

SVN OFFERING MEMORANDUM
Walterboro Major Corridor Restaurant or Multifamily Site Near Interstate I-95
900 SOUTH JEFFERIES BOULEVARD
Walterboro, SC 29488

PRESENTED BY:
GILBERT BRADHAM
Phone: 803.325.1000
gilbert.bradham@svn.com
SC #3844



Perimeter: 988.5 ft
Area: 44410 sqft





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SC #3844



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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
About SVN

SVN CORE SERVICES & SPECIALTY PRACTICES



SVN[®] Core Services & Specialty Practices



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN[®] Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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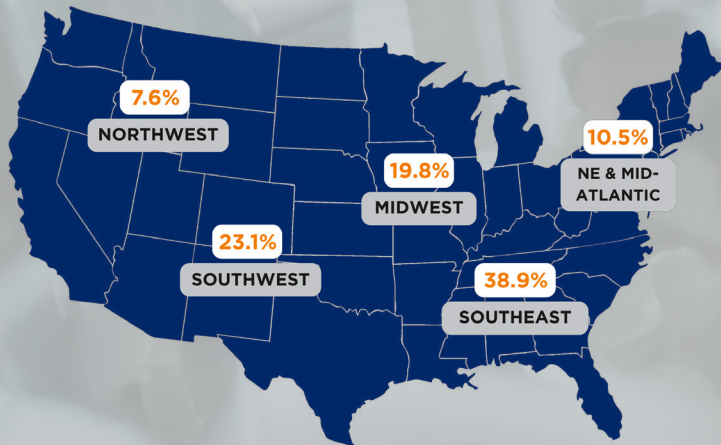


SVN Transaction Volume

USA | 2025

TRANSACTION VOLUME

United States National Distribution*



\$13.2B

TOTAL VALUE OF SALES
& LEASE TRANSACTIONS

CORE SERVICES

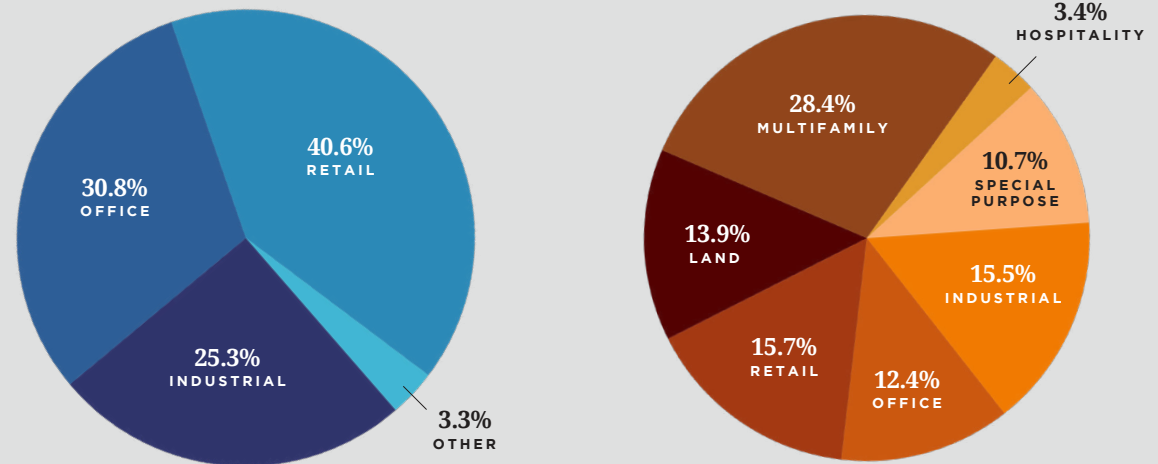
- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation
- Accelerated Sales
- Capital Markets

SPECIALITY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

PRODUCT TYPE

National Distribution by Product Volume***



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

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About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

SVN[®] Benchmarks

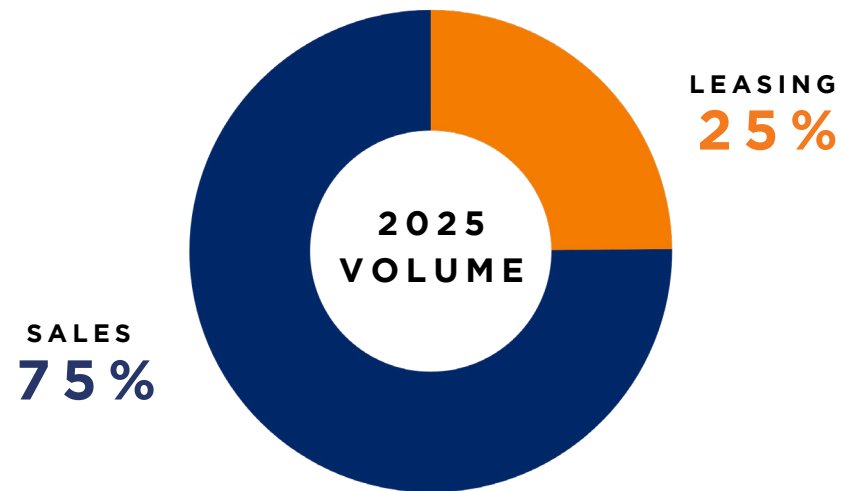
USA | 2025



THE SVN ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has **more offices in the United States than any other commercial real estate firm**, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our **global coverage and amplified outreach to traditional, cross-market**, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency**, and supported by an open and inclusive culture. We **proactively promote properties and collaborate with the entire industry**, allowing us to **build lasting connections, create superior wealth for our clients, and prosper together.**



200+

OWNERS

2,000+

**ADVISORS
& STAFF**

\$13.2B

**TOTAL VALUE OF SALES
& LEASE TRANSACTIONS**

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SVN[®] Benchmarks

USA | 2025

CORE SERVICES

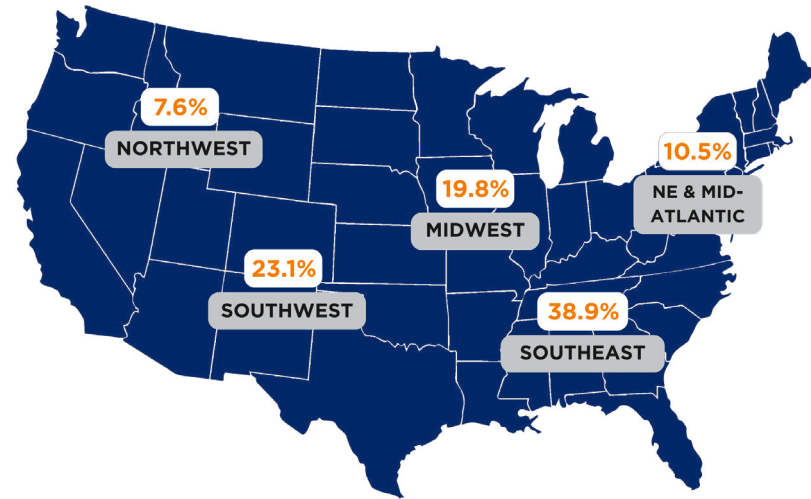
- Sales
- Leasing
- Property Management
- Corporate Services
- Tenant Representation
- Accelerated Sales
- Capital Markets

SPECIALITY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

TRANSACTION VOLUME

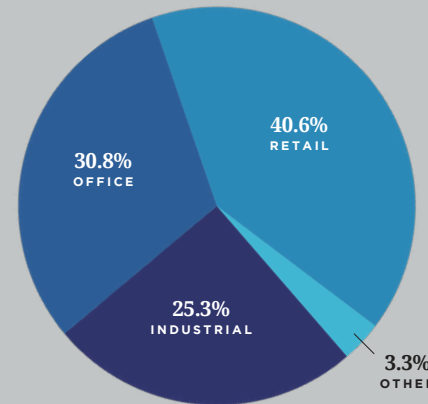
United States National Distribution*



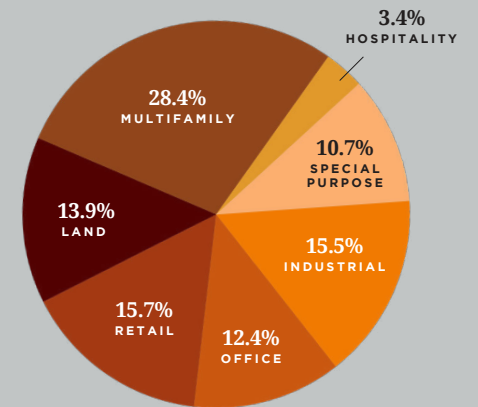
PRODUCT TYPE

national distribution by product volume***

LEASING



SALES



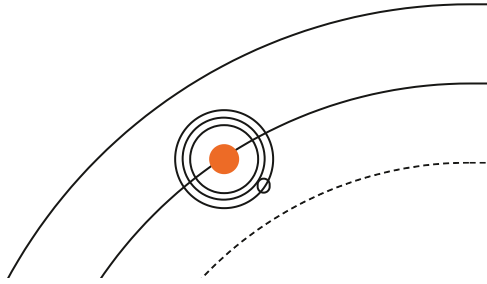
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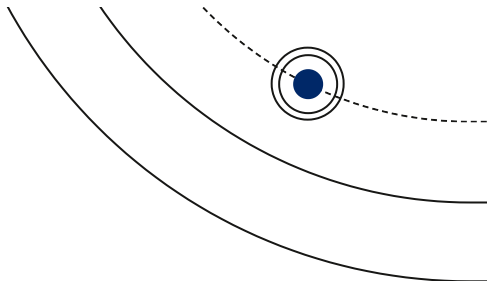
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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION



SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

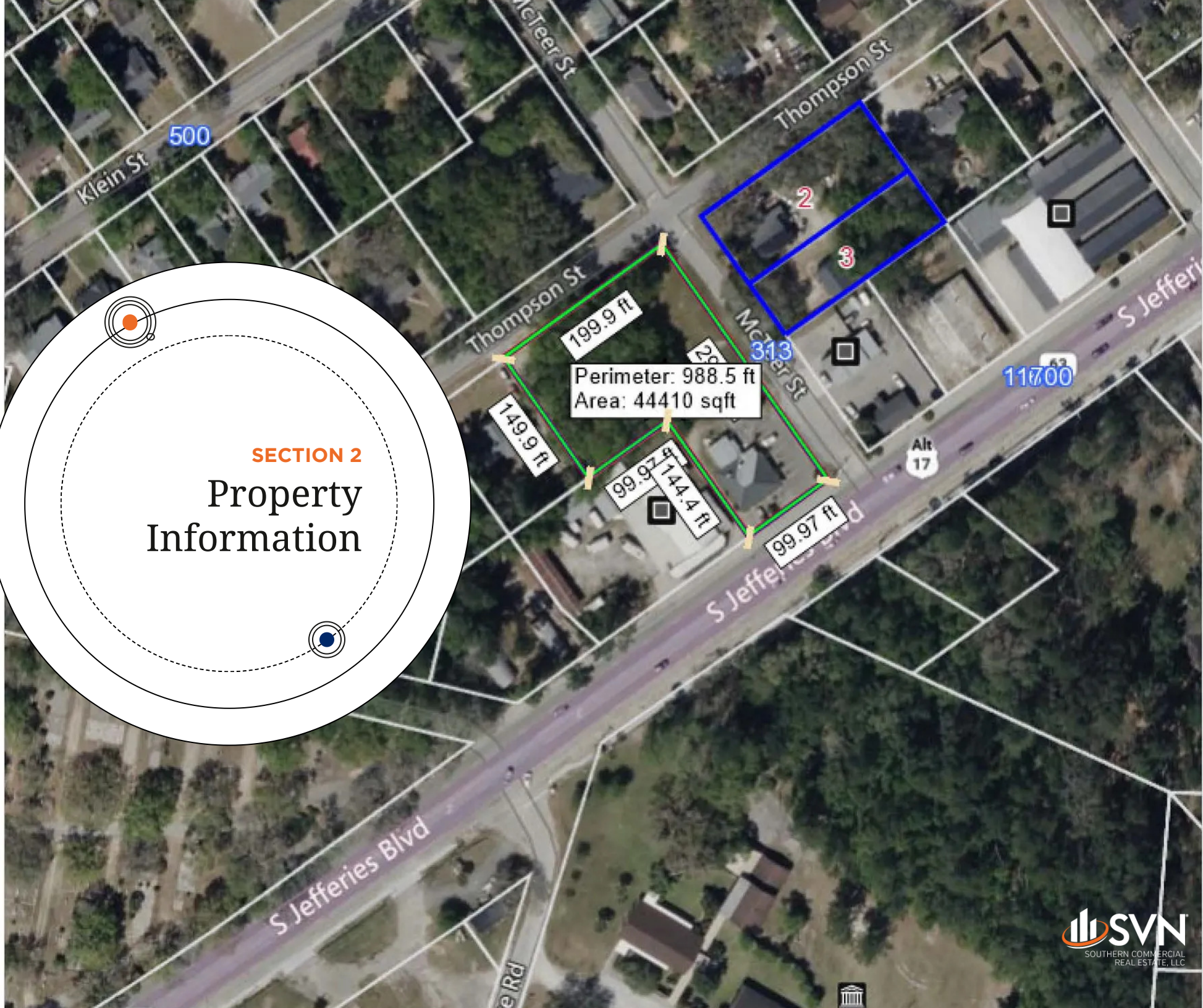
Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

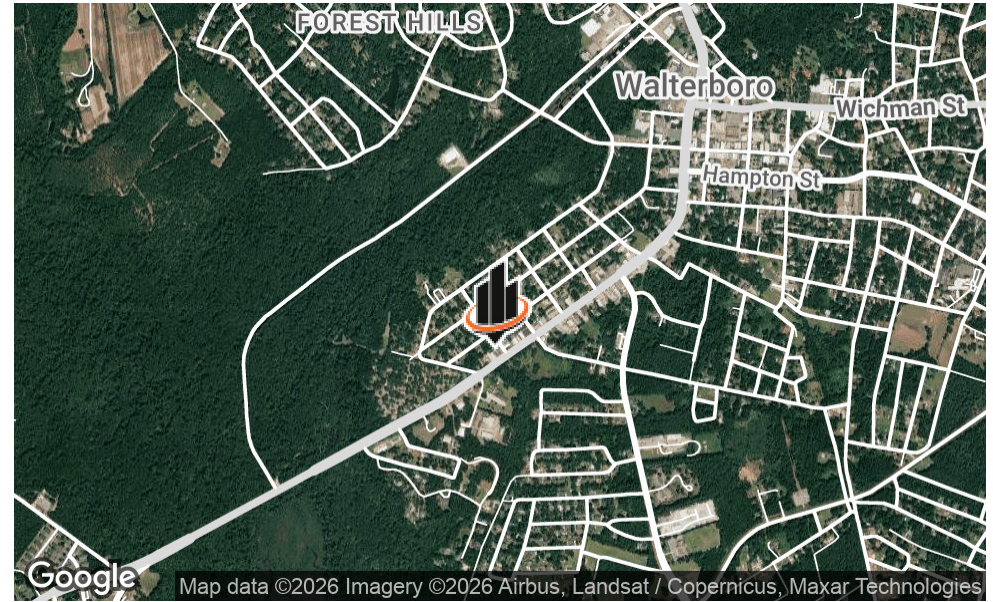
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SECTION 2
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$389,000
LOT SIZE:	1.02 Acres

PROPERTY DESCRIPTION

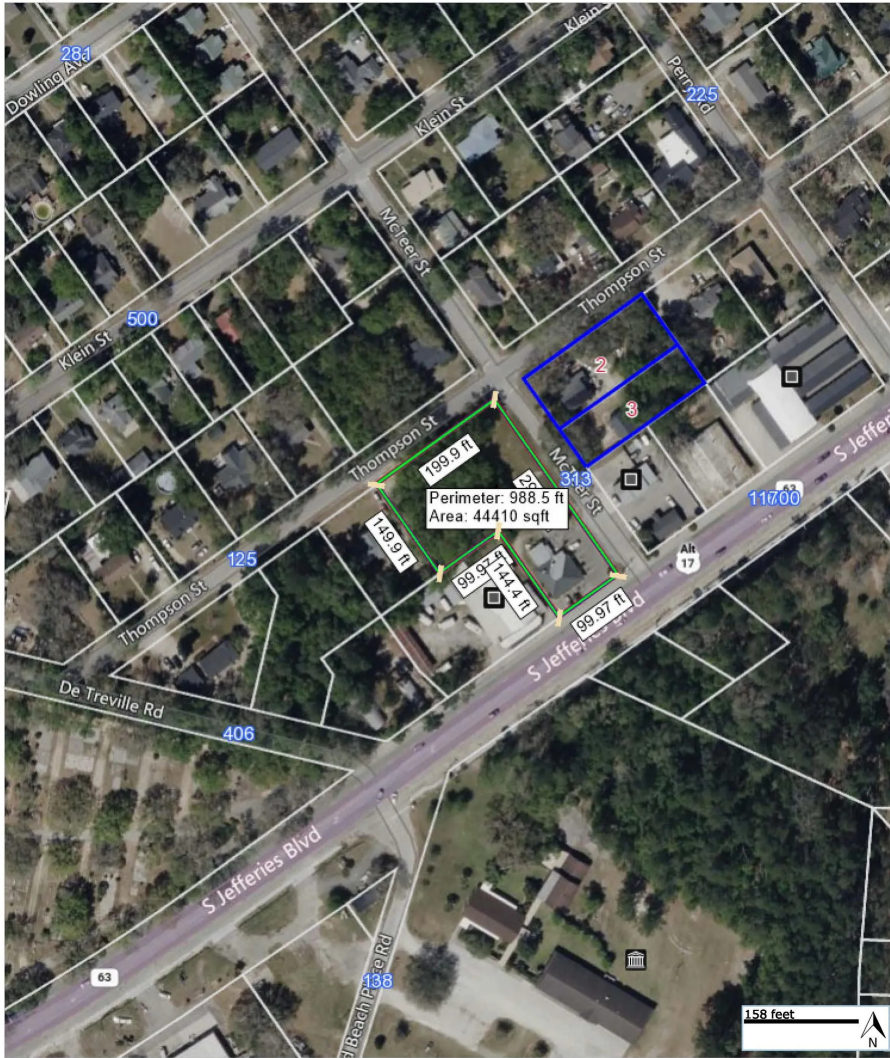
Prime Investment Opportunity: This strategically positioned property is situated in the heart of the Walterboro area and benefits from its zoning in the Highway Commercial District. Boasting a lucrative location with high visibility, this site presents an ideal prospect for restaurant, commercial, multifamily, senior housing, or retail investors. The zoned designation enables a wide range of commercial uses, making it a versatile and highly sought-after opportunity for development or repositioning. Don't miss the chance to capitalize on this exceptional property located at 900 South Jefferies Boulevard, Walterboro, SC, 29488.

\$389,000 at closing and/or owner financing considered with at least half down and a three-year payoff. 6.00% brokerage fee with 3.00% to Cooperating Brokerage or as otherwise negotiated subsequently. A lease of the restaurant may be discussed. All terms of any aspect reviewed by Legal Closing Counsel. Property May Be Marketed As Front & Back Sites.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

6/26/26, 1:25 PM



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1/1

<https://apps.spatialstream.com/landvision/staging/CurrentBuild/Html/printpreview.html>

PROPERTY DESCRIPTION

Prime Investment Opportunity: This strategically positioned property is situated in the heart of the Walterboro area and benefits from its zoning in the Highway Commercial District. Boasting a lucrative location with high visibility, this site presents an ideal prospect for restaurant, commercial, multifamily, senior housing, or retail investors. The zoned designation enables a wide range of commercial uses, making it a versatile and highly sought-after opportunity for development or repositioning. Don't miss the chance to capitalize on this exceptional property located at 900 South Jefferies Boulevard, Walterboro, SC, 29488.

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LOCATION DESCRIPTION

Commanding a major thoroughfare in the heart of Walterboro, SC, the property is surrounded by a blend of historic charm and modern convenience. This will yield returns for the Restaurant or Workforce Housing Investors who will discover a thriving community with a rich cultural heritage, evident in the picturesque antebellum homes, colorful local festivals, and lively downtown district. Located near the property, the Walterboro Wildlife Sanctuary is renowned for its natural beauty and diverse wildlife. Additionally, the nearby downtown area offers a variety of dining, shopping, and entertainment options, ensuring a vibrant lifestyle for those living and working there. This prime location offers an attractive opportunity for a savvy commercial or multifamily investor/user seeking a dynamic yet tranquil setting.

SITE DESCRIPTION

Please see: <https://app.regrid.com/us/sc/colleton/walterboro/8299.pdf>

LOAN DESCRIPTION

All Cash or Seller Financing

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Zoned as Highway Commercial District near I-95
- High visibility location w/ land and restaurant
- Versatile pivot to workforce, senior, or multifamily housing
- Ideal for land or retail investors
- Front and Back may be subdivided in focus per zoning approval.
- Owner Financing with at least half down
- Restaurant needs some upfit but some FF&E onsite



ADDITIONAL PHOTOS



Gilbert B. Bradham, Jr. | *SVN Senior Advisor*

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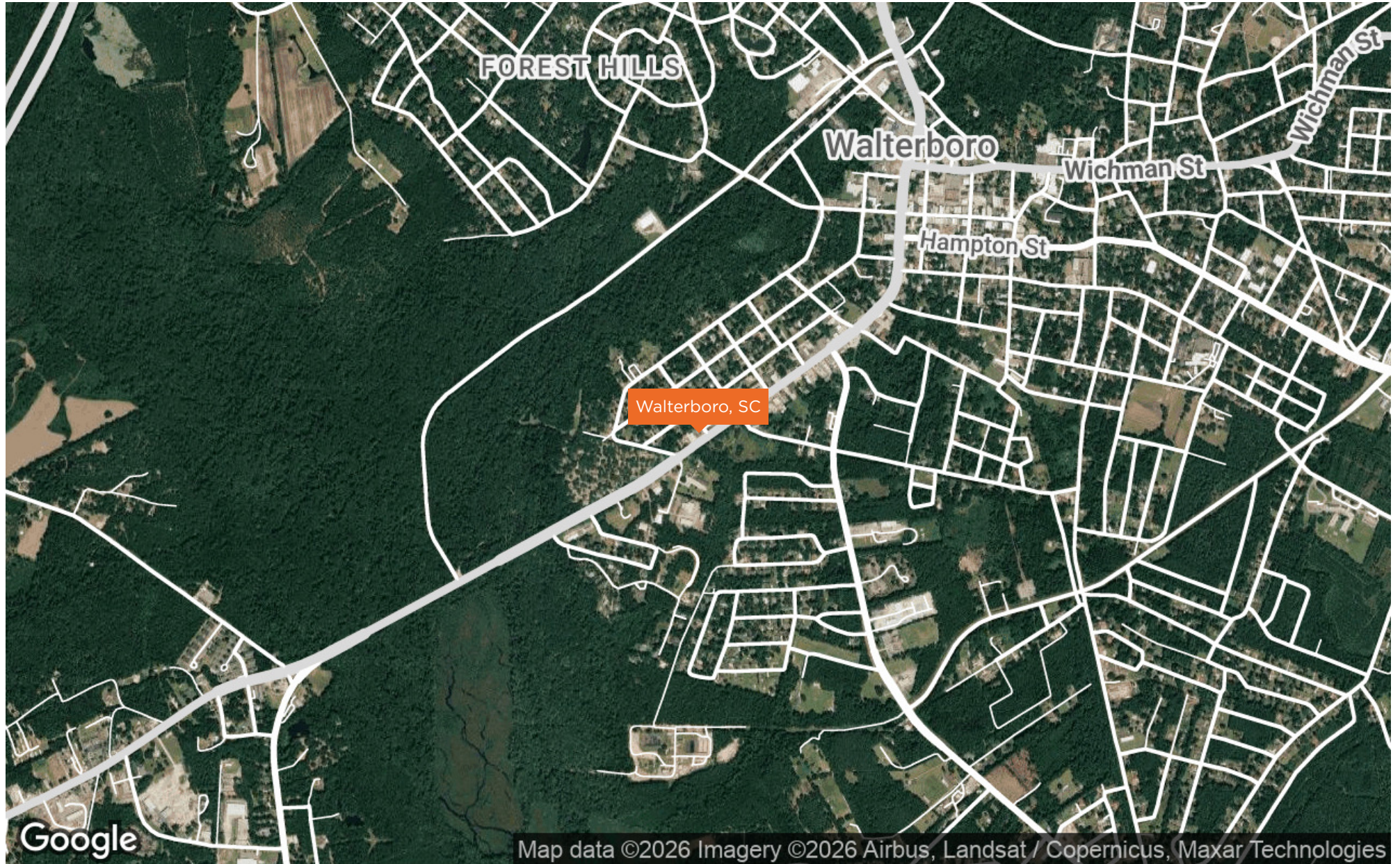
SECTION 3
Location Information

Colleton County, SC

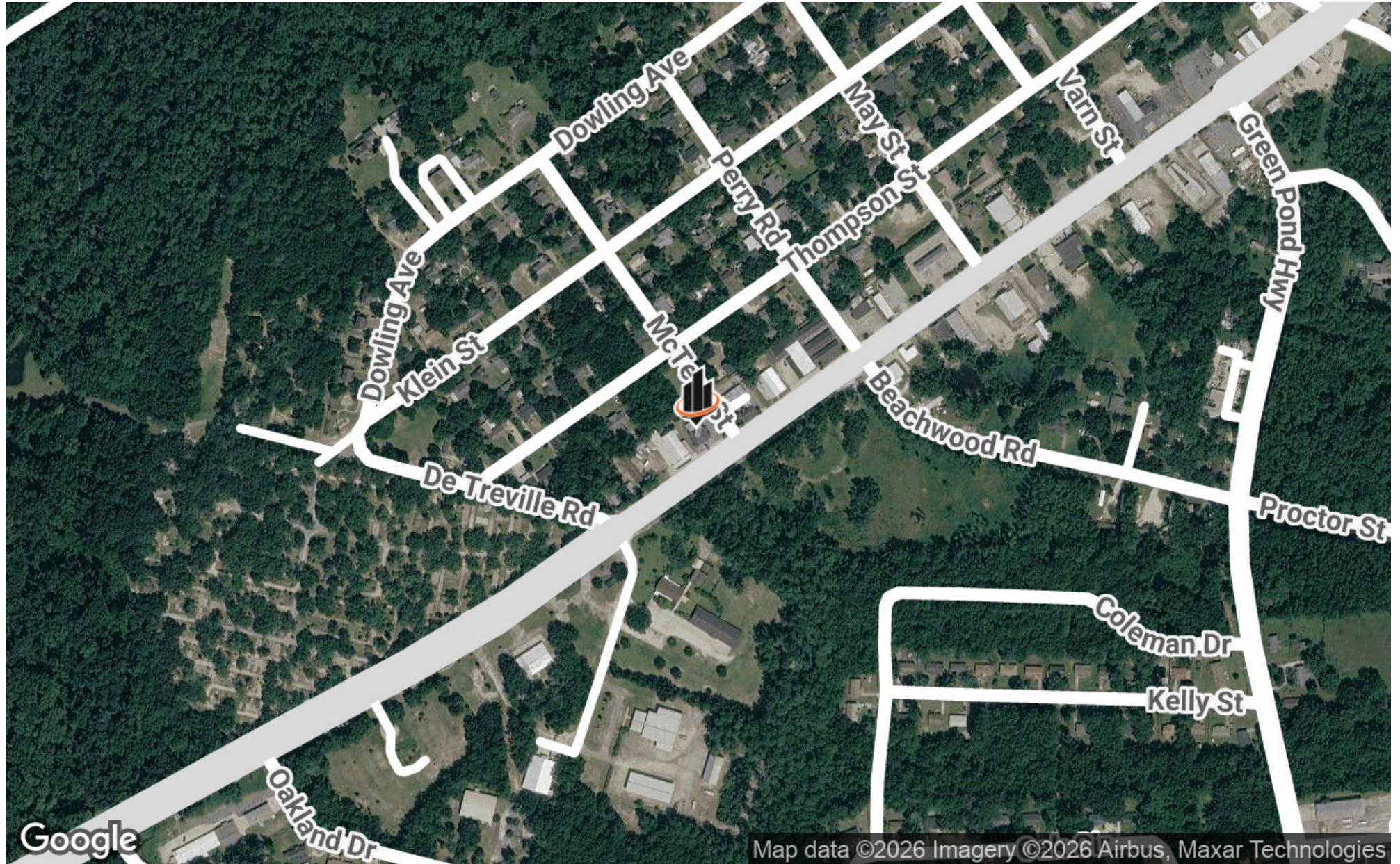
-  Limited Access Highway
-  US Highway
-  State or County Road
-  Densely Populated



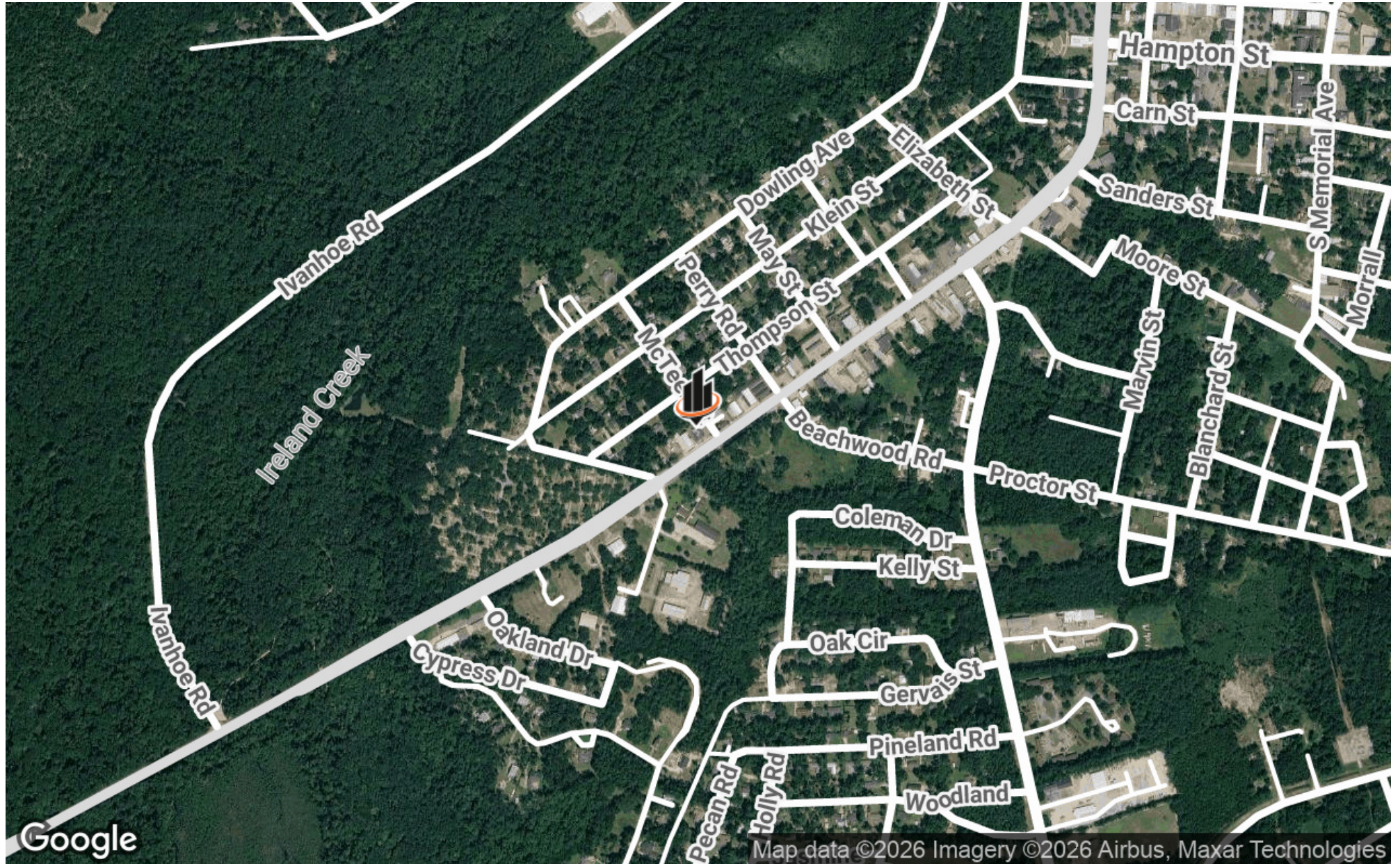
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 4
Demographics



SECTION 5
Advisor Bios



GILBERT BRADHAM

Senior Advisor

gilbert.bradham@svn.com

Direct: **803.325.1000** | Cell: **843.532.1641**

SC #3844

PROFESSIONAL BACKGROUND

Collective Strength = Accelerated Growth is the focus embodied by SVN | Southern Commercial Real Estate, LLC, and my path endeavors to bring a wealth of experience, dedication, and a strong work ethic to deliver exceptional value to clients in the Charleston Lowcountry, across South & North Carolina, and beyond through Broker of Record collaboration. <https://svn-scre.com/> Cell Number Direct: (843) 532-1641

I am delighted to say that work ethic and a collaborative focus are now my path with SVN Southern Commercial Real Estate, and we bring collaboration and cooperation to you through a stellar team in Commercial Real Estate, delivered through personal engagement tempered by expertise. Client or CRE Broker, get in touch with me. So, what is my focus? Trust is built personally through a handshake—reach out and connect. Artificial Intelligence and bullet points do not control our lives; they are tools. Making informed decisions requires real people, and that will be me, you, and our team.

Let's engage, collaborate, and explore new directions to leverage our combined capacity, in person or through other methods, to foster teamwork rather than siloed focuses. Get in touch, and let's close the loop.

EDUCATION

Citadel Alumni 2020 Bachelor of Arts in Political

Science with Pre-Law & Legal Subfield

Summa Cum Laude Institutional Honors

CGC M.A. in Intelligence & Securities Studies Graduate May 2023

SVN | Southern Commercial Real Estate, LLC

116 E. Main Street, Suite 201

Rock Hill, SC 29730

803.325.1000