

FOR SALE > ±6,347 SF OF OFFICE SPACE IN CAMDEN CBD

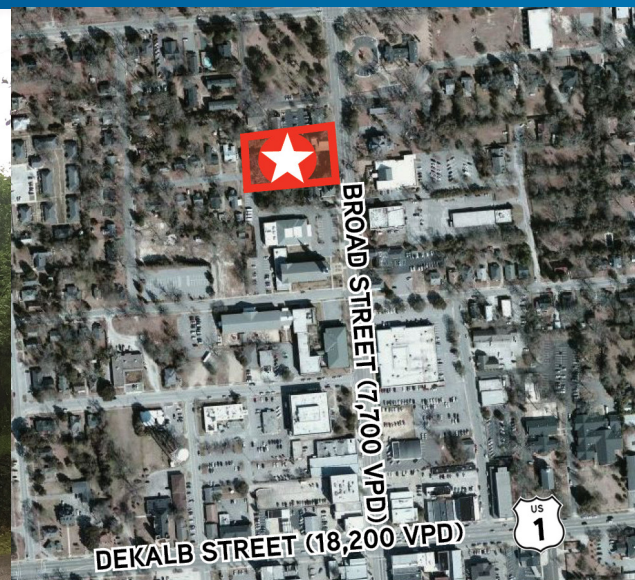


Greenleaf Villa Historic Home

1307 BROAD STREET, CAMDEN, SOUTH CAROLINA 29020



Main building



The subject site includes a charming historic residence known as Greenleaf Villa in an enclosed setting on Broad Street in Camden's Central Business District. The package of improvements includes the main, historic building dating back to the 1800s, a second building that has been renovated and is currently used as an office, a courtyard and well-maintained landscaping. The property is ideally suited for small business offices.

Property Details

- > **Square footage:** ±6,347 SF total
 - > Main house: ±4,844 SF
 - > Secondary office building: ±1,503 SF
- > **Lot size:** ±0.75 acres
- > **Traffic counts:**
 - > Dekalb Street: 18,200 vehicles per day
 - > Broad Street: 7,700 vehicles per day

Demographics - 2017 Estimate

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population:	3,749	13,089	21,044
Total Households:	1,614	5,458	8,666
Average HH Income:	\$63,835	\$61,705	\$63,633

- > **Recent renovations to main house:** Re-pointed and stabilized foundation, updated roof and HVAC
- > **Annual gross rents received:** \$37,200
- > **Price:** \$320,000

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1307 Broad Street, Camden > Photos



Second building



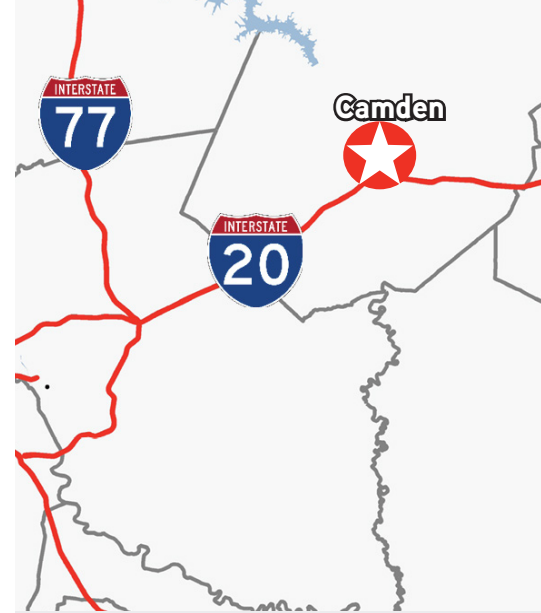
Main building



Main building



Main building



Contact Us

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