

For Sale or Lease

Showroom/Flex/Warehouse

Approx. 6,000 SF



Frontage on Highway 17

9461 Speedway Blvd
Hardeeville, South Carolina 29927

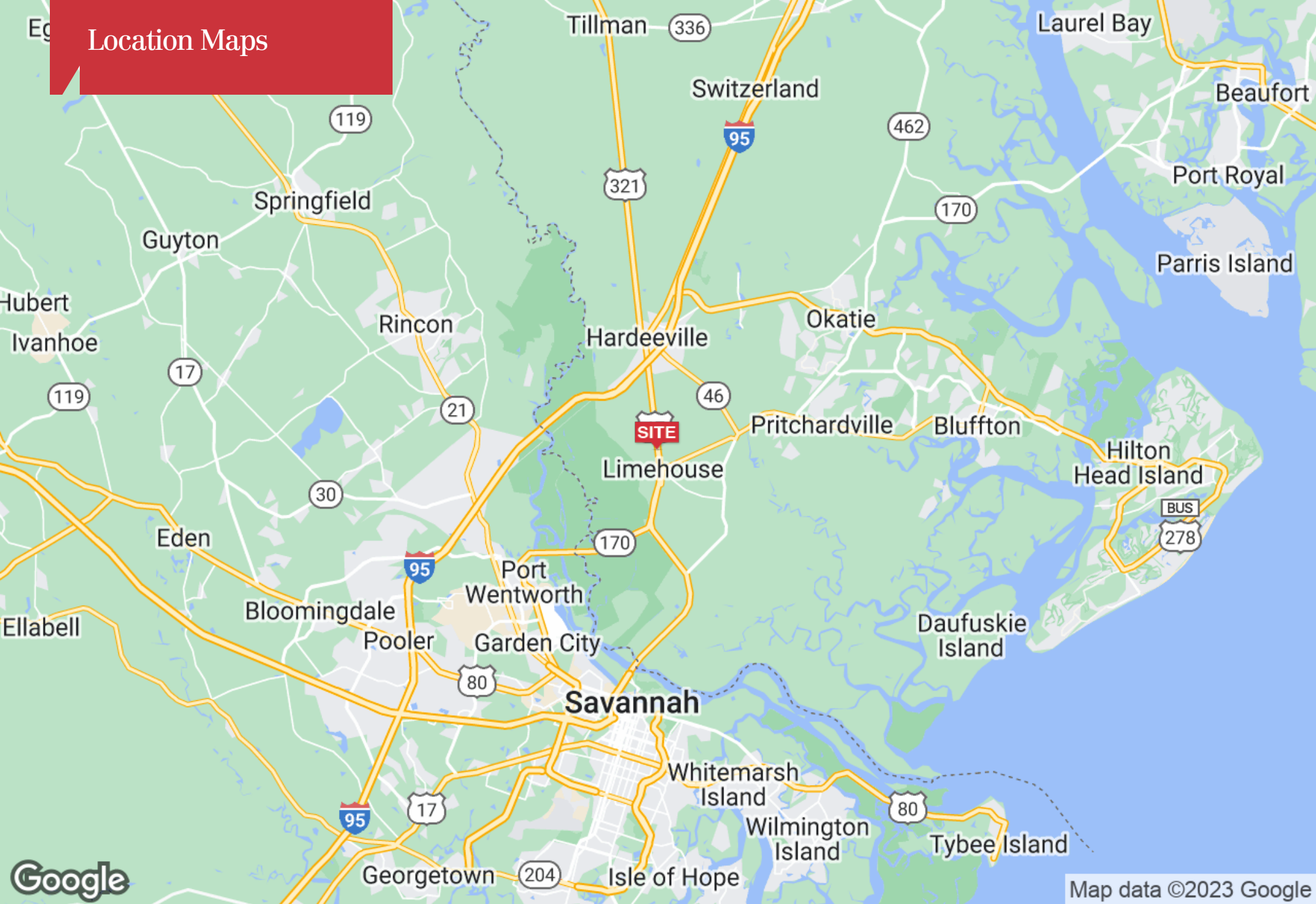
Property Highlights

- Approx. 6,000 square foot conditioned warehouse building with offices at the entrance and a mezzanine for extra storage, restroom w/shower, and a fenced-in yard!
- Seven roll up doors which allow trucks to easily drive through the warehouse if needed.
- Excess land that could be used to build additional square footage or use for a lay down yard.
- Great visibility on (Hwy. 17) Speedway Boulevard
- Located near the Savannah Port and Exit 5 off I-95 to serve the entire lowcountry.
- Access road at rear of property creates easy flow for large trucks and delivery.

OFFERING SUMMARY

Sale Price	\$690,000
Lease Rate	\$12 / SF NNN
Lot Size	1.63 Acres
Building Size	Approx. 6,000 SF
Property Type	Showroom/Flex/ Warehouse
Grade Level Doors	7
Jasper Co Zoning	Community Commercial
Property Taxes	\$9,936 (2019)

Location Maps



Google

Map data ©2023 Google

Aerial View - Approx. Boundary Line



Aerial View - Approx. Boundary Line



Interior & Warehouse Photos



Front & Warehouse Photo

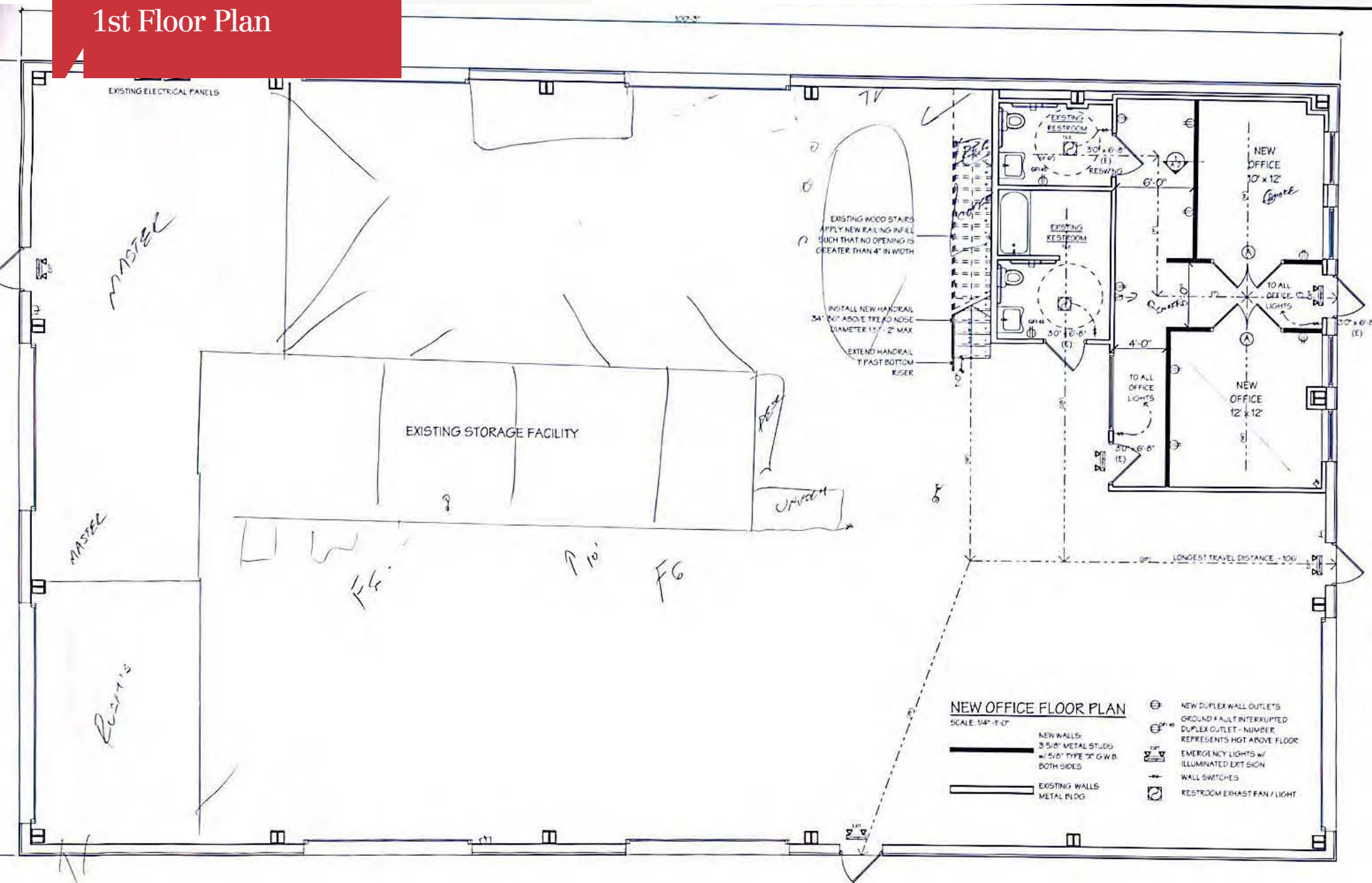


Exterior Photos

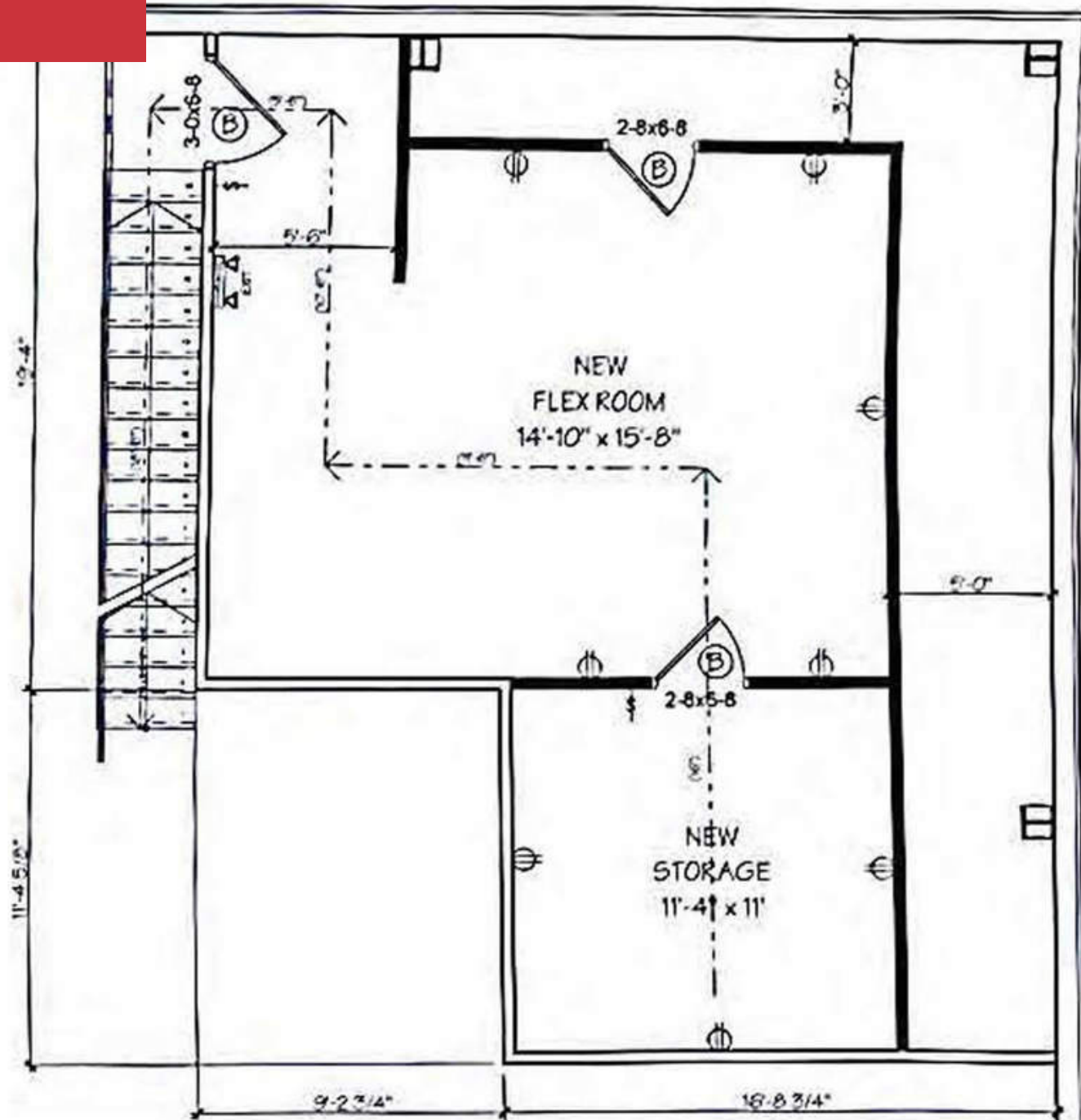




1st Floor Plan



2nd Floor Plan



Demographics Map



	10 Miles	20 Miles	30 Miles
Population			
Total Population	46,400	376,178	539,290
Median Age	39.5	36.3	36.9
Median Age (Male)	40.3	35.3	36.0
Median Age (Female)	38.7	37.4	37.7
Households & Income			
Total Households	17,924	146,449	209,525
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$67,056	\$63,721	\$67,478
Average House Value	\$251,813	\$257,023	\$276,571

* Demographic data derived from 2020 ACS - US Census