VACANT LAND FOR SALE
2.15+ ACRES

PROPERTY FEATURES
- 2.15+ Acres
- Vacant Land
- Zoning - C5 (Regional Center Mixed-Use)
- Allows for a multitude of uses including retail, office and service
- Location - Less than 4+ miles from Downtown Beaufort
- Great access to Hwy 21 / Trask Pkwy
- Strong population growth projected in the surrounding area

DEMOGRAPHICS

<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 ESTIMATED POPULATION</td>
<td>1,859</td>
<td>19,276</td>
<td>46,061</td>
</tr>
<tr>
<td>2020 PROJECTED POPULATION</td>
<td>1.62%</td>
<td>1.55%</td>
<td>1.49%</td>
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<tr>
<td>AVERAGE HH INCOME</td>
<td>$53,457</td>
<td>$57,495</td>
<td>$60,567</td>
</tr>
<tr>
<td>MEDIAN HOME VALUE</td>
<td>$140,769</td>
<td>$142,806</td>
<td>$154,551</td>
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108 Broad River Blvd. - Beaufort, SC 29906

Reduced to $174,500

For more information, please contact:

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LOCATION

The property is located in a growing area of Beaufort, SC. It is located less than a mile from the Walmart Supercenter and Belk Department Store anchored development, Cross Creek Plaza. This site is zoned for a multitude of uses.