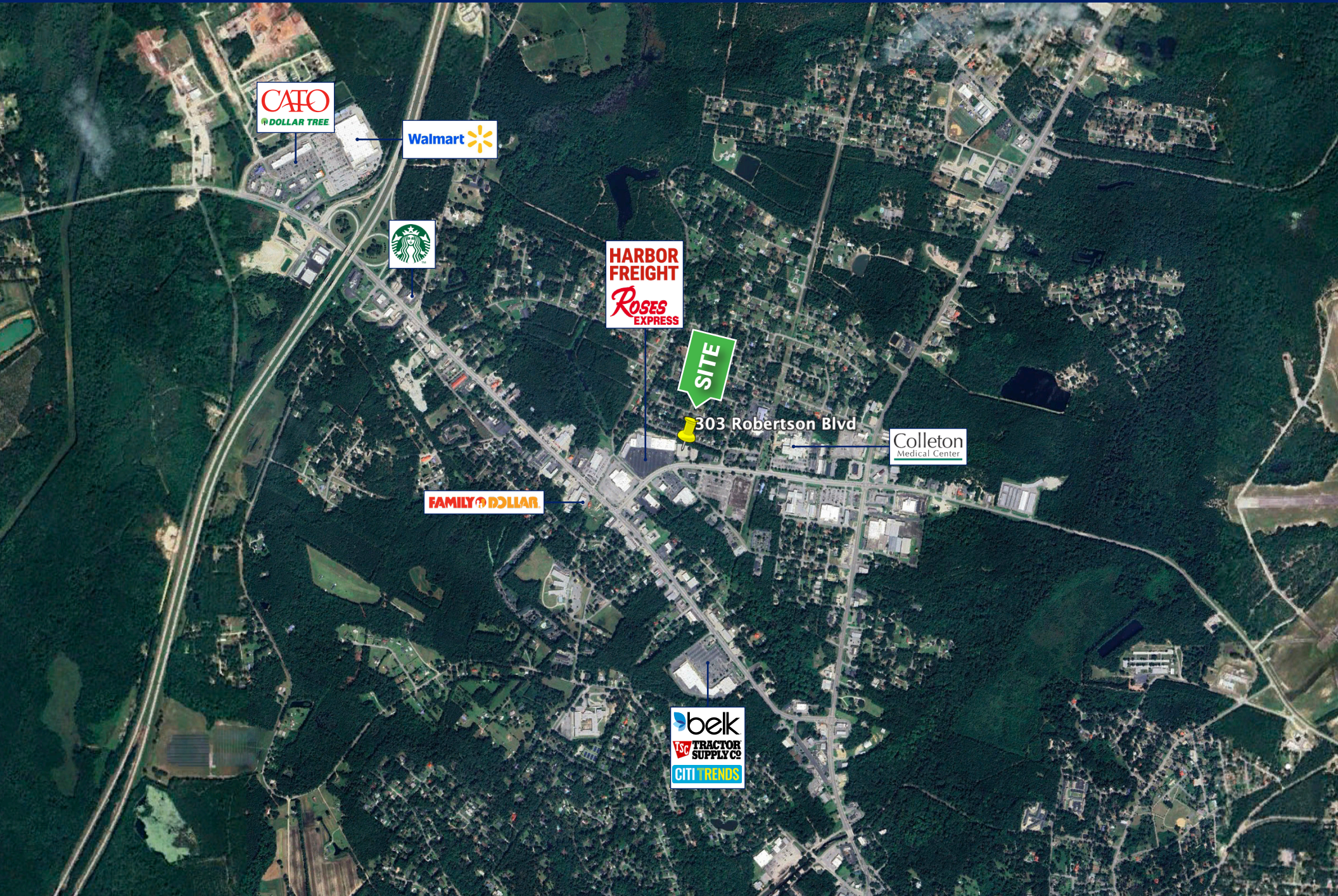


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AREA MAP



CATO
DOLLAR TREE

Walmart



HARBOR FREIGHT
ROSES EXPRESS

SITE

303 Robertson Blvd

Colleton
Medical Center

FAMILY DOLLAR

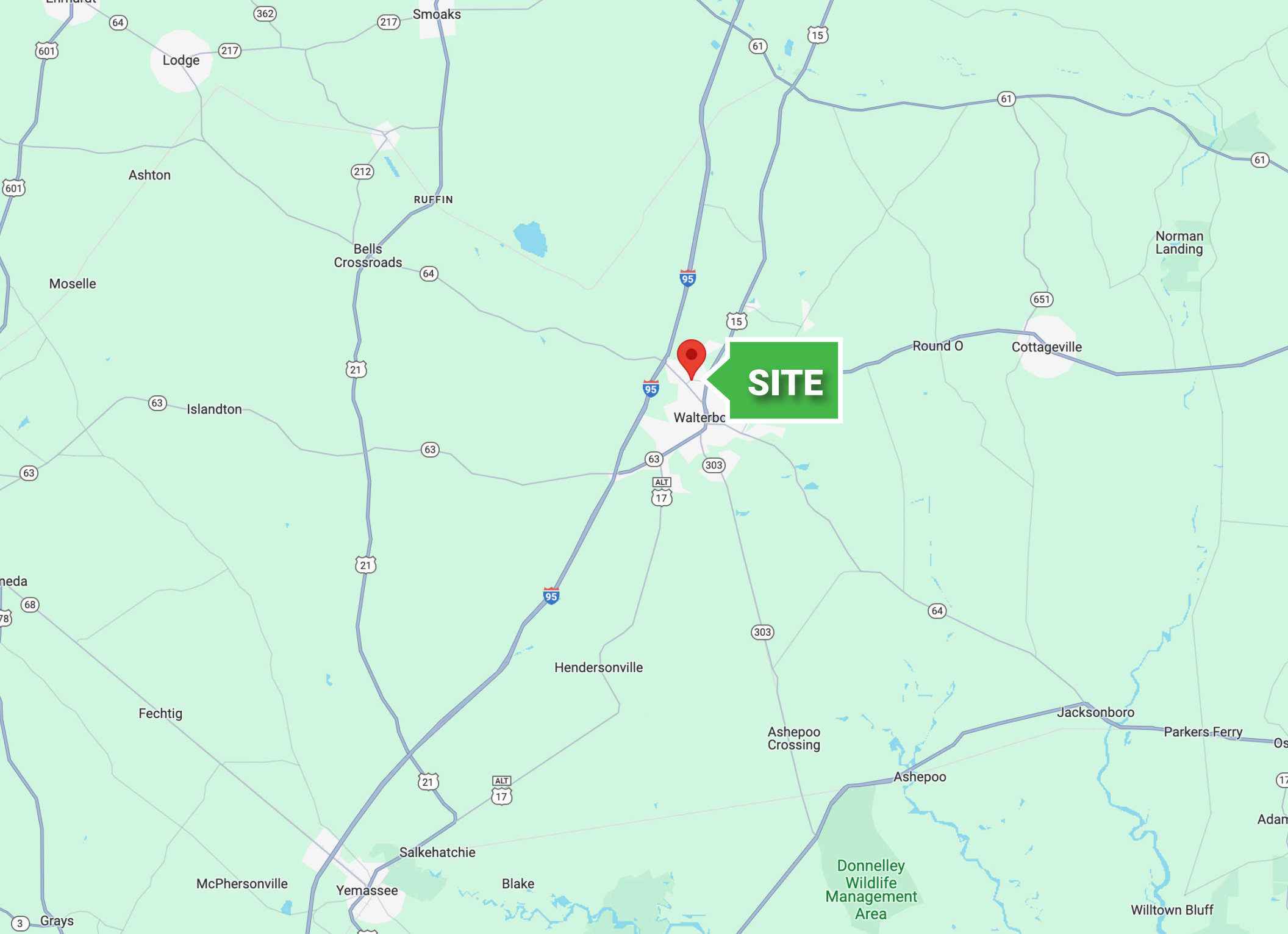
belk
VSC TRACTOR SUPPLY CO
CITI TRENDS



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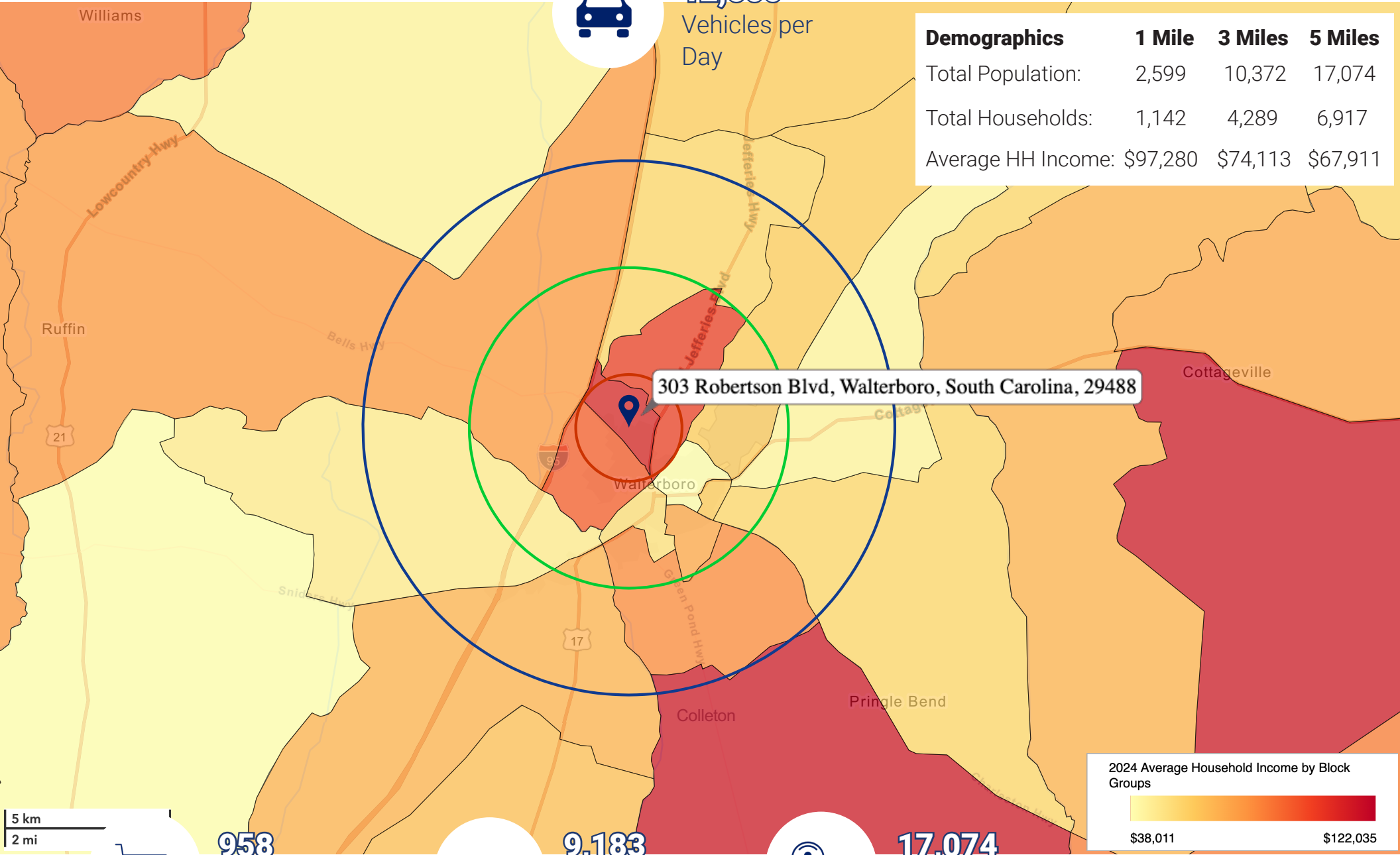


DEMOGRAPHICS

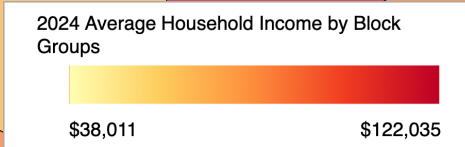


12,600
Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	2,599	10,372	17,074
Total Households:	1,142	4,289	6,917
Average HH Income:	\$97,280	\$74,113	\$67,911



303 Robertson Blvd, Walterboro, South Carolina, 29488



5 km
2 mi

958
Businesses
within 5 Miles



9,183
Employees
within 5 Miles



17,074
Population
within 5 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



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