

FOR SALE



**Bees Ferry Road**  
Charleston, SC, 29414



**Property Details:**

- Sales Price: \$1,330,000
- Gross Land Area: 2.0 Acres
- Charleston County Zoning: Planned Development
- Property Visibility: Excellent
- Charleston County Tax Map No 301-00-00-544
- Catylist #30011089



Eddie Buxton, CCIM  
843.478.0346  
Eddie.Buxton@pcpsc.com

Trad Dyches  
843.364.4288  
Trad.Dyches@pcpsc.com



Bees Ferry Road

Main Road



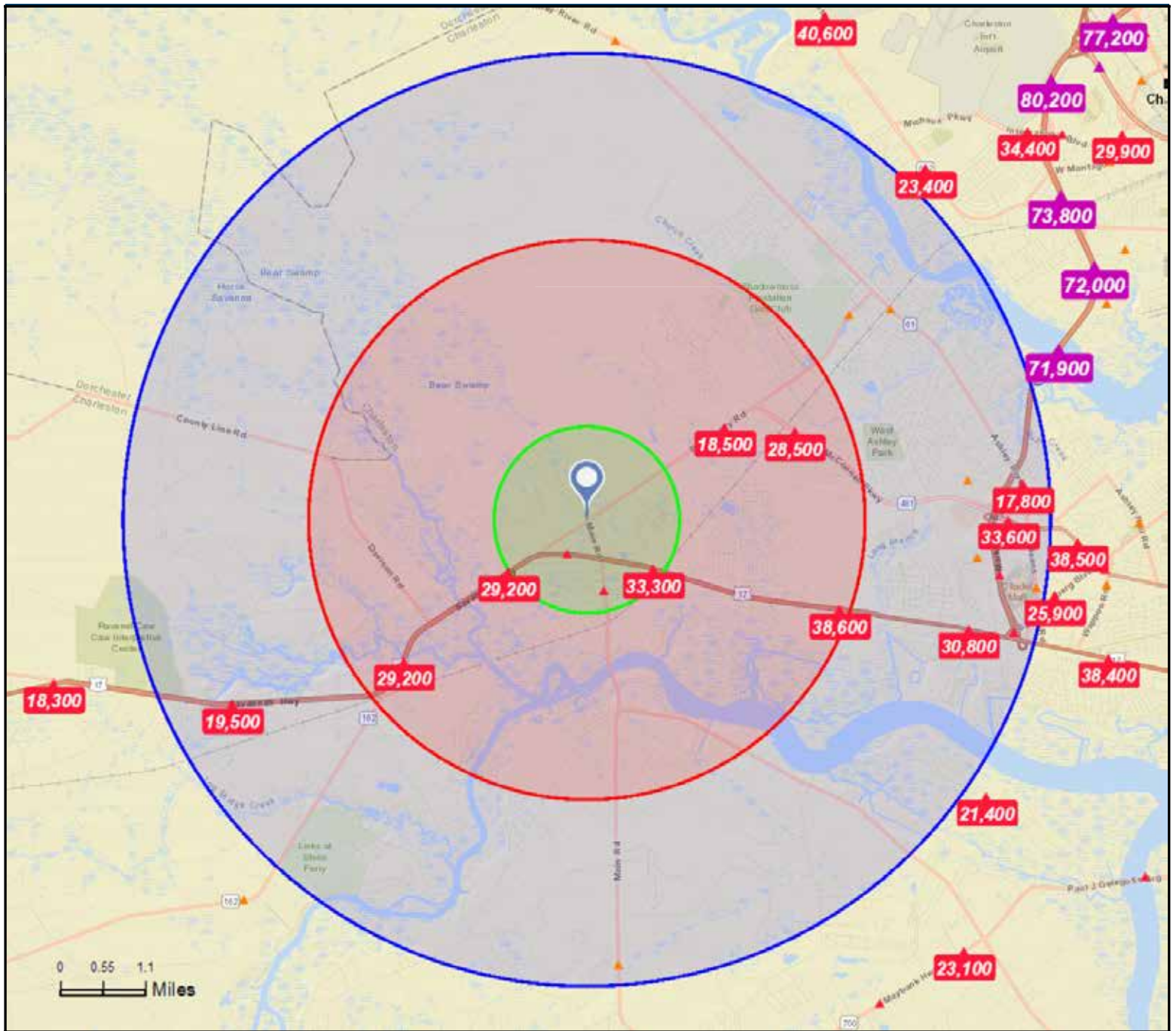
843.577.2550  
www.PCPSC.com

The information presented has been taken from sources believed to be reliable. No warranty is made or given.

# Traffic Count Map

690 Hunt Club Run, Charleston, South Carolina, 29414  
Rings: 1, 3, 5 mile radii

Prepared for Palmetto Commercial  
Latitude: 32.80868  
Longitude: -80.11182



843.577.2550  
www.PCPSC.com

# Executive Summary

690 Hunt Club Run, Charleston, South Carolina, 29414  
Rings: 1, 3, 5 mile radii

Prepared for Palmetto Commercial

Latitude: 32.80868  
Longitude: -80.11182

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	596	5,615	34,024
2010 Population	1,885	12,023	44,015
2016 Population	2,804	15,694	49,103
2021 Population	3,344	18,225	53,766
2000-2010 Annual Rate	12.20%	7.91%	2.61%
2010-2016 Annual Rate	6.56%	4.36%	1.77%
2016-2021 Annual Rate	3.59%	3.04%	1.83%
2016 Male Population	48.1%	48.4%	48.0%
2016 Female Population	51.9%	51.6%	52.0%
2016 Median Age	34.8	36.5	38.1

In the identified area, the current year population is 49,103. In 2010, the Census count in the area was 44,015. The rate of change since 2010 was 1.77% annually. The five-year projection for the population in the area is 53,766 representing a change of 1.83% annually from 2016 to 2021. Currently, the population is 48.0% male and 52.0% female.

## Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	73.5%	71.6%	72.4%
2016 Black Alone	21.2%	21.5%	21.0%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	2.9%	3.7%	2.8%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	0.4%	0.9%	1.5%
2016 Two or More Races	1.9%	2.1%	2.0%
2016 Hispanic Origin (Any Race)	2.2%	3.0%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.1 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	206	2,050	13,954
2010 Households	717	4,977	19,322
2016 Total Households	1,110	6,619	21,717
2021 Total Households	1,336	7,739	23,855
2000-2010 Annual Rate	13.28%	9.28%	3.31%
2010-2016 Annual Rate	7.24%	4.67%	1.89%
2016-2021 Annual Rate	3.78%	3.18%	1.90%
2016 Average Household Size	2.53	2.37	2.26

The household count in this area has changed from 19,322 in 2010 to 21,717 in the current year, a change of 1.89% annually. The five-year projection of households is 23,855, a change of 1.90% annually from the current year total. Average household size is currently 2.26, compared to 2.28 in the year 2010. The number of families in the current year is 12,875 in the specified area.



# Executive Summary

690 Hunt Club Run, Charleston, South Carolina, 29414  
Rings: 1, 3, 5 mile radii

Prepared for Palmetto Commercial

Latitude: 32.80868  
Longitude: -80.11182

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$68,282	\$69,573	\$57,036
2021 Median Household Income	\$76,606	\$77,821	\$64,131
2016-2021 Annual Rate	2.33%	2.27%	2.37%
<b>Average Household Income</b>			
2016 Average Household Income	\$76,871	\$80,829	\$72,477
2021 Average Household Income	\$84,069	\$88,516	\$79,779
2016-2021 Annual Rate	1.81%	1.83%	1.94%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$32,632	\$34,216	\$31,947
2021 Per Capita Income	\$35,833	\$37,725	\$35,286
2016-2021 Annual Rate	1.89%	1.97%	2.01%
<b>Households by Income</b>			

Current median household income is \$57,036 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$64,131 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$72,477 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$79,779 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$31,947 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$35,286 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	233	2,196	14,846
2000 Owner Occupied Housing Units	180	1,639	8,977
2000 Renter Occupied Housing Units	26	411	4,976
2000 Vacant Housing Units	27	146	893
2010 Total Housing Units	940	5,636	21,322
2010 Owner Occupied Housing Units	472	3,559	12,326
2010 Renter Occupied Housing Units	245	1,418	6,996
2010 Vacant Housing Units	223	659	2,000
2016 Total Housing Units	1,480	7,360	24,097
2016 Owner Occupied Housing Units	629	4,415	13,327
2016 Renter Occupied Housing Units	481	2,204	8,390
2016 Vacant Housing Units	370	741	2,380
2021 Total Housing Units	1,735	8,383	26,215
2021 Owner Occupied Housing Units	745	5,102	14,599
2021 Renter Occupied Housing Units	591	2,637	9,256
2021 Vacant Housing Units	399	644	2,360

Currently, 55.3% of the 24,097 housing units in the area are owner occupied; 34.8%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 21,322 housing units in the area - 57.8% owner occupied, 32.8% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 5.59%. Median home value in the area is \$225,589, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.47% annually to \$242,637.



843.577.2550  
www.PCPSC.com