

FOR LEASE



8636 Old State Rd | Holly Hill, SC

Proposed Suites

Commercial space available for lease in the newly renovated historic Bilton Furniture building in the heart of Downtown Holly Hill. Excellent visibility at the corner of Gardner Blvd and Old State Rd, and ample parking available for tenants/customers. Several options available for floorplans and space size. Numerous potential uses, including restaurant, retail, office, event space, or hospitality.

First Floor:
A: 2,310 SF
B: 2,509 SF
Total: 4,819 SF

Second Floor:
C: 1,936 SF
D: 1,671 SF
E: 549 SF
Total: 4,176 SF

Tax ID: 0332-20-07-009

Lease Rate: First Floor: \$15 PSF NNN
Second Floor: \$12 PSF NNN

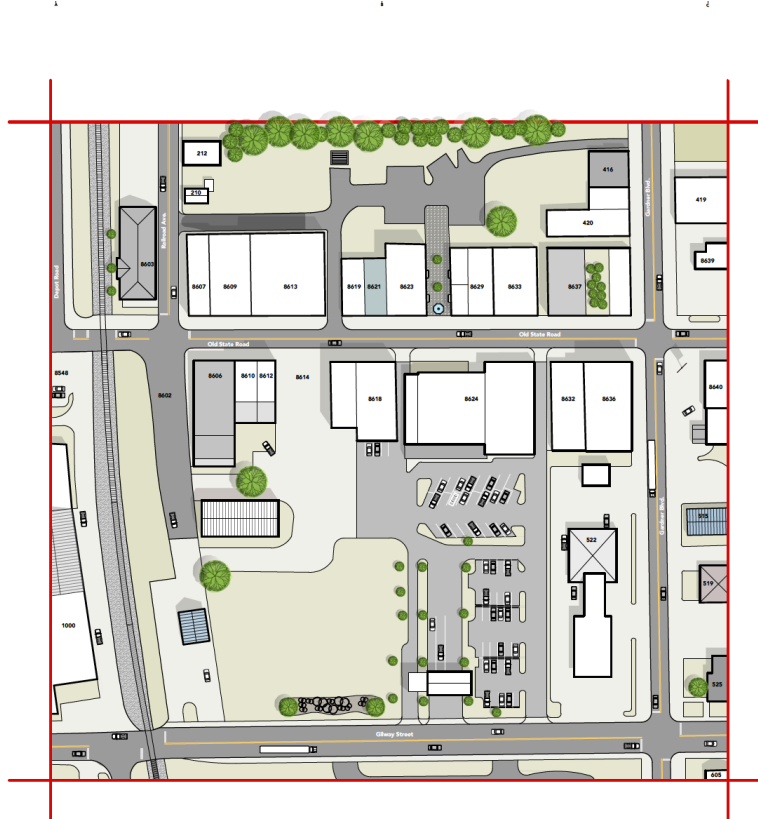


Area of Focus:

Project Location:

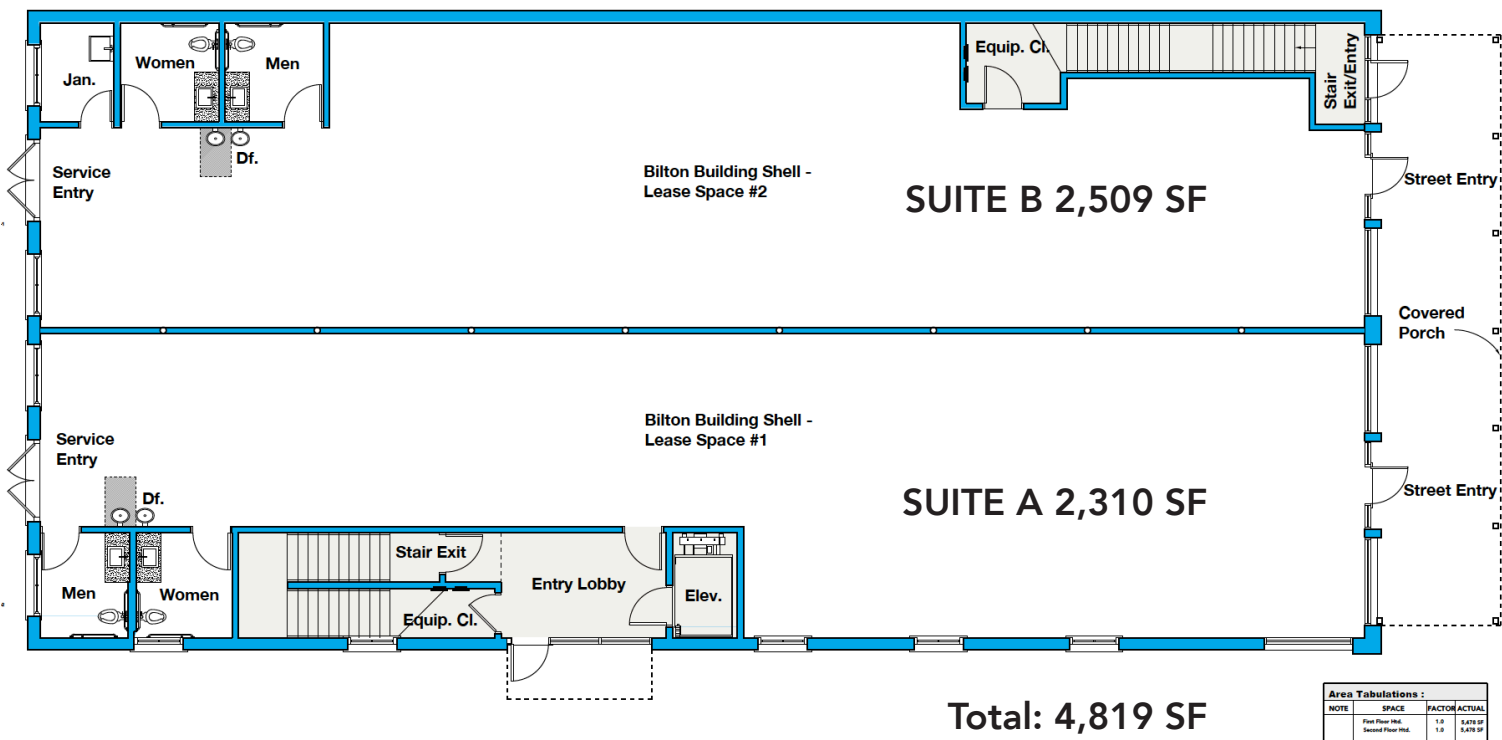
Plan Legend:

Asphalt/Roadway	Dumpster
Green Space/Green	Railroad
Concrete	Slack
Gravel Fill	Tree



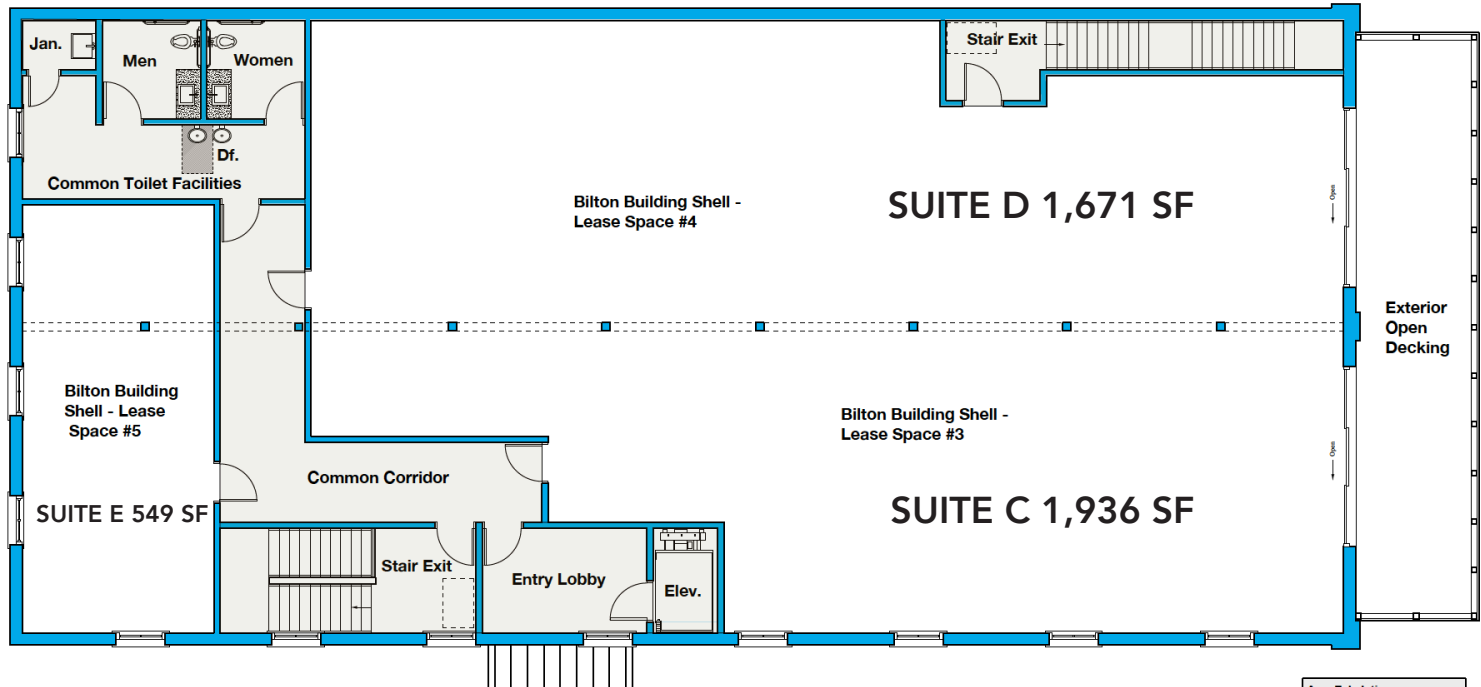
Addresses:

- 416 Gardner Blvd. - CD's House of Spirits
- 420 Gardner Blvd. - Fata Pool Hall
- 419 Gardner Blvd. - Everything Store
- 515 Gardner Blvd. - Holly Hill Storage
- 519 Gardner Blvd. - Brothers Landromat
- 522 Gardner Blvd. - Gaz-Bak Gas Station
- 525 Gardner Blvd. - U.S. Post Office
- 605 Gardner Blvd. - TOC Corner
- 8548 Old State Rd. - VACANT LOT
- 8603 Old State Rd. - Holly Hill Visitor Center
- 8606 Old State Rd. - Great Victory Church of God
- 8607 Old State Rd. - VACANT LOT
- 8609 Old State Rd. - VACANT LOT
- 8619 Old State Rd. - Julia Price Law Firm
- 8612 Old State Rd. - Rusty Trunk
- 8613 Old State Rd. - VACANT LOT
- 8614 Old State Rd. - VACANT LOT
- 8618 Old State Rd. - VACANT BANK
- 8619 Old State Rd. - Local Finance Loans
- 8621 Old State Rd. - Affordable Boutique
- 8623 Old State Rd. - J&J Fashion
- 8624 Old State Rd. - Farmers & Merchants Bank
- 8629 Old State Rd. - Hair & Make-Up Studio
- 8632 Old State Rd. - VACANT
- 8633 Old State Rd. - VACANT
- 8636 Old State Rd. - VACANT
- 8637 Old State Rd. - VACANT
- 8639 Old State Rd. - VACANT
- 8640 Old State Rd. - United Gas Station
- 210 Railroad Ave. - Shack
- 212 Railroad Ave. - Pinnacle 1 Rush Refund
- 1000 Gilway St. - Seasonal Industries



Total: 4,819 SF

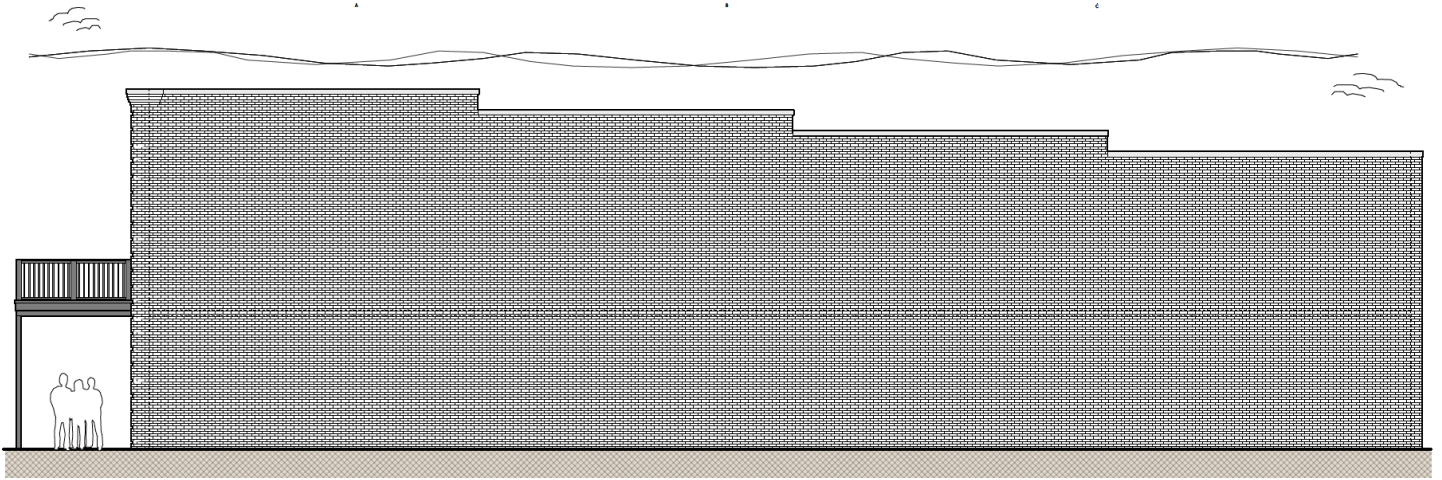
Area Tabulations :			
NOTE	SPACE	FACTOR	ACTUAL
	First Floor Hld.	1.0	5,476 SF
	Second Floor Hld.	1.0	5,476 SF
Total HLD. SQ. FT. of Building = 10,952 SF			
Total First Floor Square Footage			
NOTE	SPACE	FACTOR	Actual
	Stairway #1	1.0	149 SF
	Stairway #2/Elevator	1.0	369 SF
	Lease Space #1 (w/Toilet)	1.0	2,310 SF
	Lease Space #2 (w/Toilet)	1.0	2,509 SF
	Exterior Walls	1.0	127 SF
Second Floor SQ. FT. = 5,942 SF			
Leasable area of 4,819 SF = 88 % SF			



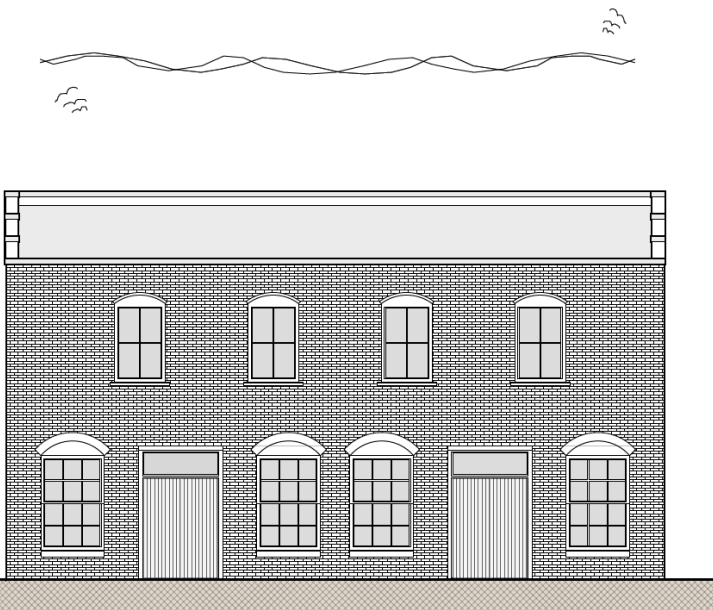
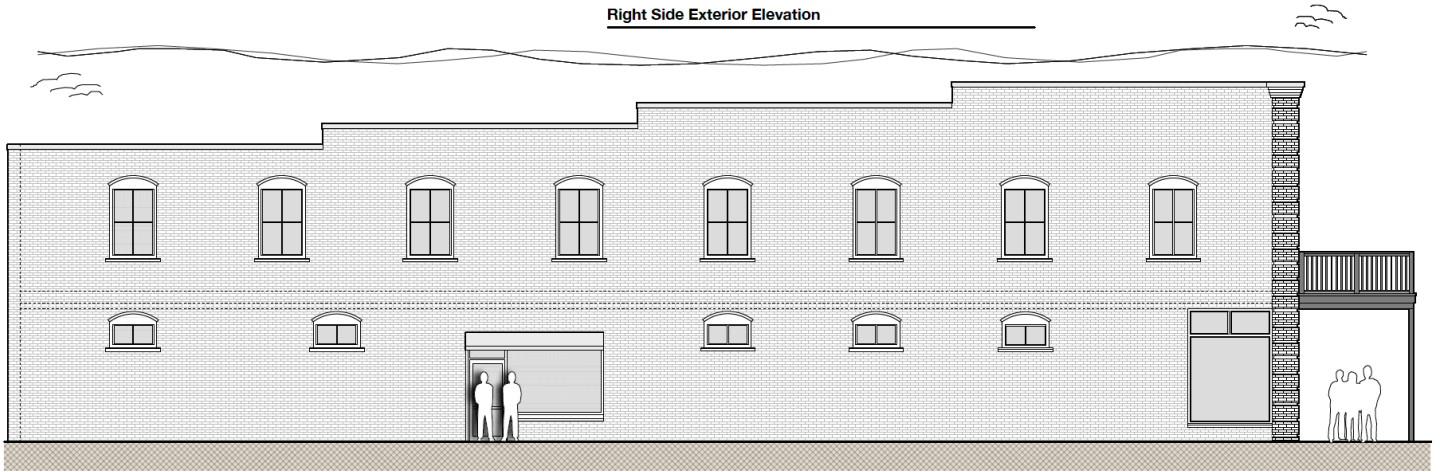
Total: 4,176 SF

Area Tabulations :			
NOTE	SPACE	FACTOR	ACTUAL
	First Floor Hld.	1.0	5,476 SF
	Second Floor Hld.	1.0	5,476 SF
Total HLD. SQ. FT. of Building = 10,952 SF			
Total Second Floor Square Footage			
NOTE	SPACE	FACTOR	Actual
	Stairway #1	1.0	149 SF
	Stairway #2/Elevator	1.0	369 SF
	Common Corridor	1.0	369 SF
	Common Toilet Facilities	1.0	1,210 SF
	Lease Space #1	1.0	1,936 SF
	Lease Space #2	1.0	1,671 SF
	Lease Space #3	1.0	549 SF
	Exterior Walls	1.0	127 SF
	Sub-Total	1.0	5,476 SF
	Proposed Open Deck	1.0	442 SF
Second Floor SQ. FT. = 5,918 SF			
Leasable area of 4,422 SF = 74 % SF			

Proposed floor plans



Right Side Exterior Elevation





INTERSTATE
95
12 mins - 8.6 miles



Lake Marion & Lake Moultrie
24 Miles

D·R·HORTON
America's Builder



Bunch Ford Rd, LLC



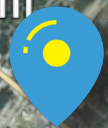
Ryan
Homes



Red Pill Partners, LLC



Holly Hill



8636 Old State Rd

Finlaw Development
Company, LLC



Holly Hill
Golf Club

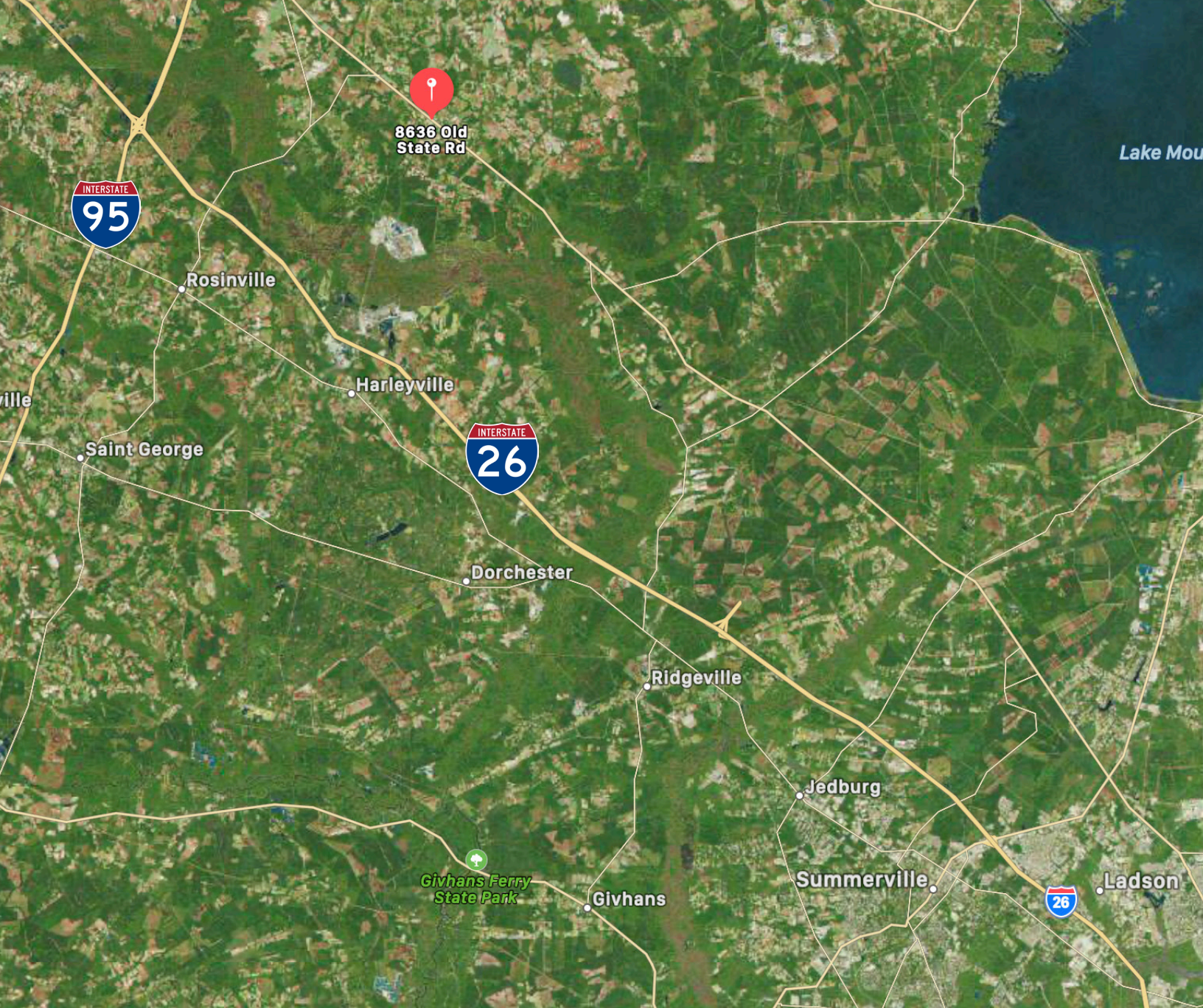


MONARCH
CUSTOM HOMES

INTERSTATE
26
11 mins - 8 miles



V O L V O
19 Miles



BRENT CASE, CCIM

Broker in Charge/President

843.744.9877 (O)

843.270.4192 (D)



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

bcase@cbcatlantic.com

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.