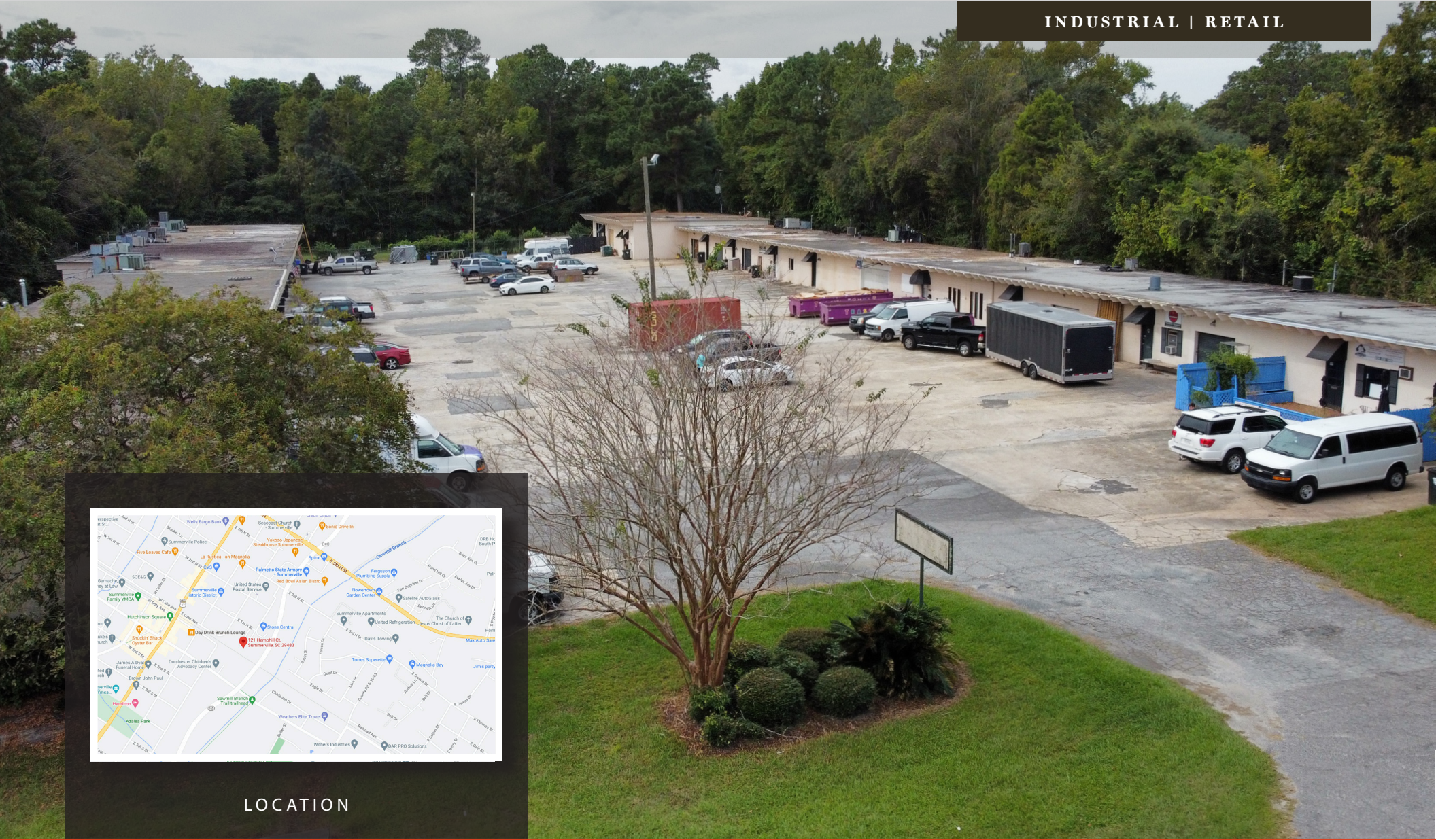


AVAILABLE - FOR SALE

121 HEMPHILL COURT

SUMMERVILLE, SC 29483

INDUSTRIAL | RETAIL



LOCATION

OFFERED BY



(843) 856-4600
 www.belklucy.com

Kevin Shields
 kevin.shields@belklucy.com
 (843) 936-1715 — direct office
 (843) 593-7119 — mobile

PROPERTY INFORMATION



PROPERTY DESCRIPTION
 Belk | Lucy is pleased to present the listing for 121 Hemphill Court in Summerville, SC. This 29,360 square foot industrial center is perfectly positioned in downtown Summerville, three blocks from N Main Street and two miles from I-26. The value-add flex site contains two multi-tenant buildings on a single 2.35-acre lot. The property has a long history of being fully leased and we are offering this investment opportunity at \$3,650,000.

AREA DESCRIPTION
 The town of Summerville is situated mostly in Dorchester County and is part of the 800,000-person Charleston, SC MSA. Summerville is a burgeoning community with a strong local economy, beautifully planned neighborhoods, excellent schools, rich history, and plenty of southern hospitality. In the past thirty years, the population of Summerville has increased exponentially as families, business people, and military personnel continue to flock to this charming city.

TERMS AND CONDITIONS

Size	29,360 sf
Price	\$3,650,000

DEMOGRAPHICS (3-MILE)

Population	59,423
Households	23,215
Avg. HH Income	\$92,798

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