



1209 & 1211 Boundary Street

For Sale

PREPARED BY:

Coldwell Banker Commercial
Platinum Partners
1211 Boundary St
Beaufort, SC 29902

Michael Mark
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1209 & 1211 Boundary St



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PROPERTY OVERVIEW

THE PROPERTY

1209 & 1211 Boundary Street
Beaufort, SC
29902

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	B
Building Size:	7900
Land:	0.60 Acres
Number of Stories:	1
Year Built/Renovated:	1959
Number of Spaces:	3

PRICE

Sale Price:	\$595,000
Price/SF	\$82

LEASE INFORMATION

Tenancy:	3
Percent Leased:	100%
Space Available:	4000+ sqft available Dec
Annual Rent:	\$12/SF/Full Service Gross

PROPERTY SPECIFICATIONS

Frontage:	Boundary Street
Number of Lots:	2
Zoning	T5-UC
Zoning Entity	Beaufort City

DESCRIPTION

Opportunity for highly visible location on Highway 21 entering downtown Beaufort SC. Parking front and rear. Access from both Highway 21 and Calhoun Street. The area has seen tremendous redevelopment in recent years and the 33 million dollar corridor beautification project will enhance the entrance to Beaufort even more. Large office space can be easily broken into 2 spaces if needed.

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PROPERTY OVERVIEW

PROPERTY PHOTOS



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Zoning – Beaufort City – T5-UC

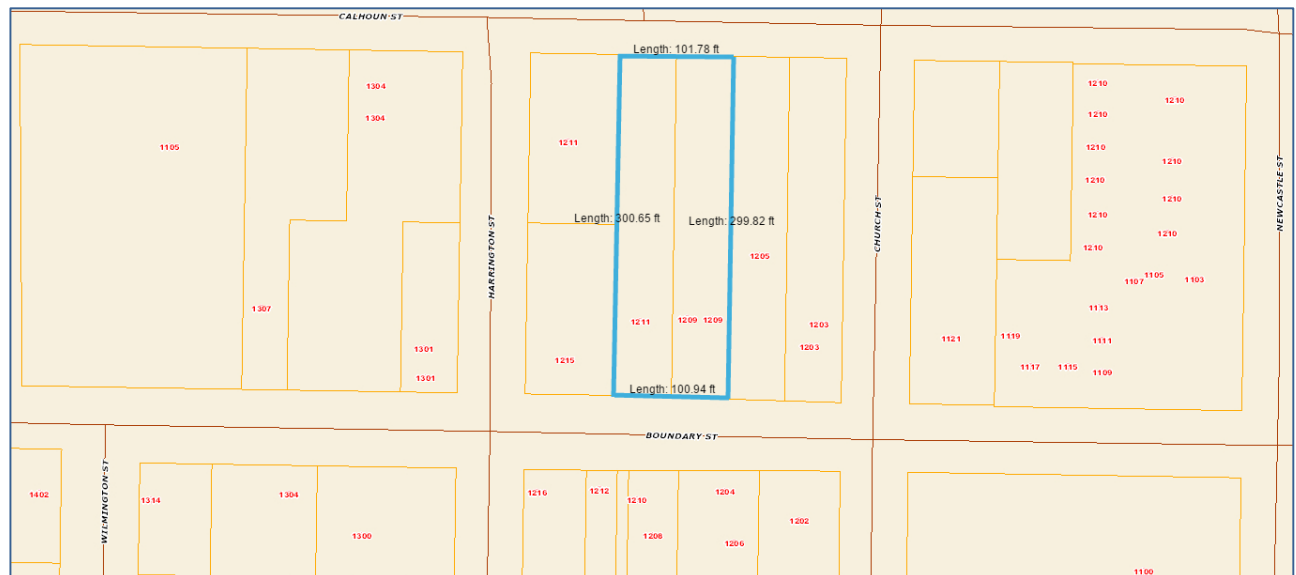
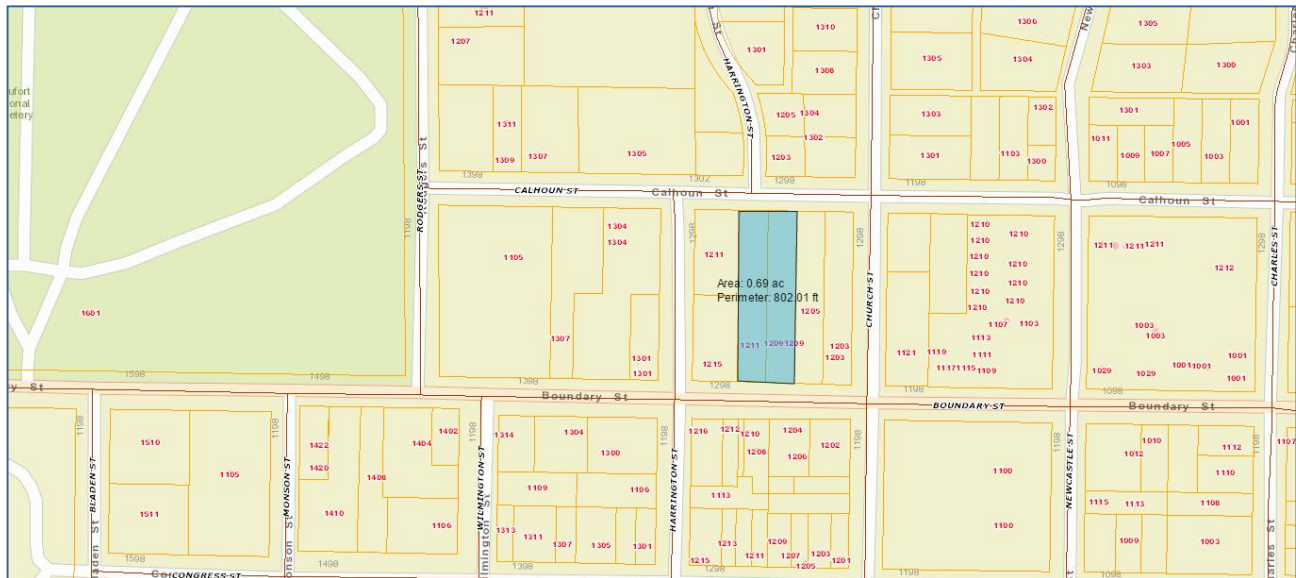


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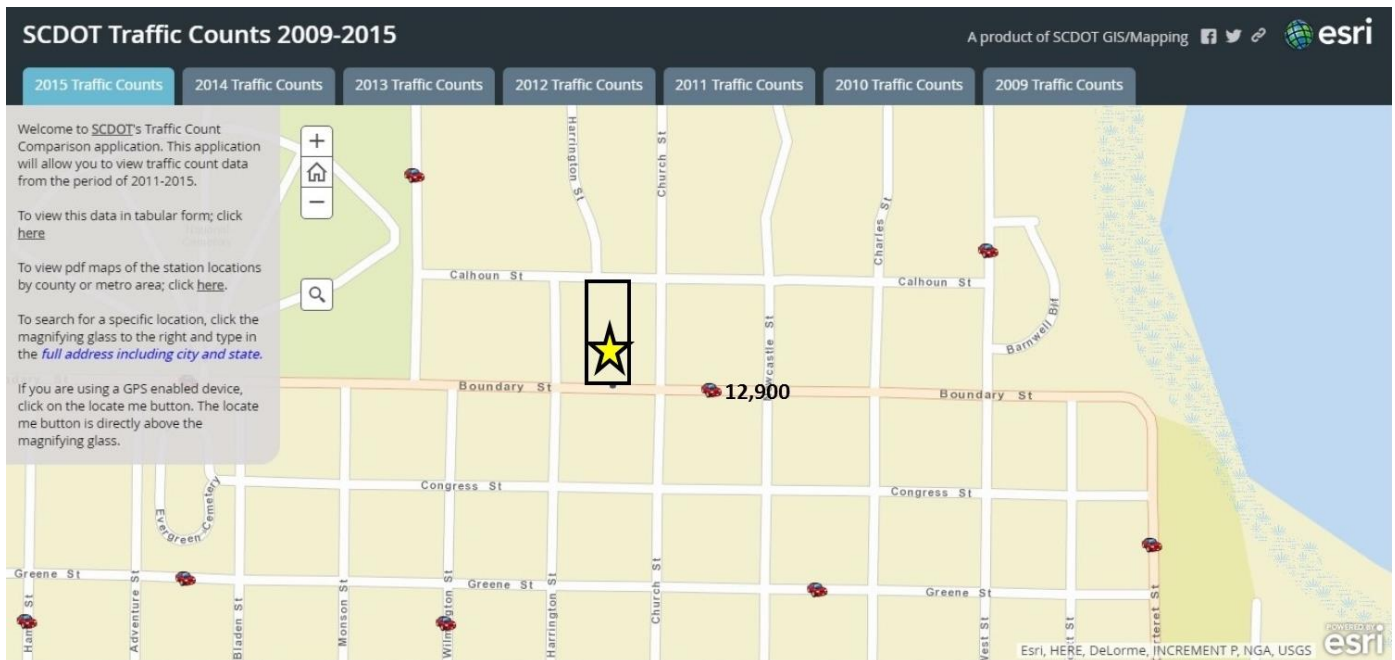
TAX MAPS & AERIALS



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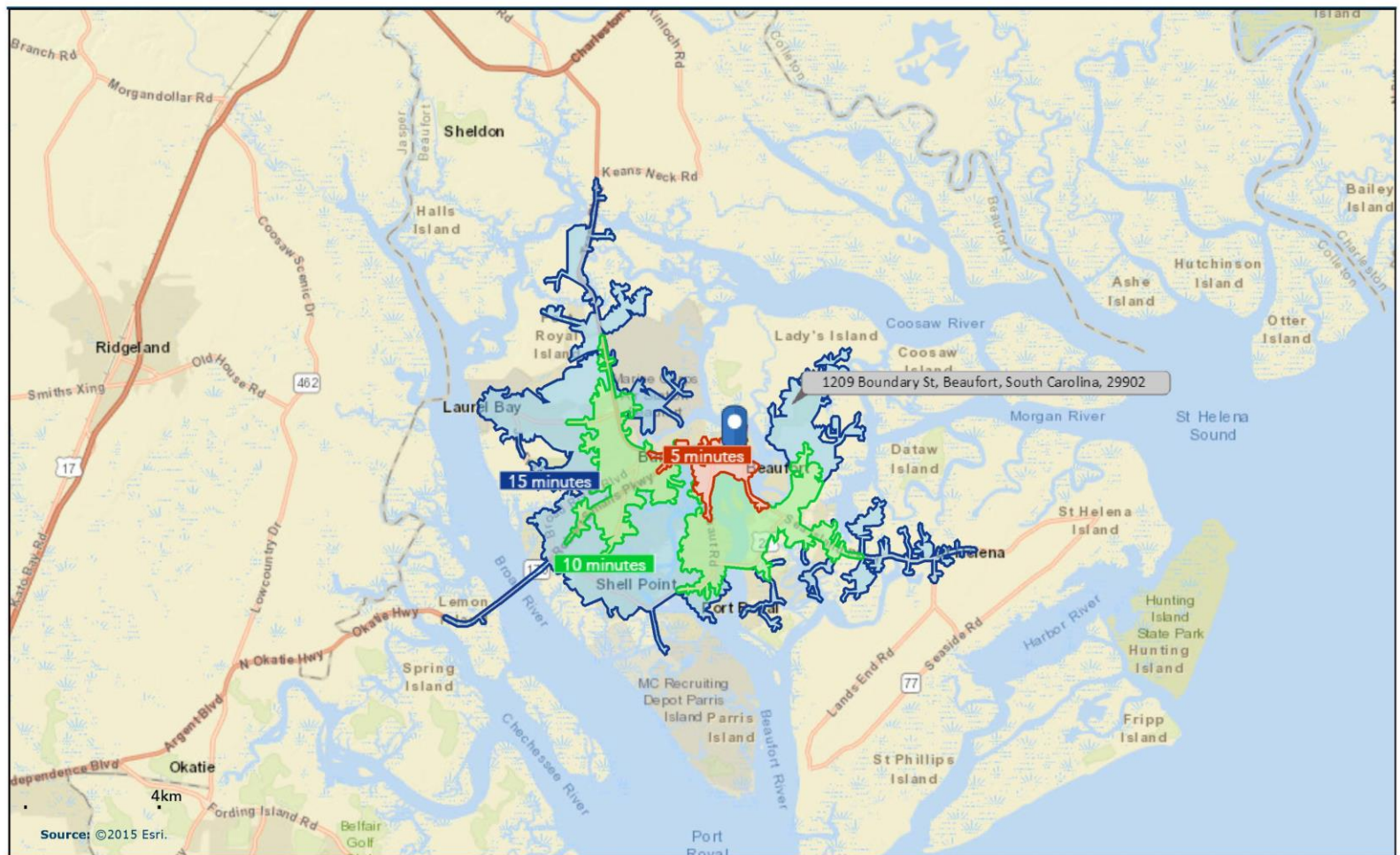


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Drive Times



June 08, 2017

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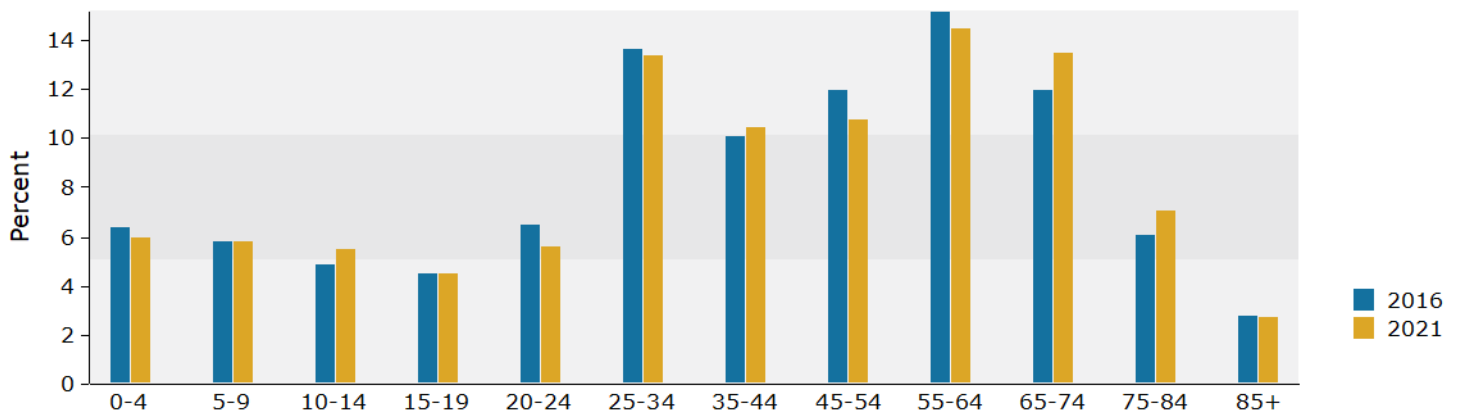


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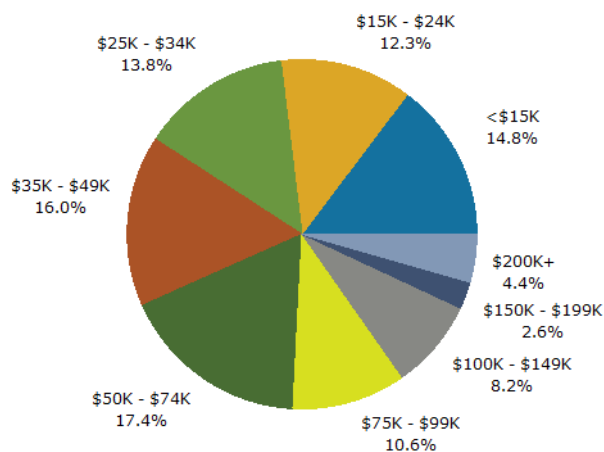
1209 Boundary St, Beaufort, South Carolina, 29902	Prepared by Esri
Drive Time: 5 minute radius	Latitude: 32.43964
	Longitude: -80.67527

Summary	Census 2010	2016	2021
Population	3,971	4,245	4,607
Households	1,744	1,859	2,014
Families	965	1,008	1,079
Average Household Size	2.18	2.19	2.20
Owner Occupied Housing Units	959	967	1,023
Renter Occupied Housing Units	785	892	991
Median Age	41.1	43.2	43.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.65%	1.15%	0.84%
Households	1.61%	1.14%	0.79%
Families	1.37%	1.01%	0.72%
Owner HHs	1.13%	1.12%	0.73%
Median Household Income	1.87%	2.30%	1.89%

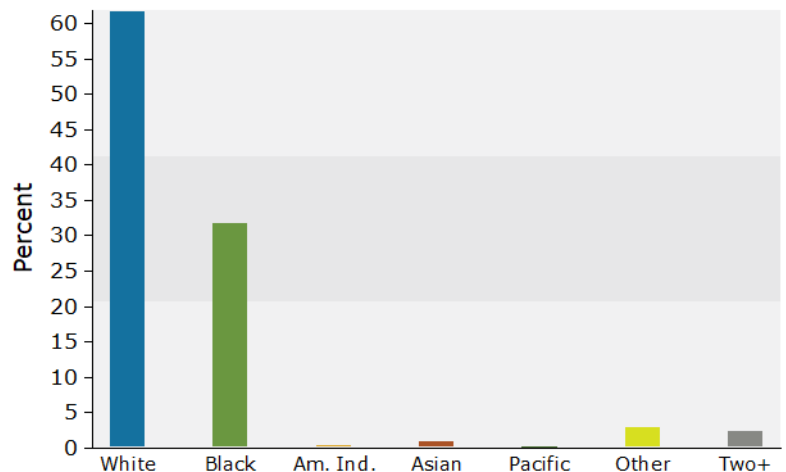
Population by Age



2016 Household Income



2016 Population by Race



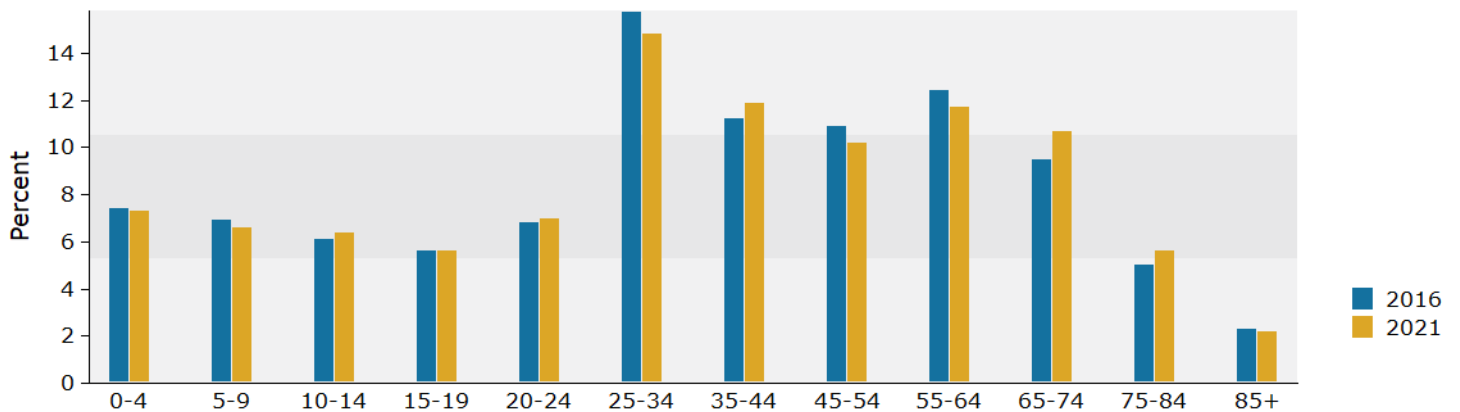
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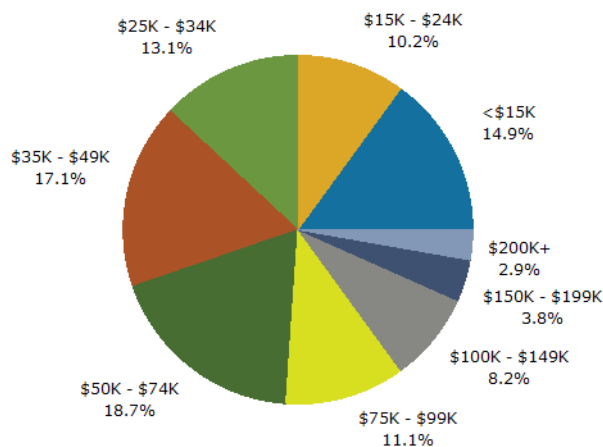
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1209 Boundary St, Beaufort, South Carolina, 29902				Prepared by Esri	
Drive Time: 10 minute radius				Latitude: 32.43964	
				Longitude: -80.67527	
Summary		Census 2010	2016	2021	
Population		17,141	18,781	20,699	
Households		7,189	7,834	8,605	
Families		4,424	4,746	5,176	
Average Household Size		2.31	2.34	2.35	
Owner Occupied Housing Units		3,775	3,901	4,282	
Renter Occupied Housing Units		3,414	3,933	4,323	
Median Age		35.3	36.2	36.8	
Trends: 2016 - 2021 Annual Rate		Area	State	National	
Population		1.96%	1.15%	0.84%	
Households		1.90%	1.14%	0.79%	
Families		1.75%	1.01%	0.72%	
Owner HHs		1.88%	1.12%	0.73%	
Median Household Income		2.74%	2.30%	1.89%	

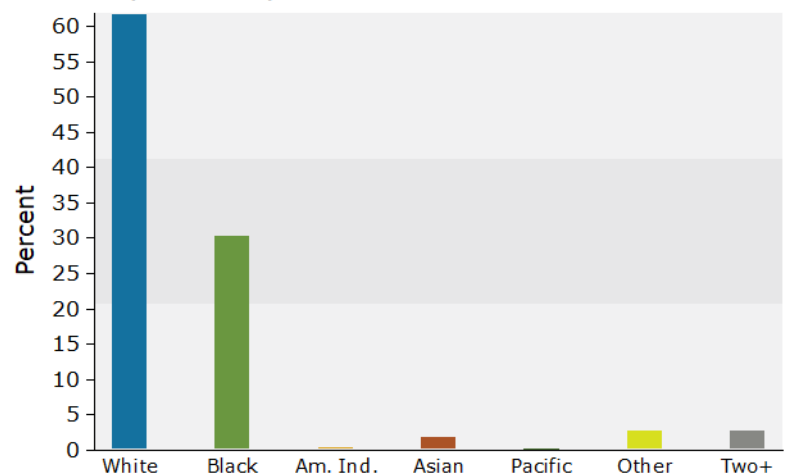
Population by Age



2016 Household Income



2016 Population by Race



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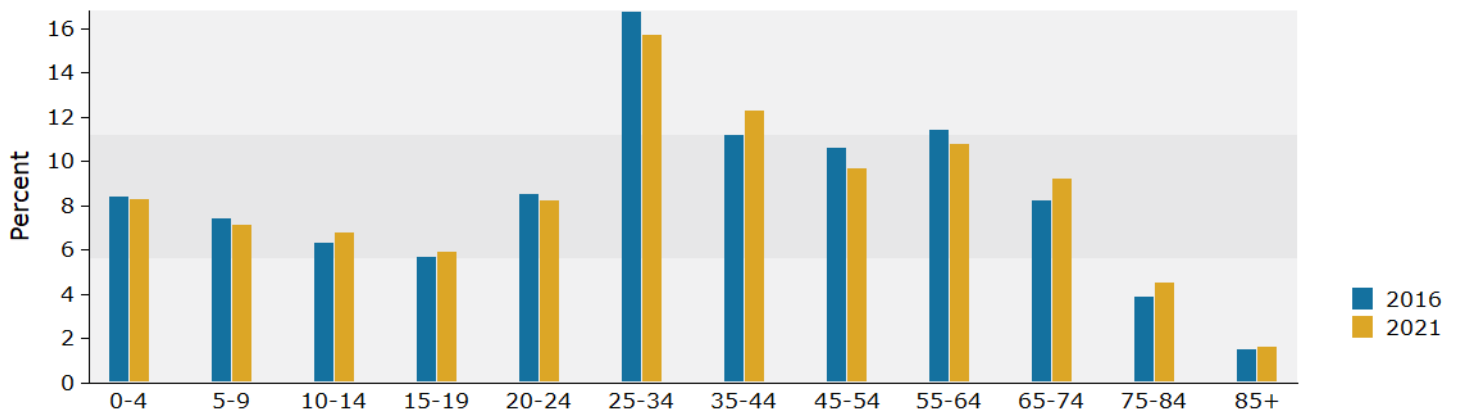


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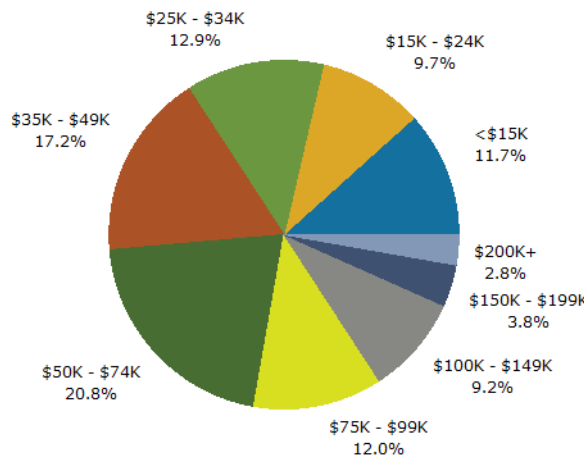
1209 Boundary St, Beaufort, South Carolina, 29902	Prepared by Esri
Drive Time: 15 minute radius	Latitude: 32.43964
	Longitude: -80.67527

Summary	Census 2010	2016	2021
Population	40,588	44,804	49,577
Households	15,861	17,404	19,193
Families	10,718	11,603	12,713
Average Household Size	2.49	2.52	2.53
Owner Occupied Housing Units	8,896	9,350	10,337
Renter Occupied Housing Units	6,965	8,054	8,856
Median Age	31.8	33.0	33.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	2.05%		0.84%
Households	1.98%		0.79%
Families	1.84%		0.72%
Owner HHs	2.03%		0.73%
Median Household Income	2.17%		1.89%

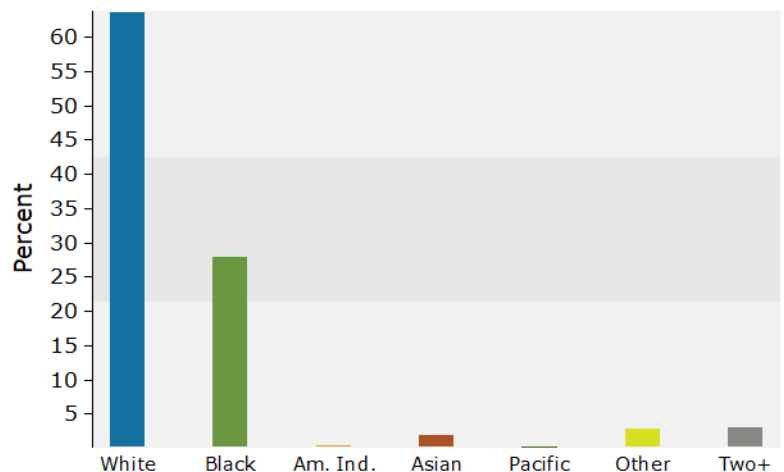
Population by Age



2016 Household Income



2016 Population by Race



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CONTACT INFORMATION

For more information, please contact:



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