



FOR SALE

14 AUCTION AVENUE

Darlington, SC 29532

**SHERMAN &
HEMSTREET**
Real Estate Company

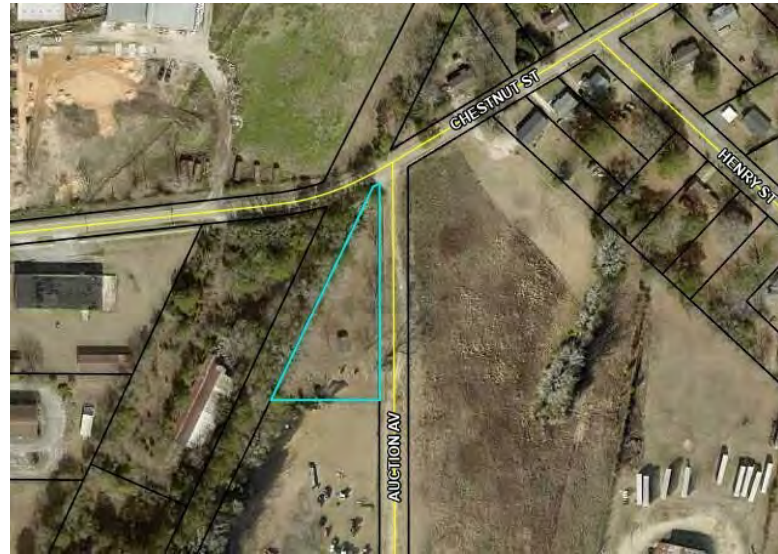
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Property Summary



PROPERTY DESCRIPTION

This ±1.0-acre commercially zoned site is available for sale and features flat, usable topography ideal for a variety of commercial uses. Formerly occupied by Suburban Propane, the property offers a proven commercial use history and strong potential for redevelopment or owner-user occupancy.

PROPERTY HIGHLIGHTS

- Commercial Zoning in Place
- Prominent Corner Location
- Just Off Hwy 52
- Flat, Usable Topography

LOCATION DESCRIPTION

Prominent corner location at Chestnut Street and Auction Avenue in Darlington, SC, just off Hwy 52, offering excellent visibility, easy access, and a strategic in-town setting.

OFFERING SUMMARY

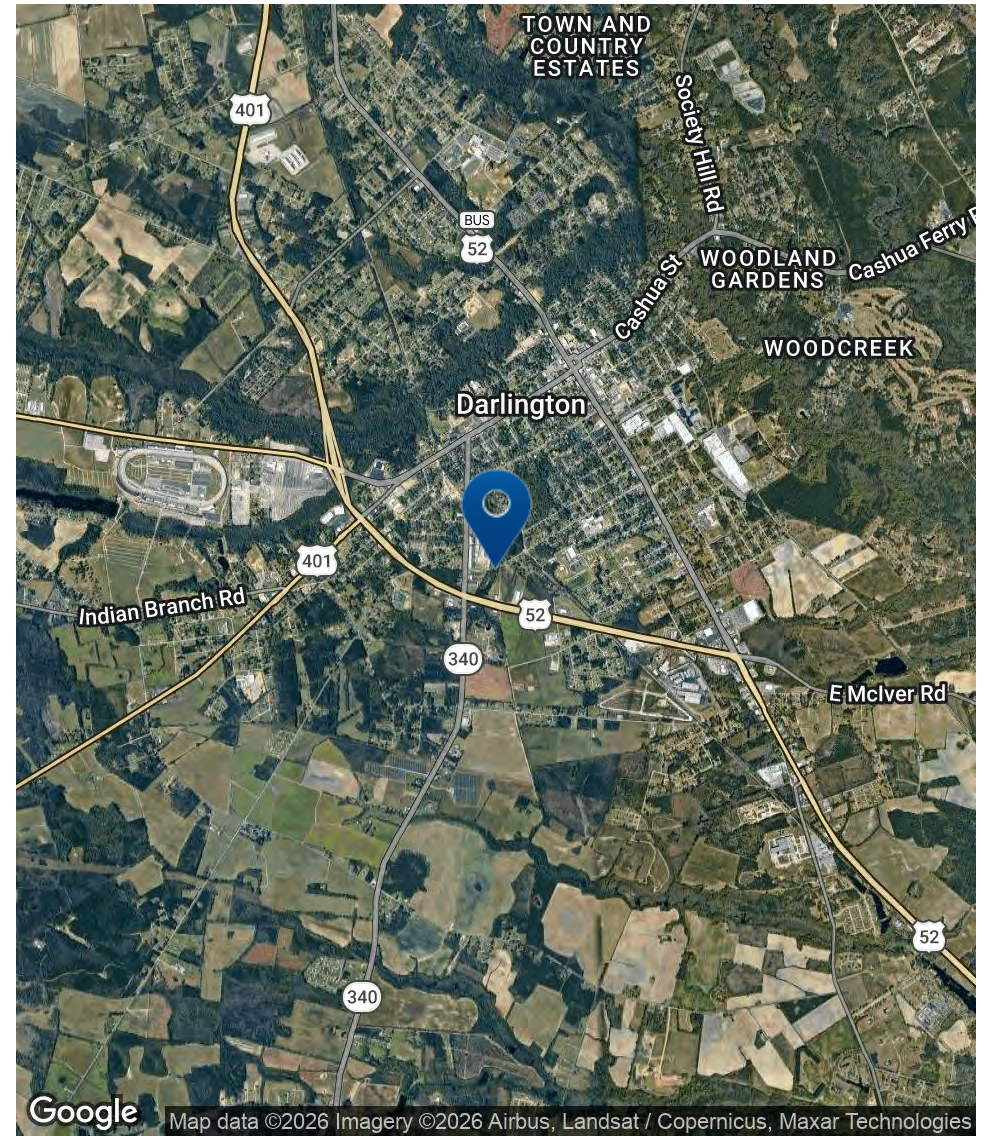
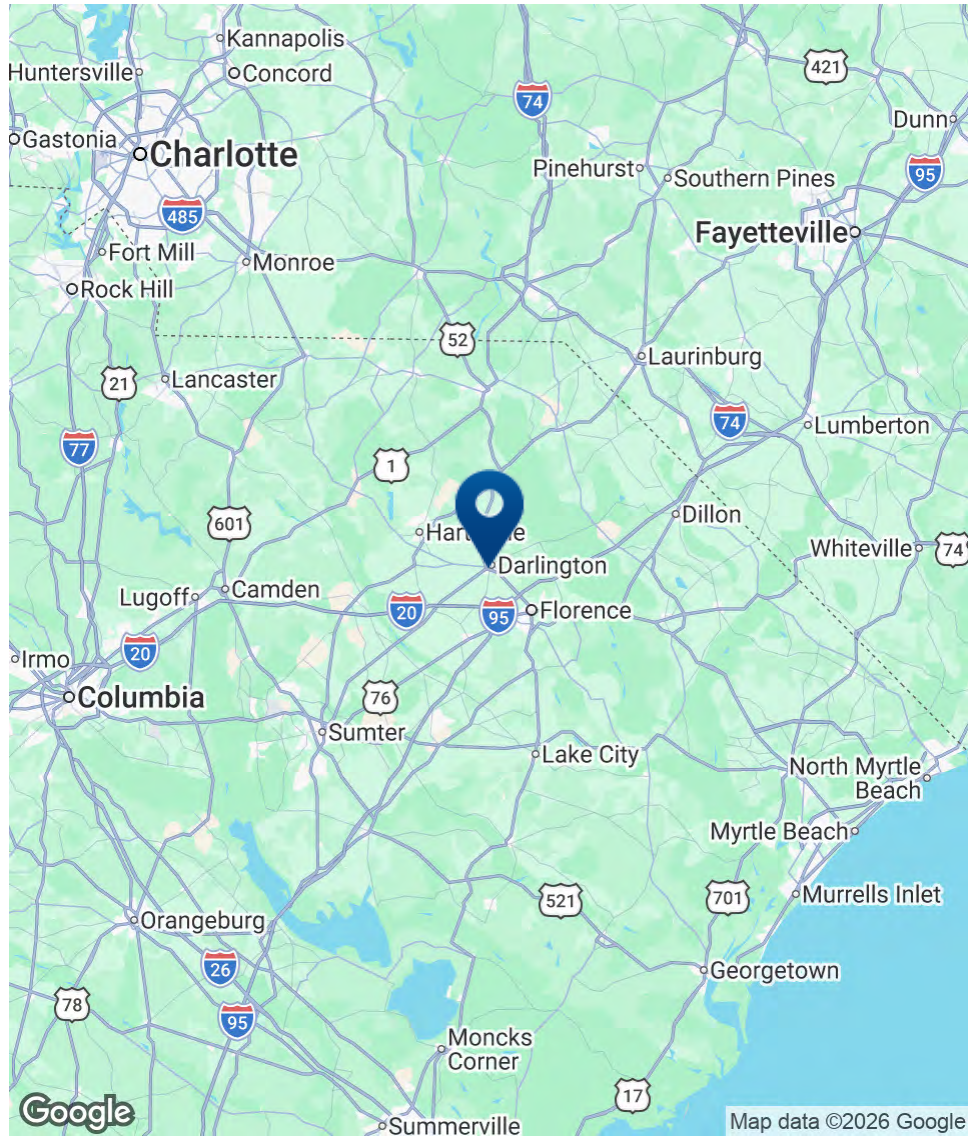
Sale Price:	\$75,000
Lot Size:	1 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,387	5,350	7,487
Total Population	3,037	13,260	19,016
Average HH Income	\$37,075	\$67,934	\$72,341



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Location Map



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Retailer Map



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Additional Photos



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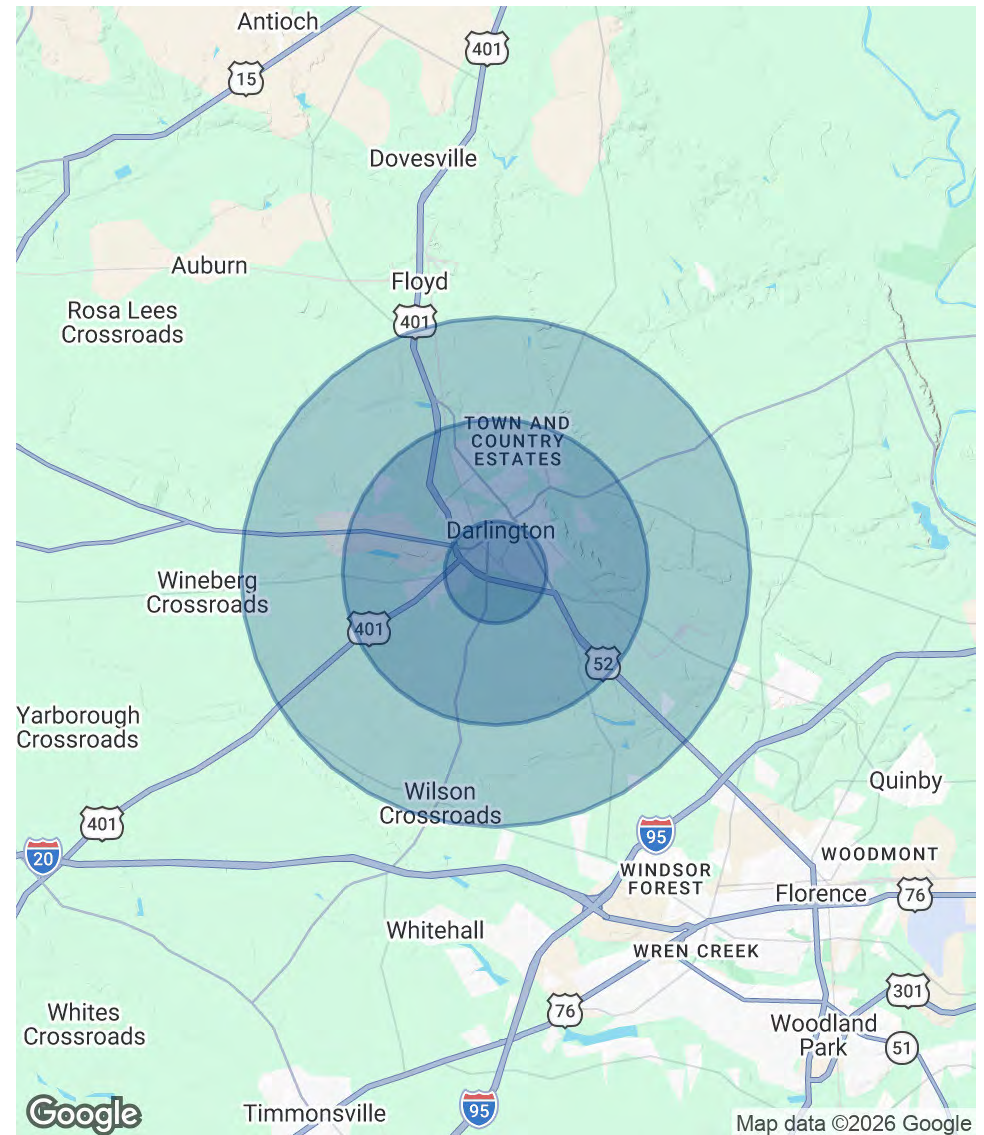
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,037	13,260	19,016
Average Age	47.3	42.8	41.8
Average Age (Male)	48.8	40.8	38.9
Average Age (Female)	47.6	45.2	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,387	5,350	7,487
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$37,075	\$67,934	\$72,341
Average House Value	\$117,736	\$157,892	\$165,727

2023 American Community Survey (ACS)



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Advisor Bio 1



ZACK HARTMAN

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PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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