



HISTORIC BUILDING FOR SALE

8618 Old State Road
Holly Hill, SC 29059

Brent Case, CCIM | President / Broker in Charge | bcase@cbcatlantic.com
Caine Halter, CCIM | Senior Broker | chalter@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

8618 Old State Road
Holly Hill, SC 29059



PRICE

\$225,000



BUILDING SIZE

3,350 SF



ZONING

Orangeburg - GC - General Commercial



MUNICIPALITY

Orangeburg



ACRES

0.38 Acres



TAX ID

0332-20-07-005
0032-20-07-004



VEHICLES PER DAY

SCDOT 5,600 VPD 2023

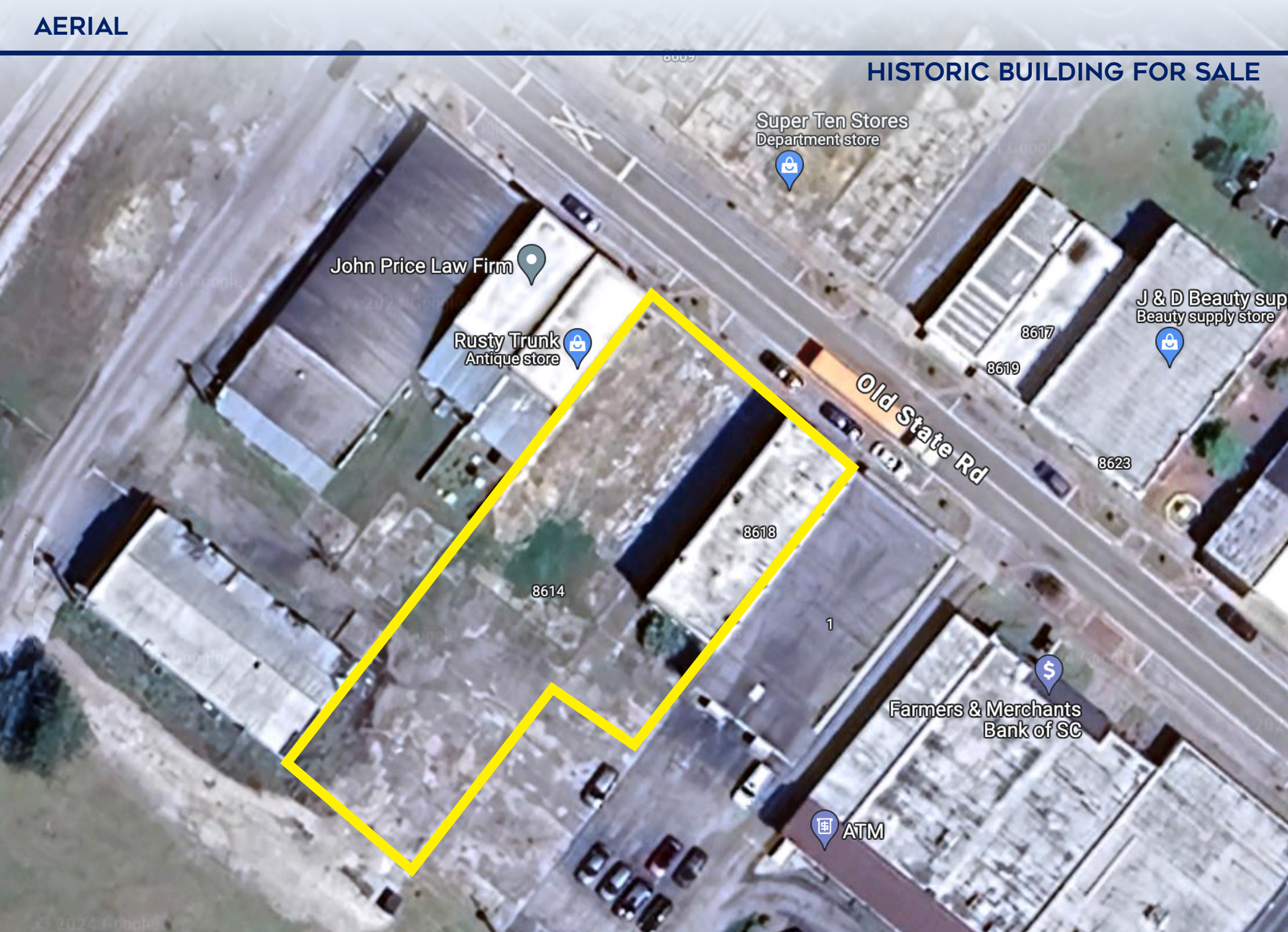


YEAR BUILT

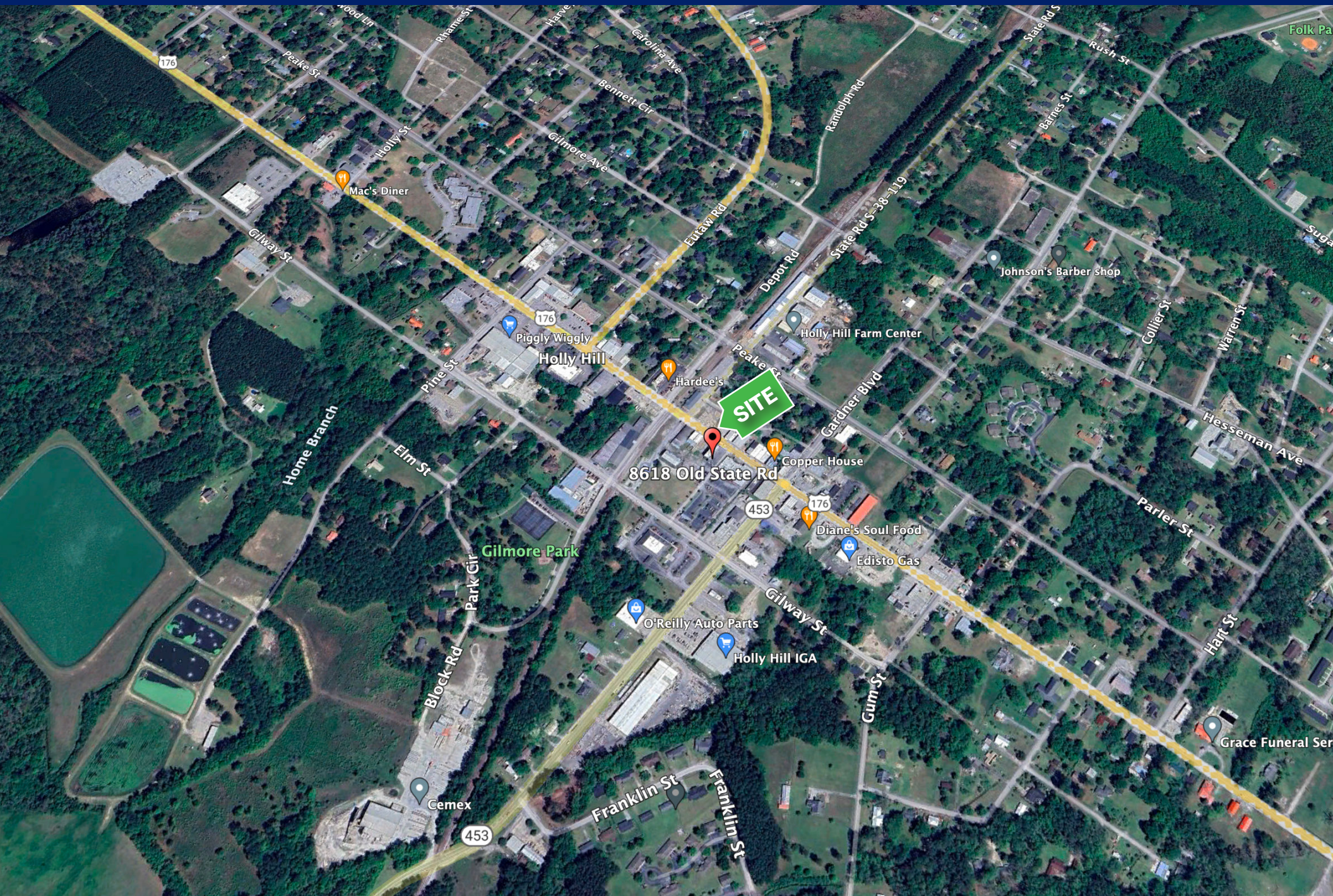
1950

PROPERTY OVERVIEW

Historic building for sale in Holly Hill, SC. Sale includes 8618 Old State Rd (Orangeburg County TMS#: 0332-20-07-005) and the adjacent vacant lot (Orangeburg County TMS#: 0332-20-07-004). The building was originally a bank, and still showcases the attractive architecture of the time. Take advantage of the property being located in a federally designated Opportunity Zone, which offers tax incentives. The Holly Hill downtown area was also recently designated as a Historic District, allowing for further tax incentives for developers. Holly Hill is located in the path of growth, with several hundred homes in the pipeline to be built over the next few years. The building has been vacant for several years, and there is a significant amount of deferred maintenance, however, the "bones" of the building seem to be solid. Excellent opportunity for a developer to come in and bring life back to a historic building, while taking advantage of the various tax incentive programs available.



AREA MAP



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8618 Old State Road | Holly Hill, SC 29059

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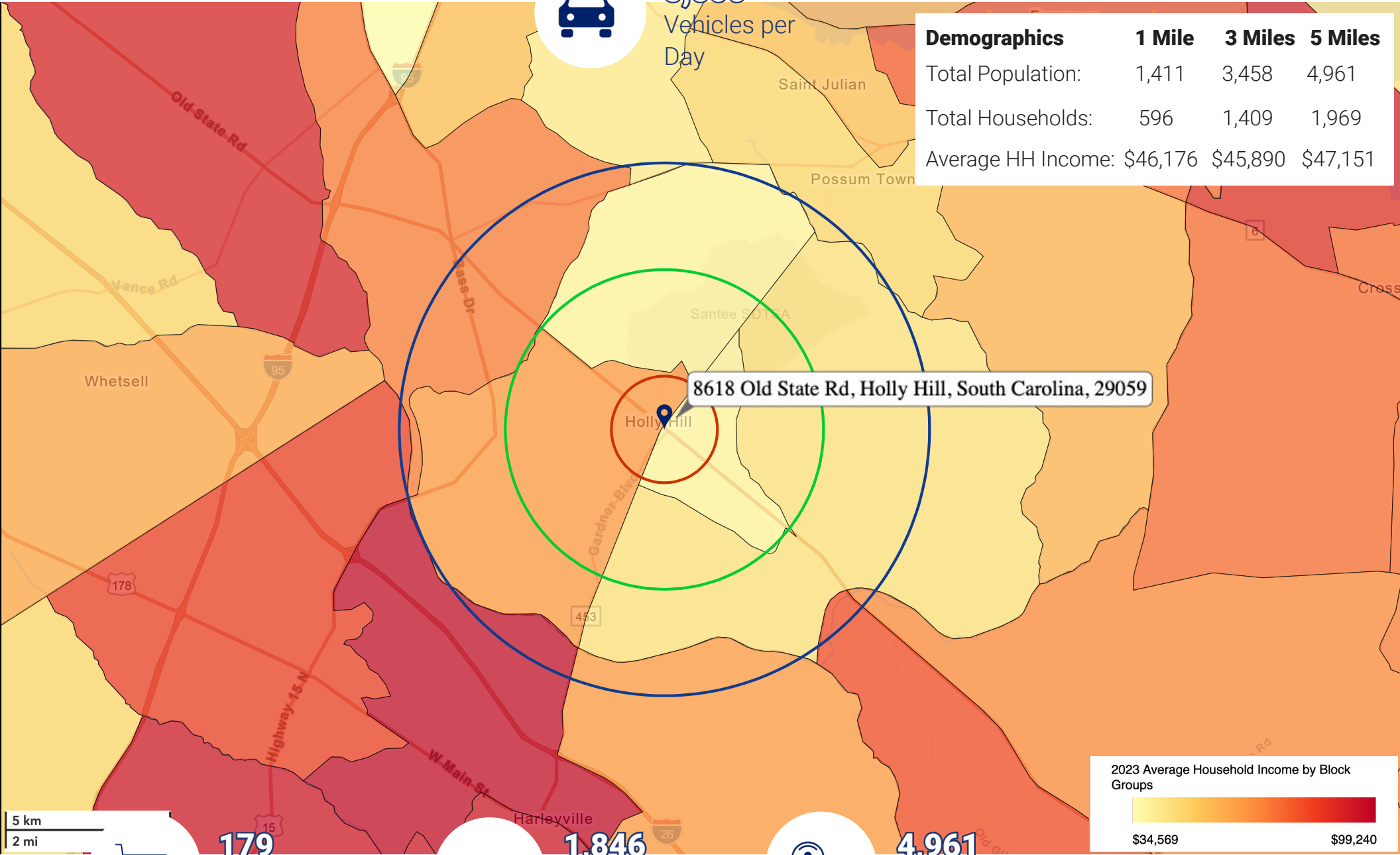
DEMOGRAPHICS



5,600

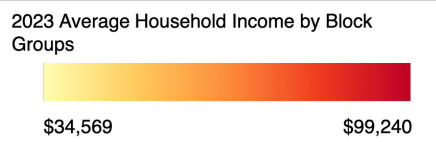
Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	1,411	3,458	4,961
Total Households:	596	1,409	1,969
Average HH Income:	\$46,176	\$45,890	\$47,151



8618 Old State Rd, Holly Hill, South Carolina, 29059

Holly Hill



All demographics based on Esri forecasts for 2023

SCDOT AADT 2023



179

Businesses
within 5 Miles



1,846

Employees
within 5 Miles



4,961

Population
within 5 Miles

Brent Case, CCIM

(C) 843.270.4192

bcase@cbcatlantic.com

Caine Halter, CCIM

(C) 864.270.8623

chalter@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

3506 W Montague Ave Suite 200

North Charleston, SC 29418

843.744.9877

cbcatlantic.com | cbcretailatlantic.com

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