

1317 ELM STREET WEST

HAMPTON, SOUTH CAROLINA 29924



DANIEL PELLEGRINO

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

MCKENZIE DEUTSCH

+1 540 287 4914

mckenzie.deutsch@bridge-commercial.com

PROPERTY SUMMARY

Bridge Commercial is pleased to present 1317 Elm Street West for lease. The space offers an open concept floor plan with high ceiling height, subdivision opportunity, and loading docks. Division of space will be considered on a case by case basis. Located in the heart of Hampton, South Carolina this space has the opportunity to be in the center of a growing amount of hospitality concepts. 1317 West Elm Street offers a unique opportunity for a wide variety of uses.

ADDRESS:	1317 Elm Street W, Hampton, South Carolina 29924
	Suite B: 10,284 SF
AVAILABLE SPACE:	Suite C: 8,500 SF
	Suite D: 4,500 SF
LEASE RATE:	Negotiable
ESTIMATED NNN:	\$2.50 NNN
SUBDIVISION:	Opportunity available
LOADING DOCKS:	Two (2)
COLUMN SPACING:	30 x 25
COMMENTS:	Owner to provide generous TIA for creditworthy tenants



Tractor Supply Store



Located in the heart of Hampton, South Carolina



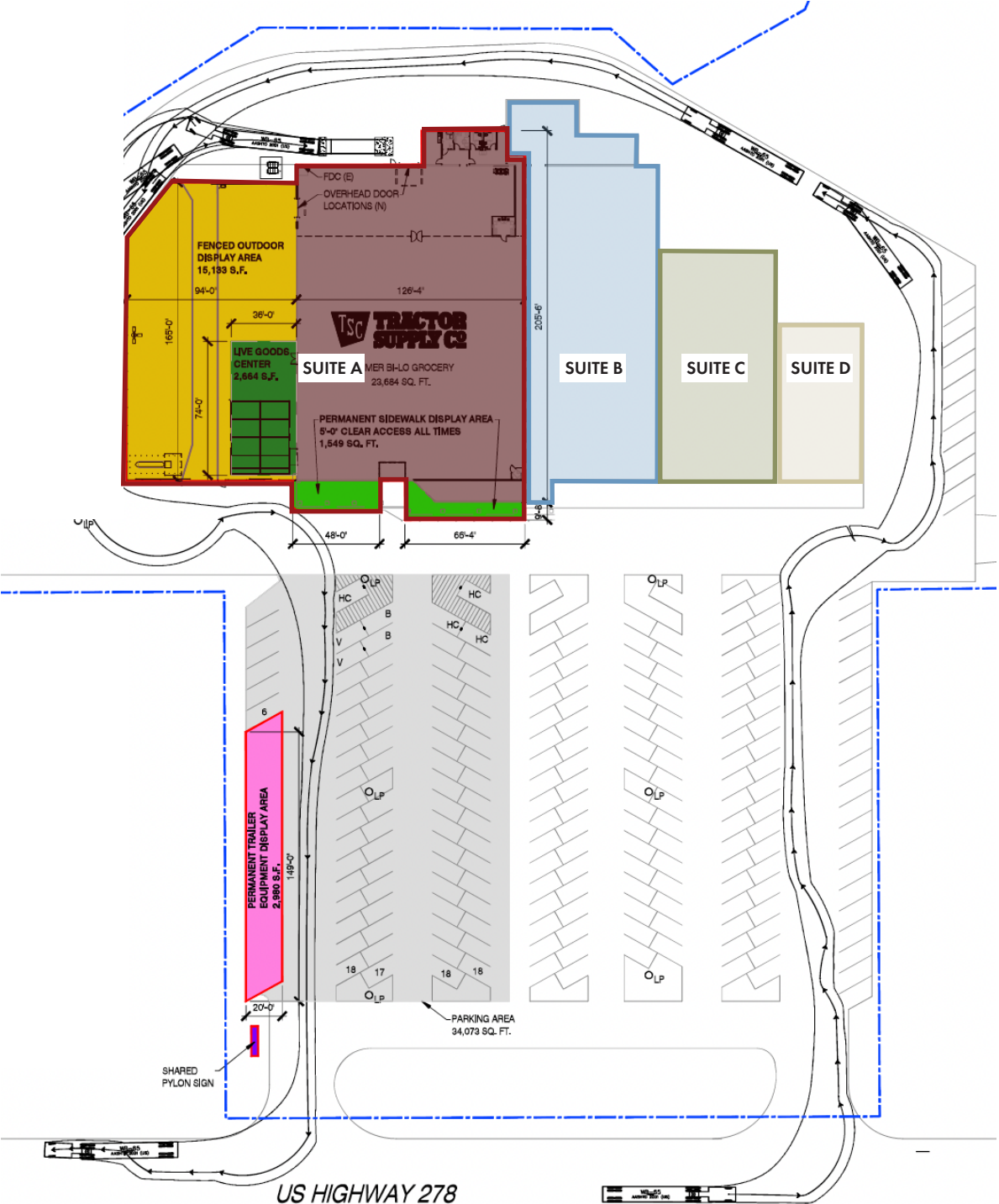
Building accommodating larger tenants



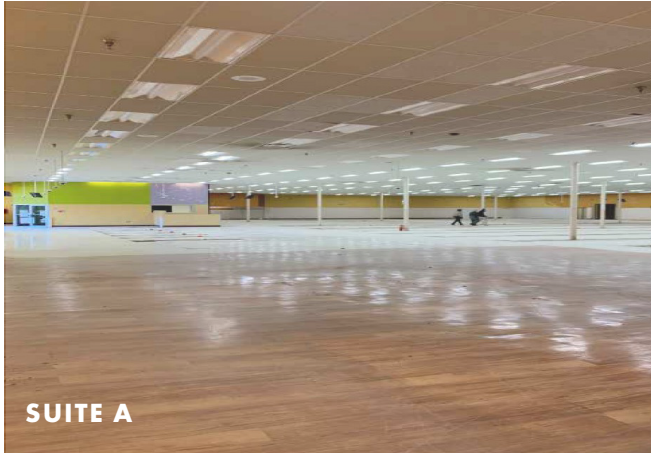
High ceiling height, subdivision available, & loading docks



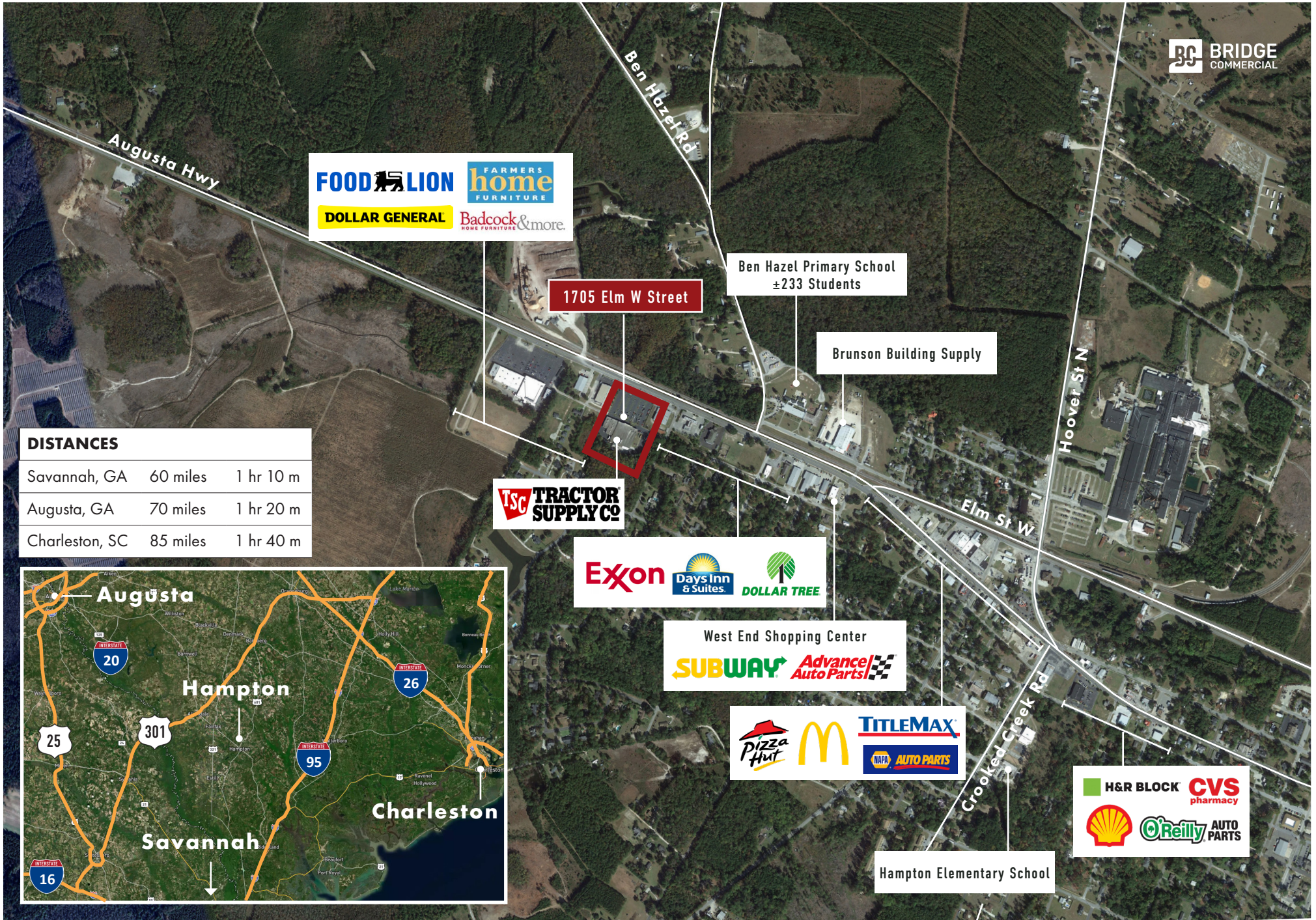
INTERIOR PLAN



INTERIOR PHOTOS



MAP



BRIDGE
COMMERCIAL

FOOD LION **FARMERS home FURNITURE**
DOLLAR GENERAL **Badcock & more.**

1705 Elm W Street

Ben Hazel Primary School
±233 Students

Brunson Building Supply

TSC TRACTOR SUPPLY CO

Exxon **Days Inn & Suites** **DOLLAR TREE**

West End Shopping Center
SUBWAY **Advance Auto Parts**

Pizza Hut **McDonald's** **TITLMAX**
NAPA AUTO PARTS

H&R BLOCK **CVS pharmacy**
Shell **O'Reilly AUTO PARTS**

Hampton Elementary School

DISTANCES		
Savannah, GA	60 miles	1 hr 10 m
Augusta, GA	70 miles	1 hr 20 m
Charleston, SC	85 miles	1 hr 40 m



Accessibility

60 miles
TO SAVANNAH, GEORGIA

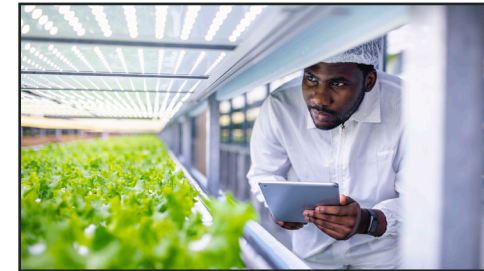
70 miles
TO AUGUSTA, GEORGIA

85 miles
TO COLUMBIA, S. CAROLINA

Upcoming Growth

The Agriculture Technology Campus

Agriculture Technology Campus is a joint venture project between Mastronardi Clear Water Farms, LiDestri Food and Drink, and GEM Opportunity Zone Fund. The Agriculture Technology Campus will include greenhouses for locally grown, pesticide-free tomatoes, leafy greens, blueberries, and other produce, a 150,000 square-foot distribution center and co-packing facility. This announcement marks one of the largest agriculture investments in South Carolina history.



1,000+
ACRES

\$314M
TOTAL INVESTMENT

1,500
FULL TIME JOBS CREATED



1317 ELM STREET WEST

HAMPTON, SOUTH CAROLINA 29924



DANIEL PELLEGRINO

+1 850 728 1050
daniel.pellegrino@bridge-commercial.com

MCKENZIE DEUTSCH

+1 540 287 4914
mckenzie.deutsch@bridge-commercial.com

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

OUR WEBSITE:

