



RETAIL-COMMERCIAL FOR SALE

DOWNTOWN BUILDING FOR SALE IN OPPORTUNITY ZONE

8636 OLD STATE ROAD | HOLLY HILL, SC 29059



COLDWELL BANKER COMMERCIAL ATLANTIC
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418
CBCATLANTIC.COM

DOWNTOWN BUILDING FOR SALE IN OPPORTUNITY ZONE

8636 OLD STATE ROAD | HOLLY HILL, SC 29059

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

FOR SALE:	\$150,000
BUILDING SIZE:	9,898 SF
LAND AREA:	0.15 AC
COUNTY:	Orangeburg
ZONING:	C-1
TAX ID:	332-20-07-009

PROPERTY OVERVIEW

This vintage building is ready for a new owner/investor to update and to renovate for new retail, office, or live-work uses. Property is located in Holly Hill at the hard corner of Old State Road and Gardner Blvd – just 20 minutes from the new Volvo plant and 7 miles from the I-26 interchange.

The building was built in the 1920s for the former Bilton Furniture, and is 2-stories with 5,460sf on each floor on .15 acres. The interior includes the exposed brick and solid wooden beams indicative of the quality construction of the era.

Located in the Opportunity Zone - additional benefits are available for investing into the Town of Holly Hill.

NEAL WALSH

843-744-9877 (O) 843-330-3787 (D)
nwalsh@cbsatlantic.com

DOWNTOWN BUILDING FOR SALE IN OPPORTUNITY ZONE

8636 OLD STATE ROAD | HOLLY HILL, SC 29059

PROPERTY IMAGES



NEAL WALSH

843-744-9877 (O) 843-330-3787 (D)

nwalsh@cbcatlantic.com

DOWNTOWN BUILDING FOR SALE IN OPPORTUNITY ZONE

8636 OLD STATE ROAD | HOLLY HILL, SC 29059

SURROUNDING BUSINESSES



CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM SURROUNDING BUSINESS 4

NEAL WALSH

843-744-9877 (O) 843-330-3787 (D)

nwalsh@cbsatlantic.com



**COLDWELL
BANKER
COMMERCIAL**

ATLANTIC

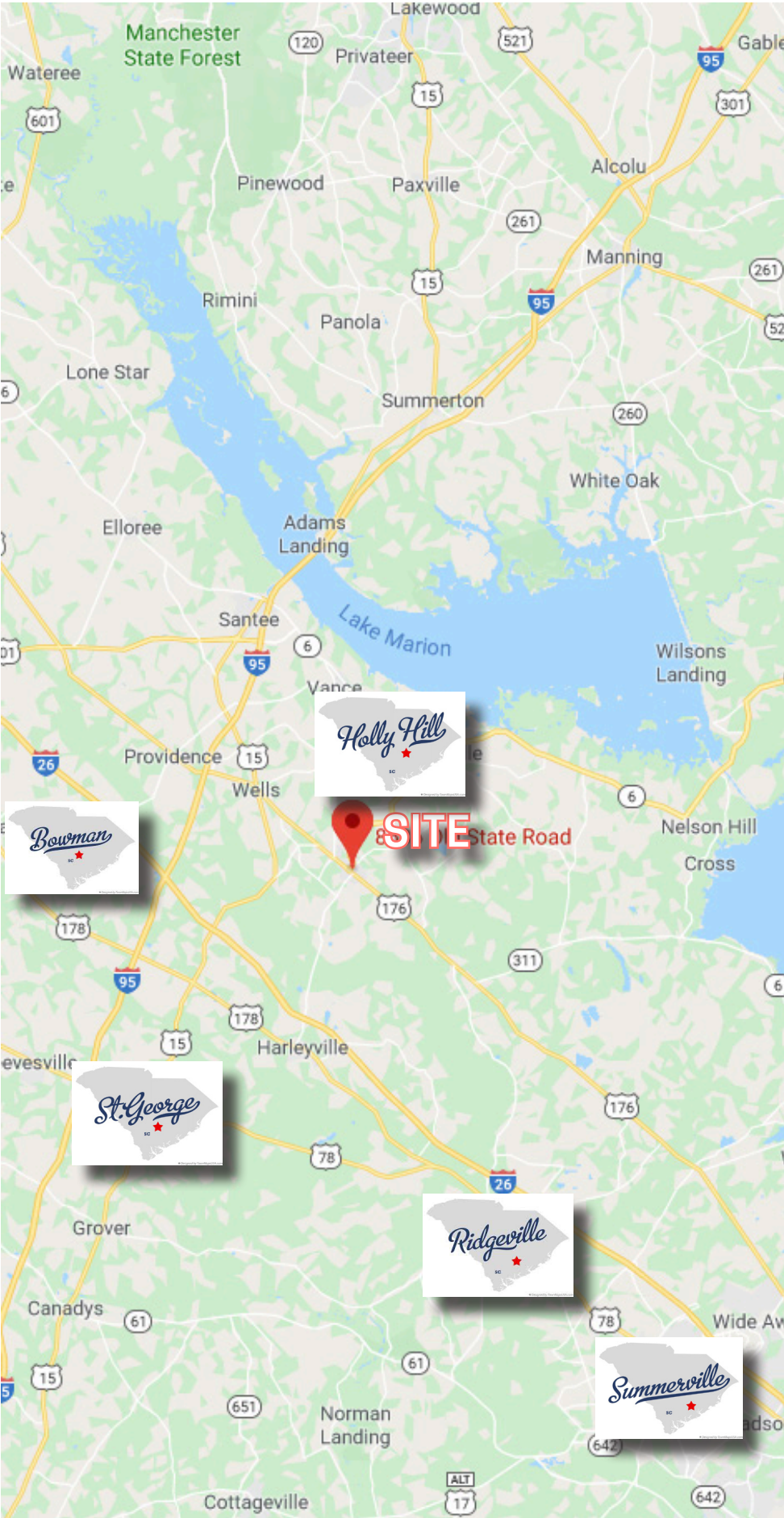
NEAL WALSH

Broker

843-744-9877 (O)

843-330-3787 (D)

nwalsh@cbcatlantic.com



The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.