

**BERKSHIRE
HATHAWAY**
HomeServices

C. Dan Joyner,
REALTORS®

Commercial Division

Hope Tz Schmalzl

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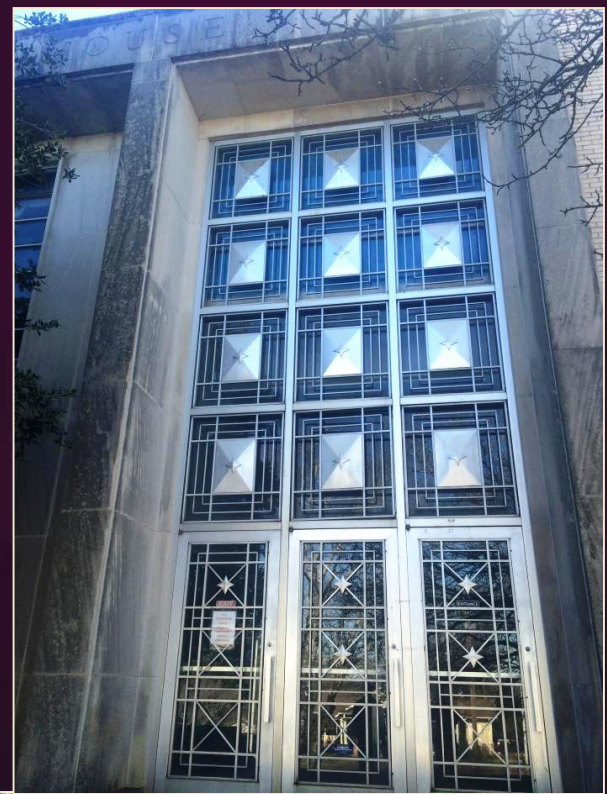
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Historical Courthouse Re-Development Project

3 Levels

211 W Main St
Walhalla, SC 29691



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Walhalla, South Carolina is a town with rich heritage and the county seat of Oconee County in the upstate of South Carolina.



Historical Courthouse Re-Development Project

211 West Main Street | Walhalla, SC 29691

Great Opportunity to participate in a historical renovation project of the former Walhalla courthouse building.

The project is proposing a 19-Room Hotel, Event Center, Restaurant, Sports Bar and Fitness Center.

Potential Tenants or Tenant will have an opportunity to build to suit

- **Historical Building**
- **31,000±SF**
- **3 levels**
- **Ample Parking**
- **Heart of downtown**
- **Oconee county**
- **Tax map#:500-15-13-001**

**For Lease
\$12/SF**



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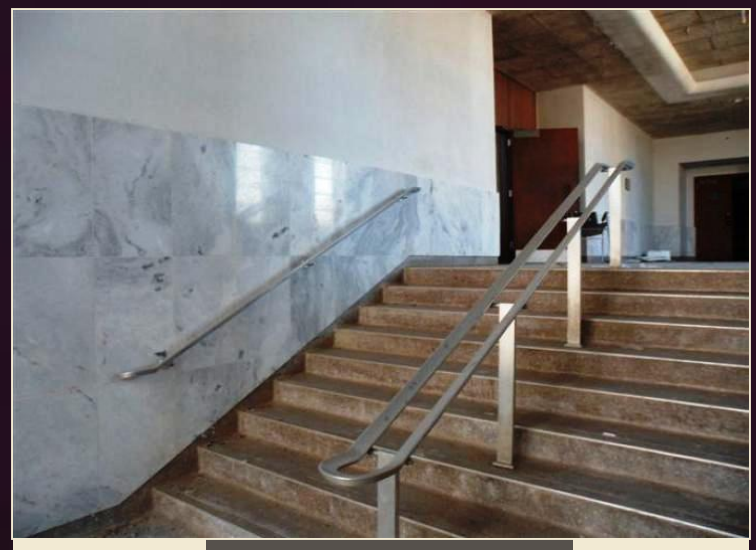
Front



Back



Side

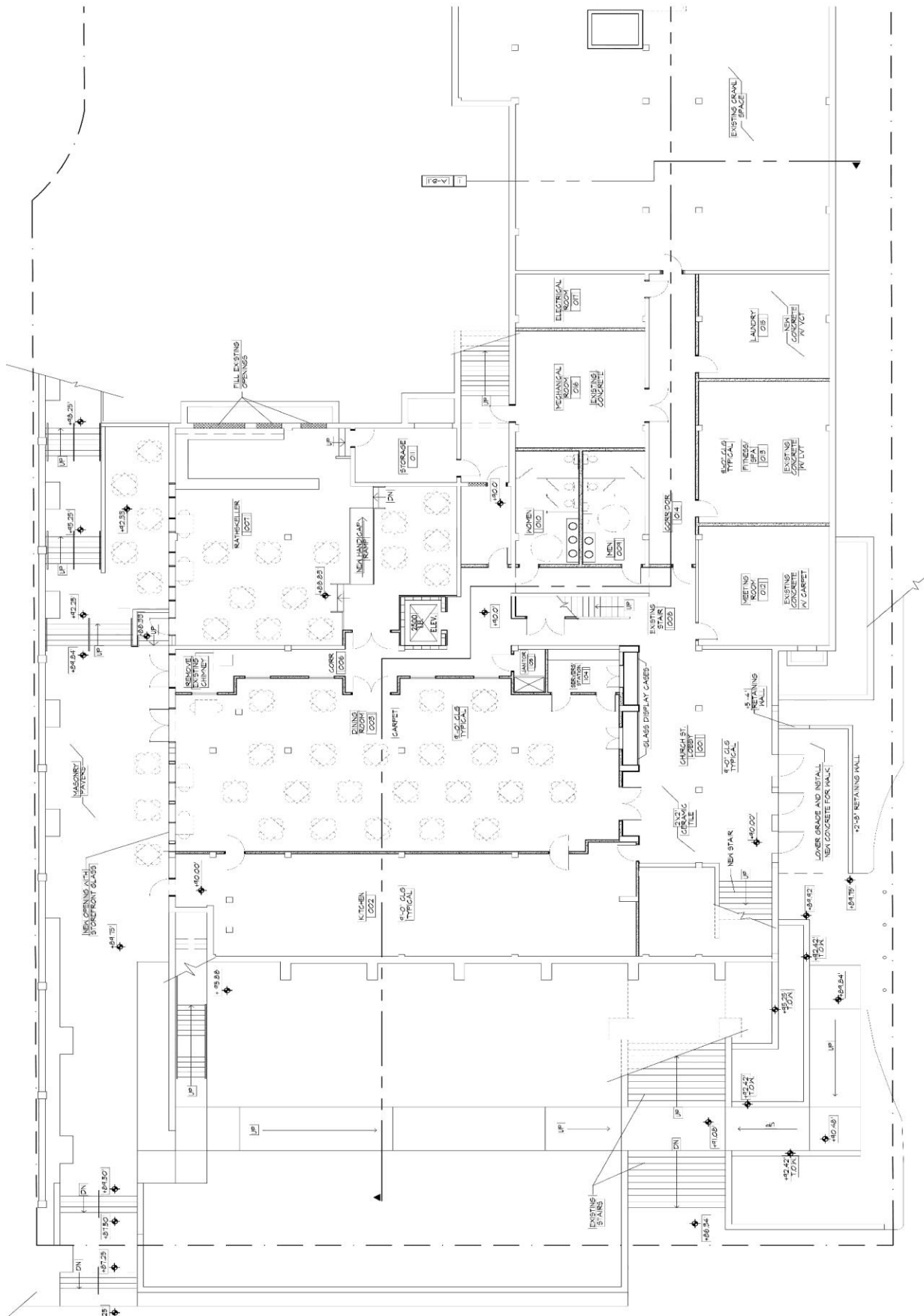


Interior

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Ground Floor



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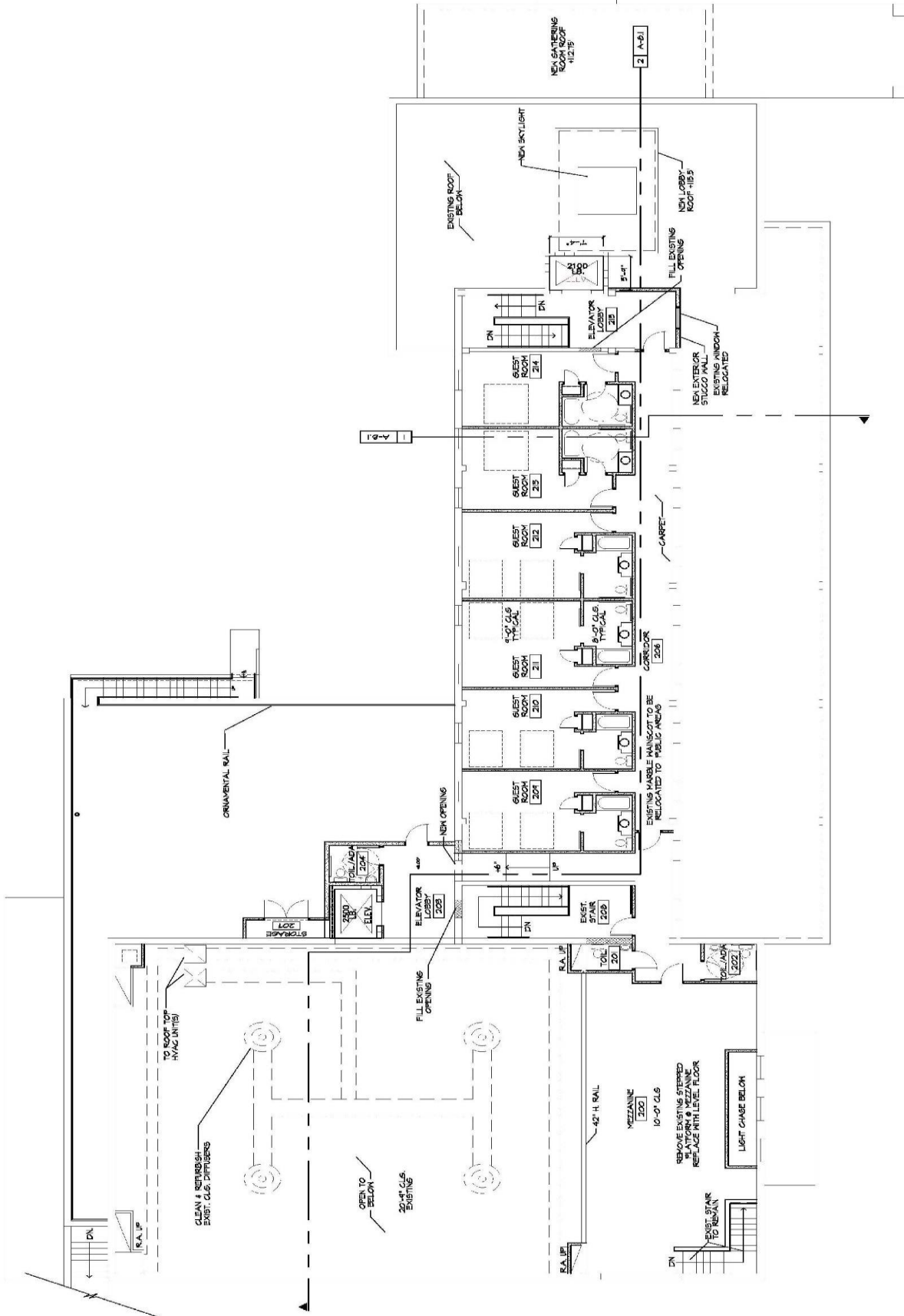
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Third Floor



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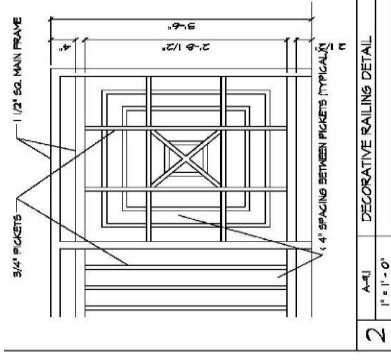
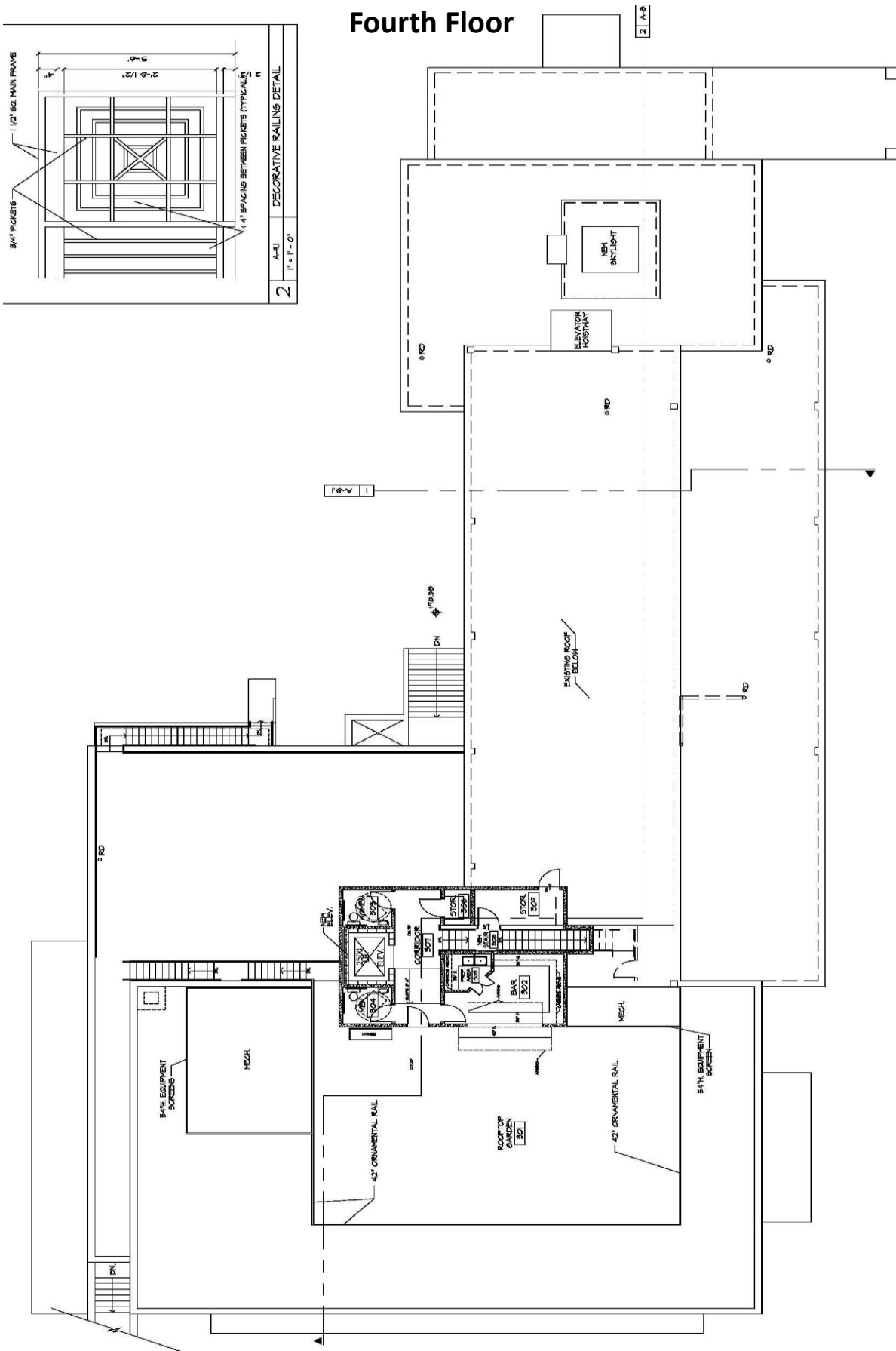
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Fourth Floor



2
A-1
1" = 1'-0"
DECORATIVE RAILING DETAIL



Demographic and Income Comparison Profile

211 W Main St, Walhalla, South Carolina, 29691 2
 211 W Main St, Walhalla, South Carolina, 29691
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.76529
 Longitude: -83.06747

2018 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	456	21.1%	881	18.0%	1,821	16.0%
\$15,000 - \$24,999	264	12.2%	576	11.8%	1,271	11.2%
\$25,000 - \$34,999	261	12.1%	599	12.2%	1,412	12.4%
\$35,000 - \$49,999	413	19.1%	846	17.3%	1,822	16.0%
\$50,000 - \$74,999	315	14.6%	866	17.7%	2,140	18.8%
\$75,000 - \$99,999	159	7.4%	488	10.0%	1,211	10.6%
\$100,000 - \$149,999	190	8.8%	442	9.0%	1,026	9.0%
\$150,000 - \$199,999	57	2.6%	116	2.4%	322	2.8%
\$200,000+	42	1.9%	82	1.7%	361	3.2%
Median Household Income	\$37,589		\$40,656		\$43,612	
Average Household Income	\$52,928		\$55,060		\$61,658	
Per Capita Income	\$20,865		\$22,019		\$25,598	

2023 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	456	20.9%	886	17.7%	1,831	15.6%
\$15,000 - \$24,999	230	10.5%	520	10.4%	1,150	9.8%
\$25,000 - \$34,999	242	11.1%	565	11.3%	1,341	11.4%
\$35,000 - \$49,999	417	19.1%	868	17.3%	1,877	16.0%
\$50,000 - \$74,999	294	13.5%	822	16.4%	2,035	17.3%
\$75,000 - \$99,999	148	6.8%	461	9.2%	1,148	9.8%
\$100,000 - \$149,999	258	11.8%	606	12.1%	1,397	11.9%
\$150,000 - \$199,999	81	3.7%	170	3.4%	461	3.9%
\$200,000+	56	2.6%	115	2.3%	498	4.2%
Median Household Income	\$39,575		\$42,988		\$46,586	
Average Household Income	\$60,363		\$62,436		\$70,762	
Per Capita Income	\$23,635		\$24,896		\$29,324	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

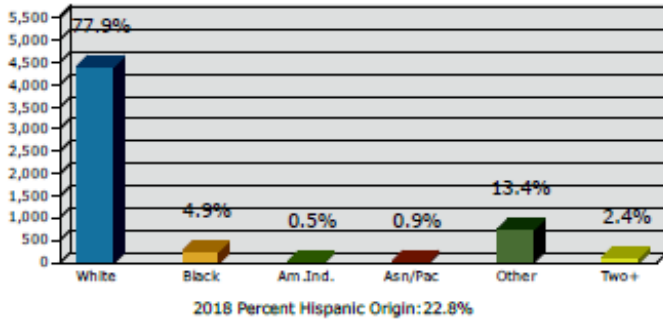


Graphic Profile

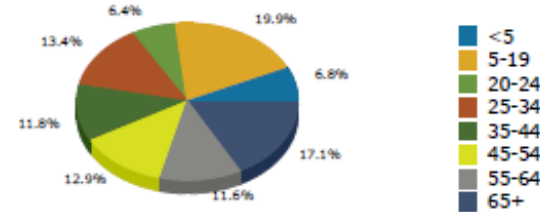
211 W Main St, Walhalla, South Carolina, 29691 2
 211 W Main St, Walhalla, South Carolina, 29691
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 34.76529
 Longitude: -83.06747

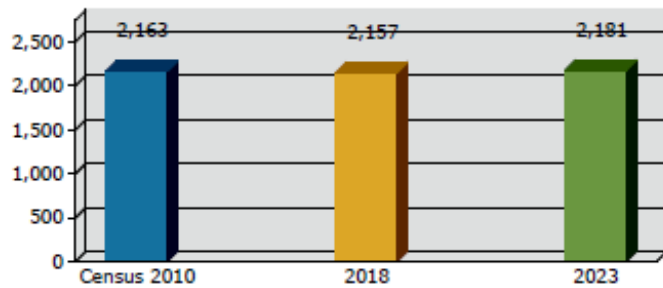
2018 Population by Race



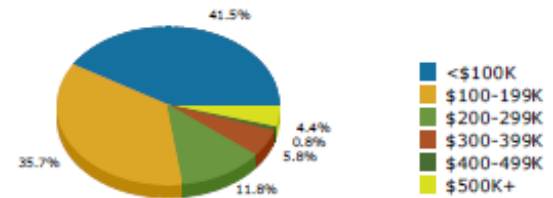
2018 Population by Age



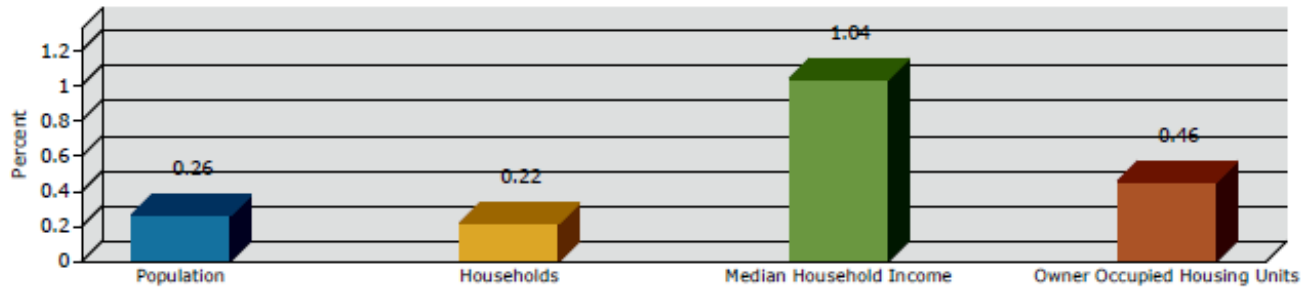
Households



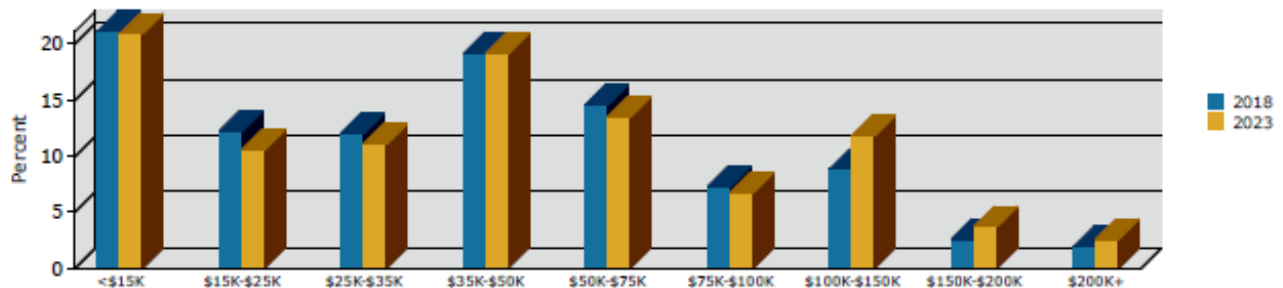
2018 Home Value



2018-2023 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Traffic Count Profile

211 W Main St, Walhalla, South Carolina, 29691 2
 211 W Main St, Walhalla, South Carolina, 29691
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 34.76529
 Longitude: -83.06747

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	W Main St	N Tugaloo St (0.05 miles E)	2015	9,400
0.09	W South Broad St	S Tugaloo St (0.04 miles E)	2015	2,400
0.17	E South Broad St	S Catherine St (0.04 miles E)	2015	2,800
0.19	S College St	Booker Dr (0.04 miles N)	2015	2,800
0.57	N Church St	Knapp St (0.08 miles S)	2015	950
0.60	Pickens Hwy	Jessamine Pl (0.07 miles SW)	2015	5,200
0.66	N Laurel St	Ardashir Ln (0.03 miles S)	2015	550
0.71	E South Broad St	Earle St (0.04 miles E)	2015	2,100
0.83	Playground Rd	Letson Cir (0.08 miles SE)	2015	1,400
0.85	Highlands Hwy	W Main St (0.06 miles E)	2015	5,100
0.93	W Broad St	Henson Ln (0.05 miles W)	2015	550
1.07	Blue Ridge Blvd	S-37-675 (0.2 miles NW)	2015	13,000
1.15	W Bear Swamp Rd	Pine Creek Dr (0.08 miles SE)	2015	750
1.28	Coffee Rd	Park Ridge Way (0.09 miles SW)	2015	2,100
1.36	W Main St	Hutchinson Ln (0.02 miles SE)	2015	4,800
1.36	Torrington Rd	Sangamo Dr (0.15000001 miles S)	2015	1,800
1.36	Garrett St	Foothills Center Dr (0.05 miles SW)	2015	10,100
1.38	Westminster Hwy	Sassafras Ln (0.05 miles N)	2015	2,500
1.53	Cherokee Foothills Scenic Hwy	Dolija Ln (0.03 miles S)	2015	6,200
1.63	N Laurel St	Red Hill Farm Dr (0.04 miles S)	2015	350
1.68	Playground Rd	Casey Ln (0.05 miles E)	2015	425
1.73	W A 10	Mason Dr (0.04 miles S)	1997	3,000
1.80	Zion Rd	Wades Rd (0.03 miles NE)	2015	450
1.81	Torrington Rd	Freedom Dr (0.07 miles S)	2015	600
1.81	Highlands Hwy	Zion Rd (0.03 miles W)	2015	4,500
1.87	N Hwy 11	Salem Hwy (0.07 miles NE)	2015	8,400
2.01	Fowler Rd	Torrington Rd (0.06 miles SE)	2015	1,100
2.08	W Union Rd	Jefferson Rd (0.13 miles S)	2015	3,700
2.11	Pickett Post Rd	Twin Branch Dr (0.06 miles NE)	2015	650
2.19	Blue Ridge Dr	Magnolia Dr (0.07 miles NW)	2015	13,400

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2018 Kalibrate Technologies (Q3 2018).