

FOR SUBLEASE

JACKS CREEK MARINA AND CAMPGROUND
2226 JACKS CREEK ROAD • SUMMERTON, SC 29148



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BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



PROPERTY OFFERING

► HIGHLIGHTS

- Clarendon County in the City of Summerton
- Commercially zoned
- ±4.89 acres located on 1,200 feet of Lake Marion shoreline
- 1,700 sf Marina Office with Bait Shop
- Campground with ±45 RV/campsites within walking distance of Marina Office
- Septic and well utilities
- Sublease price of \$3,500 per month with a negotiable lease term
- Property being subleased “As-Is, Where-Is”
- Ideal site for redevelopment
- Tax ID #038-00-02-001
- South Carolina Commercial MLS #31002270

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer this ±4.89 acres of land located directly on the shores of Lake Marion improved with an existing marina office building, boat ramp, dock and campground with RV/campsites.

► EXCLUSIVE LISTING AGENTS

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 2226 JACKS CREEK ROAD • SUMMERTON, SC 29148

Located an hour outside Charleston, South Carolina, and directly off of Interstate 95, this unique site has approximately 4.89 acres of land with approximately 1,200 feet of waterfront on the beautiful scenic shoreline of Lake Marion.

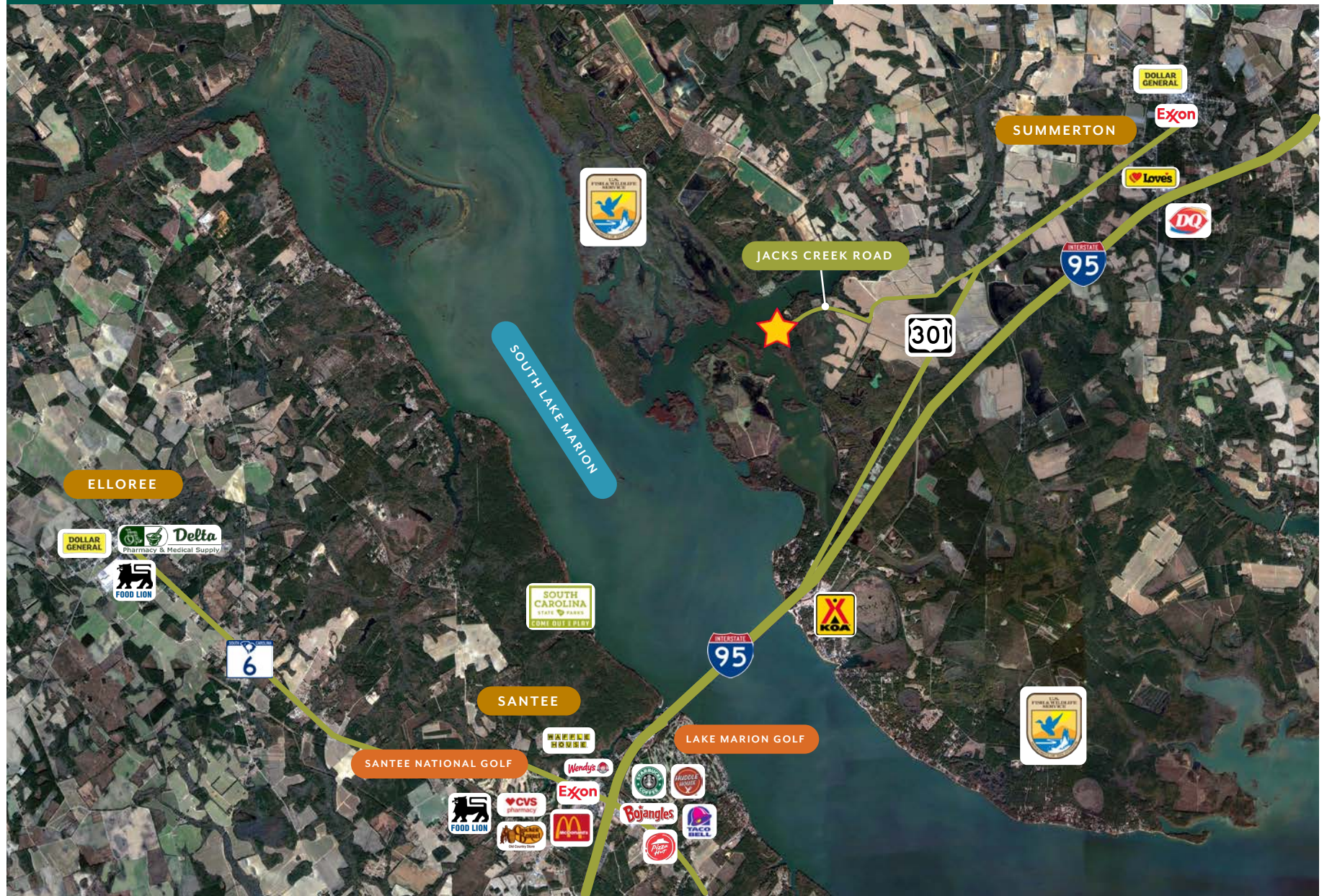
Lake Marion is known to have world class bass and catfish fishing, hunting, outdoor recreational activities and championship golf. This property is situated directly on the Lake Marion Passage of the Palmetto Trail which is ideal for campground rental.

Just minutes from local area restaurants and retail shops, this secluded property has two boat ramps, three docks, a marina office/bait shop with bait tanks, an adjacent campground with ±45 RV/campsites. Building has two restrooms and existing hood. Main entrance into the property is secured with a gate off of a city paved street.

This site is ideal for a potential redevelopment as the current tenant has multiple conceptual site plans that allow for waterfront expansion for a larger marina with cabins and a waterfront restaurant for boaters. Sublease terms are negotiable for short term or long term rental.

Commercial zoning in the City of Summerton allows for varying uses for a campground, marina, boat launch, RV camping, tent camping, restaurant, and cabin rental.

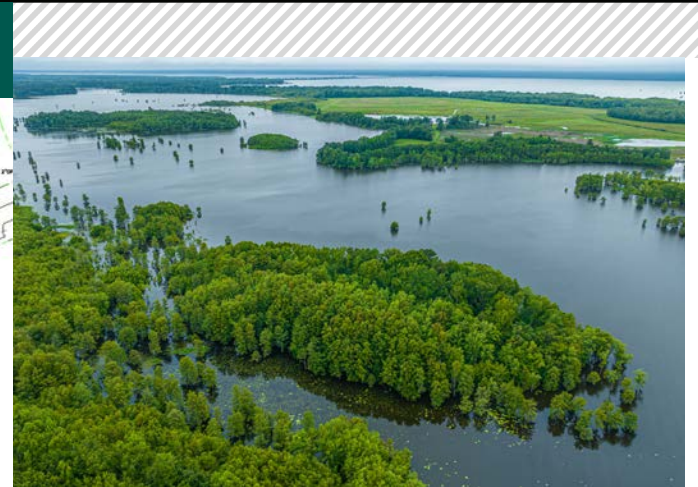
PROPERTY ADJACENCY MAP



PROPERTY PROXIMITY MAP



DEVELOPMENT CONCEPTUAL PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

