

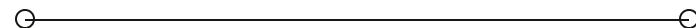


SALE

Redevelopment Opportunity In
Historic Downtown Beaufort, SC

211 CHARLES STREET, 917 BAY ST

Beaufort, SC 29902



Henry C. Chambers
Waterfront Park

Marina

Cannon Building

Old Bay Marketplace

Tabby Place Event
Center

ADDITIONAL PHOTOS



TOM DEMINT, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,500,000
BUILDING SIZE:	45,764 SF
LOT SIZE:	0.57 Acres
PRICE / SF:	\$163.88
APN:	R120 004 000 0911 0000; R120 004 000 0909 0000

PROPERTY OVERVIEW

Two adjoining properties in The Heart of Historic Downtown Beaufort that have frontage on Bay Street, Charles Street, and Port Republic Street. The Cannon Building located at 211 Charles Street will be demolished and is fully permitted for a 27,500 SF three story property with 19 Two - Bedroom apartments and 2,500 SF of street retail. The Old Bay Marketplace is a two story 18,264 SF building with frontage on Bay Street and Port Republic Street - the 1st floor has 10,843 SF of retail and restaurant space (fully leased) and the second floor has 7,421 SF of event and office space and a 3,000 SF exterior deck area. This building could be redeveloped with retail/restaurant space on the first floor, apartments on the second floor, and integrated with the adjoining Cannon Building to develop a Class A residential or hospitality property with a retail/restaurant component. Ample parking is available adjacent to the properties

PROPERTY HIGHLIGHTS

- Residential/ Retail Redevelopment Opportunity In Historic Downtown Beaufort, SC
- Frontage on Bay Street, Charles Street, and Port Republic Street With Spectacular Views of The Henry C. Chambers Waterfront Park, The Marina, and The Beaufort River
- Convenient Parking Adjacent To The Properties

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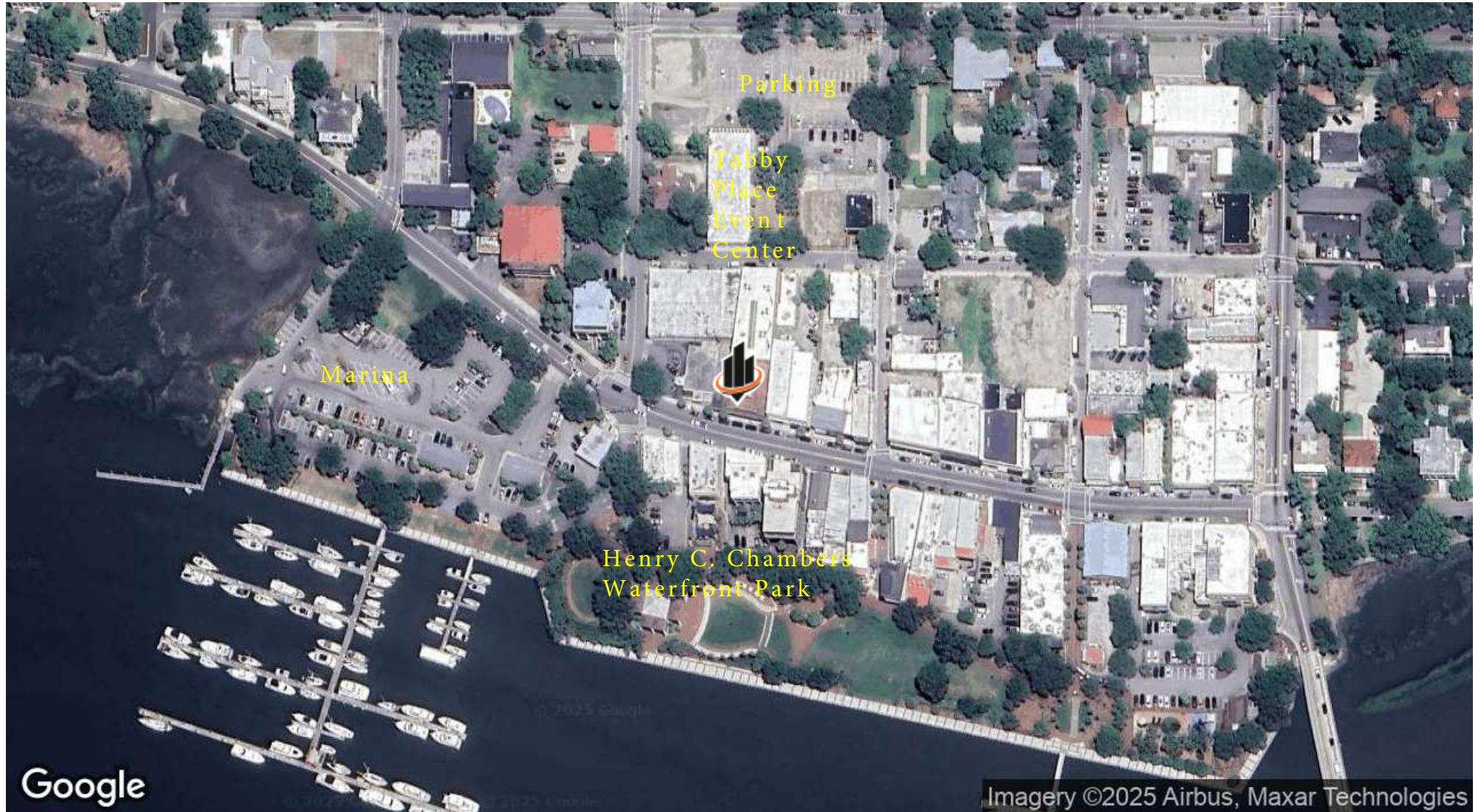
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AERIAL MAP



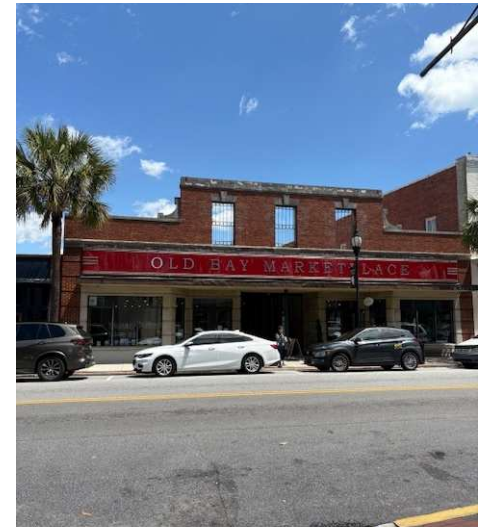
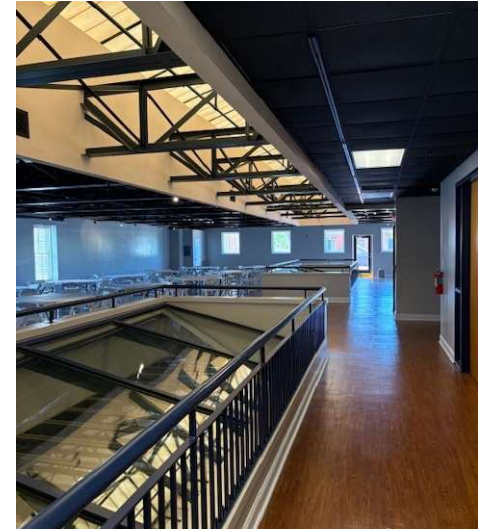
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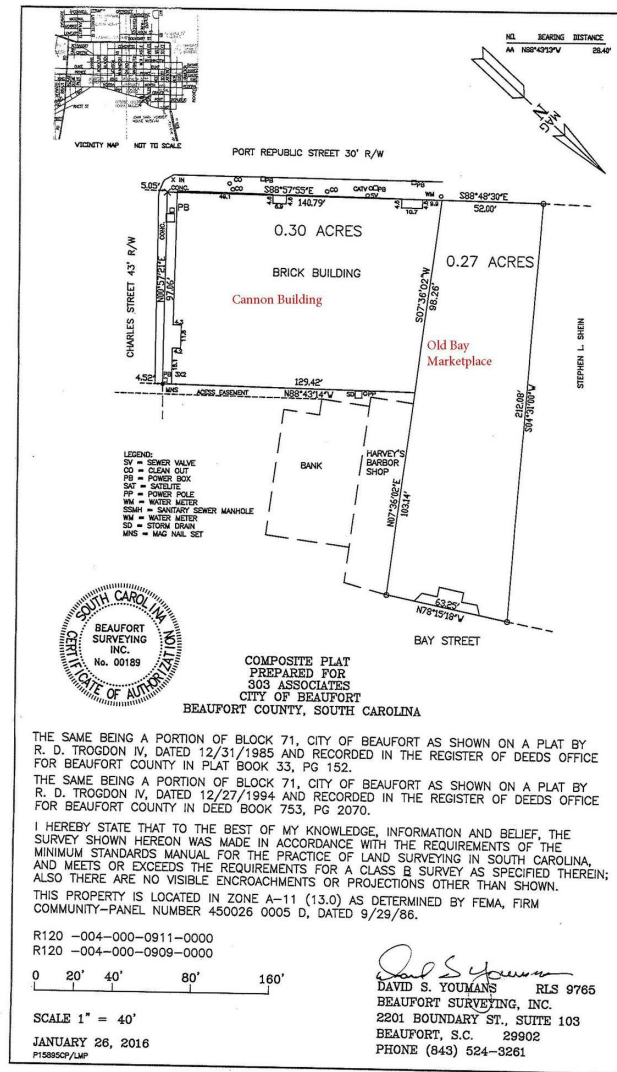
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SITE PLANS



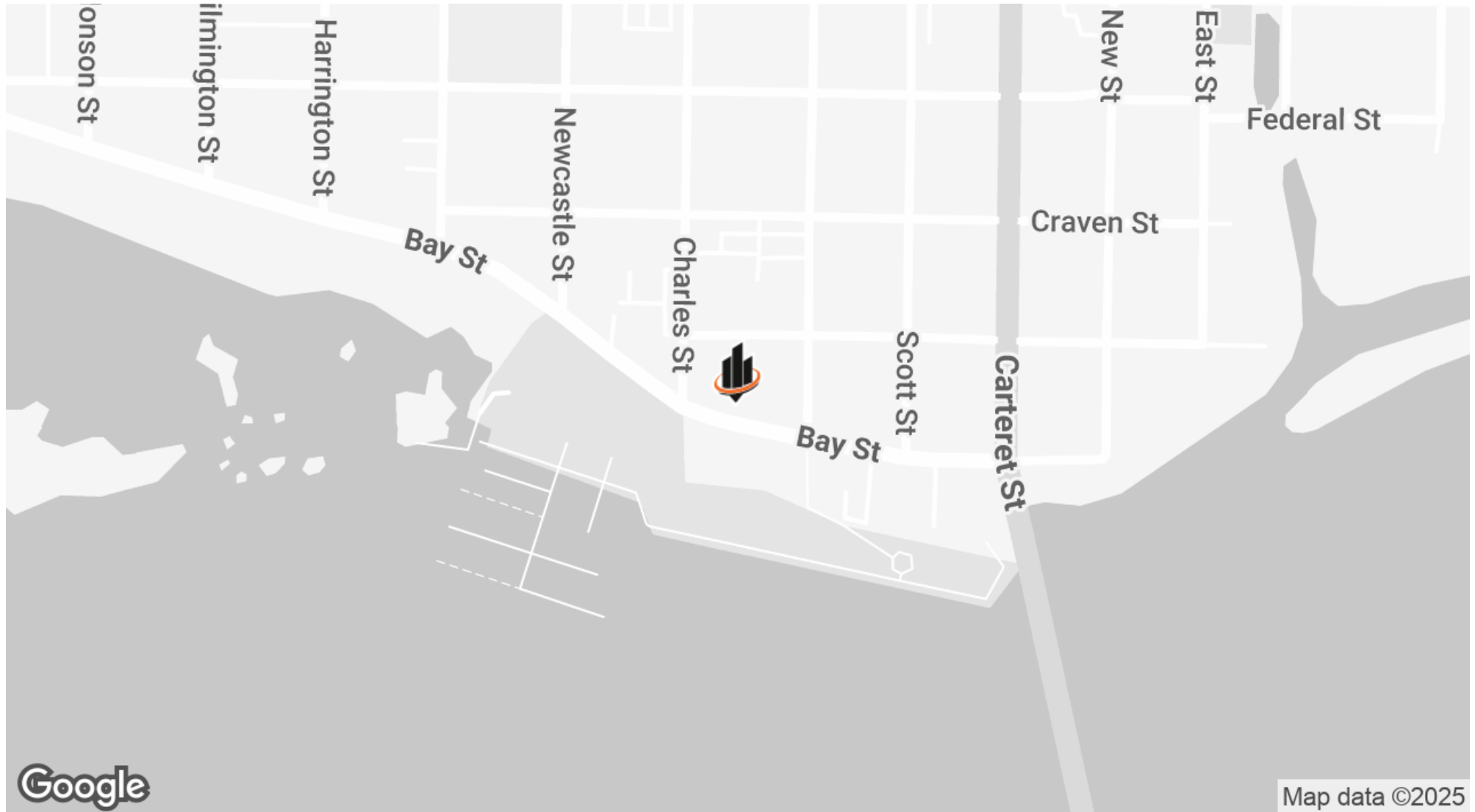
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LOCATION MAP



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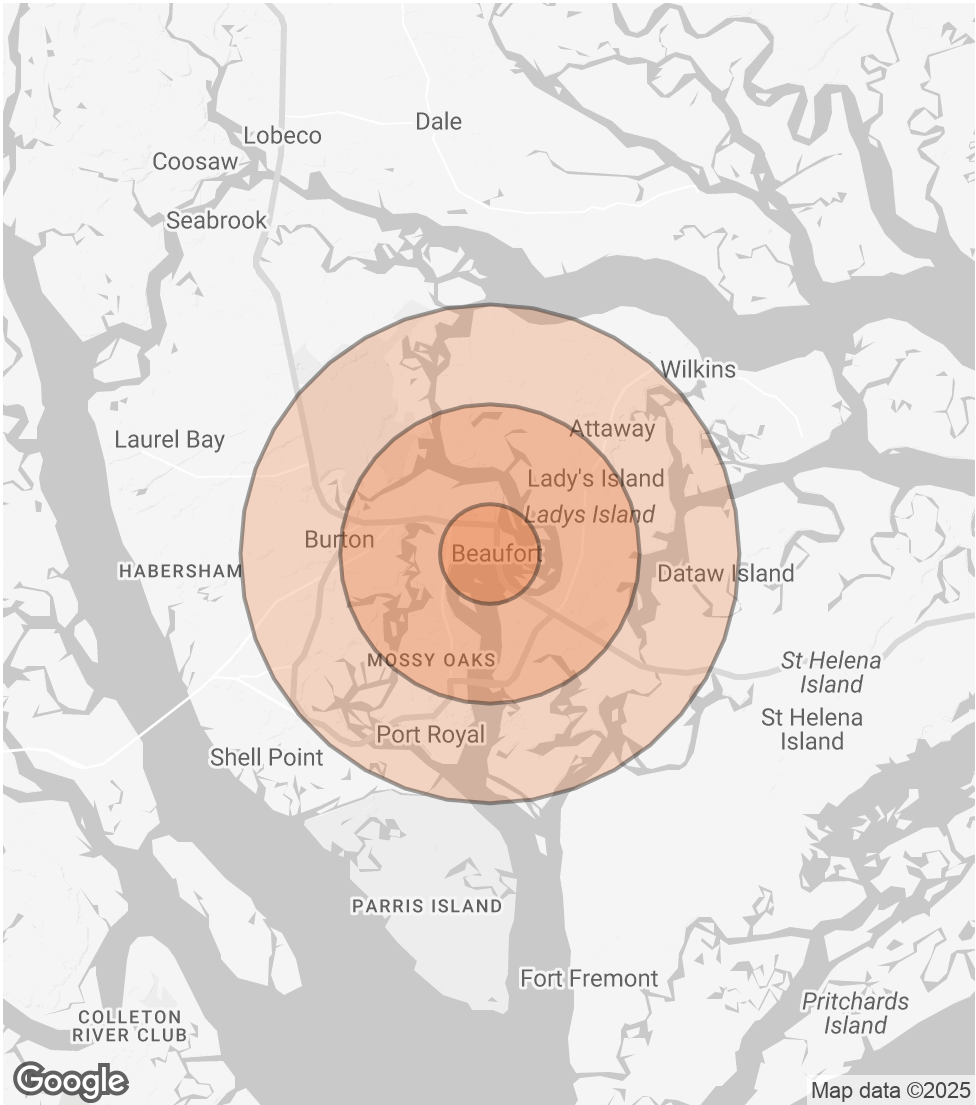
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,292	20,189	44,662
AVERAGE AGE	48	43	41
AVERAGE AGE (MALE)	46	42	39
AVERAGE AGE (FEMALE)	50	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,109	8,817	17,963
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$79,890	\$99,349	\$94,918
AVERAGE HOUSE VALUE	\$614,427	\$503,440	\$431,797

Demographics data derived from AlphaMap



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