



1214 King Street

Beaufort, SC 29902

FOR SALE



Platinum Partners



PROPERTY OVERVIEW

Historic building in downtown Beaufort SC that has been converted to an office building. Owners would consider sale with leaseback option of up to 3 years. Two additional outbuildings are also currently leased with solid tenants. Good parking onsite. Near multiple other offices, the core business district, residential and short term rentals. Current financial information available.

DETAILS

- SF: total – 2994
- PRICE: \$600,000
- FEATURES:
  - 2 Story Main Building
  - Private parking
  - 2 additional buildings - leased
- AREA DESCRIPTION: Downtown Beaufort

FOR MORE DETAILS CONTACT:

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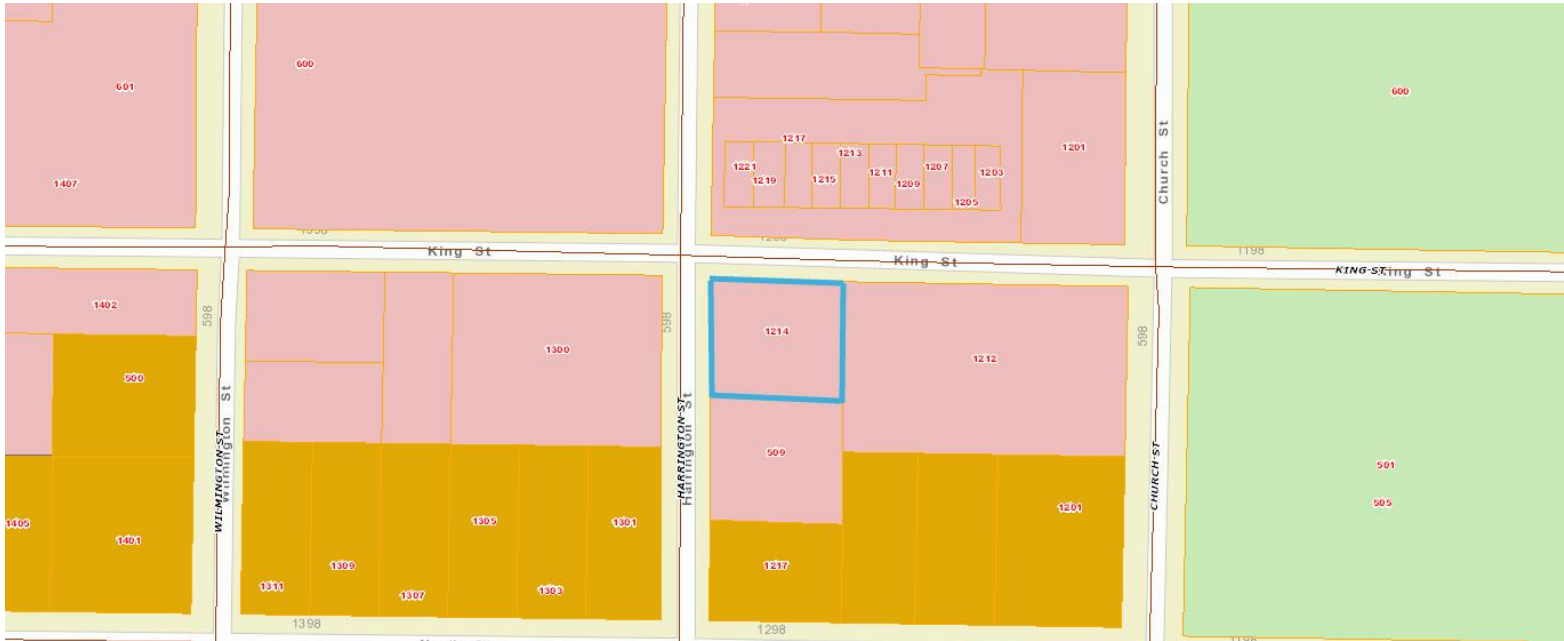
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## City of Beaufort – Office Commercial



### OC Office Commercial District

The OC Office Commercial zoning district is intended to develop and reserve land for business office, institutional, specified public, semi-public and residential purposes. The district is also intended to provide a transition between residential and more intense uses, including commercial uses. The regulations which apply within this district are designed to encourage the formation and continuance of a quiet, compatible and uncongested environment for office type business or professional firms intermingled with dwellings and certain public or semipublic uses; and to discourage any encroachment by unrestricted retail and/or wholesale business establishments, industrial concerns or other uses capable of adversely affecting the specialized commercial, institutional and housing character of the district.

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### Tax Map



### Flood Zone C



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	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	3,383	9,029	18,592
2010 Population	3,122	8,878	19,011
2016 Population	3,348	9,563	20,687
2021 Population	3,647	10,430	22,722
2000-2010 Annual Rate	-0.80%	-0.17%	0.22%
2010-2016 Annual Rate	1.12%	1.20%	1.36%
2016-2021 Annual Rate	1.73%	1.75%	1.89%
2016 Male Population	47.4%	46.7%	47.8%
2016 Female Population	52.6%	53.3%	52.2%
2016 Median Age	44.2	42.8	37.9
In the identified area, the current year population is 20,687. In 2010, the Census count in the area was 19,011. The rate of change since 2010 was 1.36% annually. The five-year projection for the population in the area is 22,722 representing a change of 1.89% annually from 2016 to 2021. Currently, the population is 47.8% male and 52.2% female.			
<b>Median Age</b>			
The median age in this area is 44.2, compared to U.S. median age of 38.0.			
<b>Race and Ethnicity</b>			
2016 White Alone	61.1%	67.0%	69.9%
2016 Black Alone	32.7%	26.2%	22.8%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2016 Asian Alone	0.6%	1.5%	2.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	2.9%	2.5%	2.2%
2016 Two or More Races	2.2%	2.4%	2.7%
2016 Hispanic Origin (Any Race)	5.2%	5.3%	5.7%
Persons of Hispanic origin represent 5.7% 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 51.7 in the identified area, compared to 63.5 for the U.S. as a whole.			
<b>Households</b>			
2000 Households	1,495	3,717	6,931
2010 Households	1,400	3,726	7,512
2016 Total Households	1,498	3,999	8,142
2021 Total Households	1,627	4,356	8,929
2000-2010 Annual Rate	-0.65%	0.02%	0.81%
2010-2016 Annual Rate	1.09%	1.14%	1.30%
2016-2021 Annual Rate	1.67%	1.72%	1.86%
2016 Average Household Size	2.17	2.28	2.43
The household count in this area has changed from 7,512 in 2010 to 8,142 in the current year, a change of 1.30% annually. The five-year projection of households is 8,929, a change of 1.86% annually from the current year total. Average household size is currently 2.43, compared to 2.40 in the year 2010. The number of families in the current year is 5,229 in the specified area.			

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<b>Median Household Income</b>			
2016 Median Household Income	\$42,306	\$49,095	\$52,384
2021 Median Household Income	\$46,237	\$54,511	\$57,934
2016-2021 Annual Rate	1.79%	2.11%	2.03%
<b>Average Household Income</b>			
2016 Average Household Income	\$63,638	\$68,570	\$71,375
2021 Average Household Income	\$69,236	\$75,537	\$78,560
2016-2021 Annual Rate	1.70%	1.95%	1.94%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$29,444	\$29,430	\$29,216
2021 Per Capita Income	\$31,771	\$32,143	\$31,947
2016-2021 Annual Rate	1.53%	1.78%	1.80%
<b>Households by Income</b>			
Current median household income is \$52,384 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,934 in five years, compared to \$59,476 for all U.S. households			
Current average household income is \$71,375 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$78,560 in five years, compared to \$84,021 for all U.S. households			
Current per capita income is \$29,216 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$31,947 in five years, compared to \$32,025 for all U.S. households			
<b>Housing</b>			
2000 Total Housing Units	1,718	4,086	7,558
2000 Owner Occupied Housing Units	852	2,275	4,287
2000 Renter Occupied Housing Units	644	1,442	2,644
2000 Vacant Housing Units	222	369	627
2010 Total Housing Units	1,757	4,368	8,714
2010 Owner Occupied Housing Units	768	2,212	4,576
2010 Renter Occupied Housing Units	632	1,514	2,936
2010 Vacant Housing Units	357	642	1,202
2016 Total Housing Units	1,874	4,673	9,442
2016 Owner Occupied Housing Units	776	2,265	4,751
2016 Renter Occupied Housing Units	722	1,734	3,391
2016 Vacant Housing Units	376	674	1,300
2021 Total Housing Units	2,021	5,054	10,287
2021 Owner Occupied Housing Units	818	2,454	5,202
2021 Renter Occupied Housing Units	809	1,902	3,727
2021 Vacant Housing Units	394	698	1,358
Currently, 50.3% of the 9,442 housing units in the area are owner occupied; 35.9%, renter occupied; and 13.8% 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 8,714 housing units in the area - 52.5% owner occupied, 33.7% renter occupied, and 13.8% vacant. The annual rate of change in housing units since 2010 is 3.63%. Median home value in the area is \$253,100, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.65% annually to \$274,622.			

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