



# 816, 822 & 830 Front St.

Georgetown, South Carolina, 29440



## Available

Multiple Retail Spaces in Georgetown's Historic District

## Property Overview

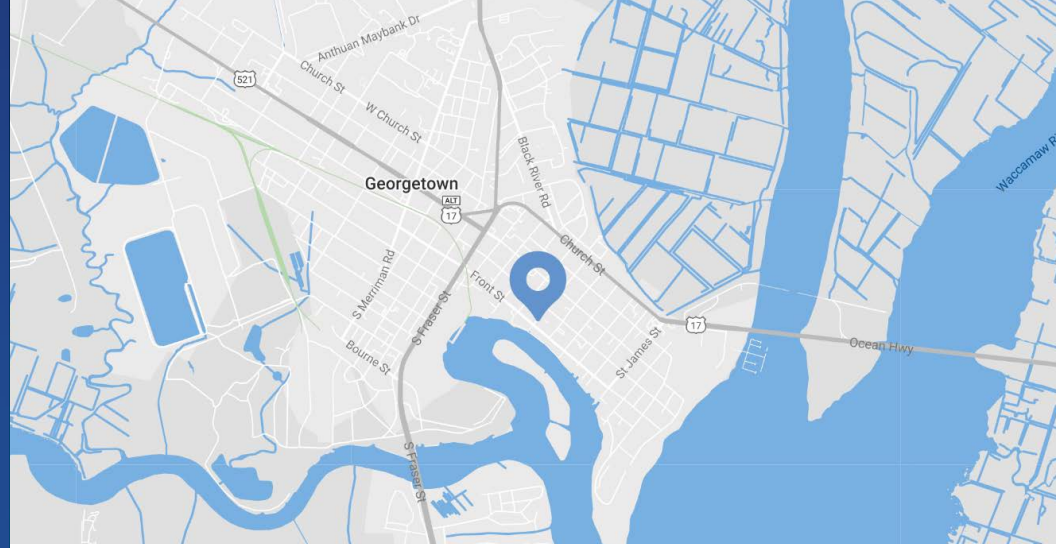
# 816, 822 & 830 Front St. Available

Seize this rare opportunity to own one of the largest historic retail investment properties on Front Street in Georgetown, South Carolina. Situated in both a TIF District and a designated Opportunity Zone, these prime commercial buildings offer significant tax incentives to encourage development. This could be an amazing opportunity for a hotel or condo project, with 55 parking spaces, the only private parking lot in downtown Georgetown. Uniquely, this is the only property on Front Street with ample private parking, a true standout in Georgetown's bustling downtown where parking is highly sought after.

Positioned in the heart of this historic city – South Carolina's third-oldest – these buildings are surrounded by beautifully preserved architecture and a thriving waterfront community. Georgetown has become a growing tourist destination known for its rich maritime history, attracting thousands of visitors annually to its shops, restaurants, and outdoor activities. With expanding tourism, a vibrant local economy, and unique tax advantages, this property offers a rare chance to invest in one of the Southeast's most charming coastal towns.

## Property Details

<b>Address</b>	816, 822 and 830 Front St   Georgetown, SC 29440
<b>Availability</b>	+/- 50,000 SF Available
<b>Acreage</b>	+/- 1.29 AC
<b>Use</b>	Retail Mixed-Use Redevelopment
<b>Zoning</b>	Mixed-Use, Retail, Residential   *Opportunity to Rezone
<b>Parking</b>	55 Parking Spaces
<b>Parcels</b>	05-0029-038-00-00, 05-0029-040-00-00
<b>Traffic Counts</b>	Front St   4,100 VPD
<b>Sale Price</b>	\$6,500,000
<b>Additional Notes</b>	Potential Seller Financing



## Demographics

<b>RADIUS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>2024 Population</b>	2,905	11,258	15,643
<b>Avg. Household Income</b>	\$76,036	\$69,865	\$74,232
<b>Median Household Income</b>	\$52,067	\$50,854	\$74,232
<b>Households</b>	1,303	4,654	6,403
<b>Daytime Employees</b>	4,762	9,565	10,773

## Available

### Floor 1

+/- 13,350 SF

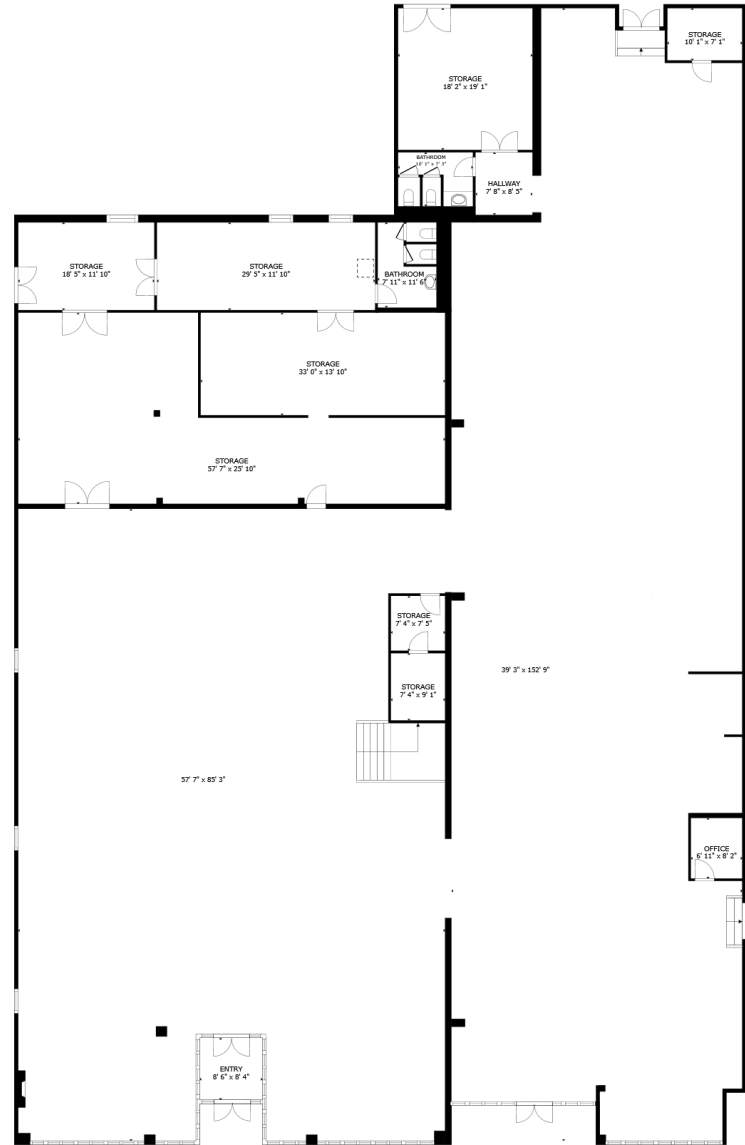
### Floor 2 Mezzanine

+/- 3,125 SF

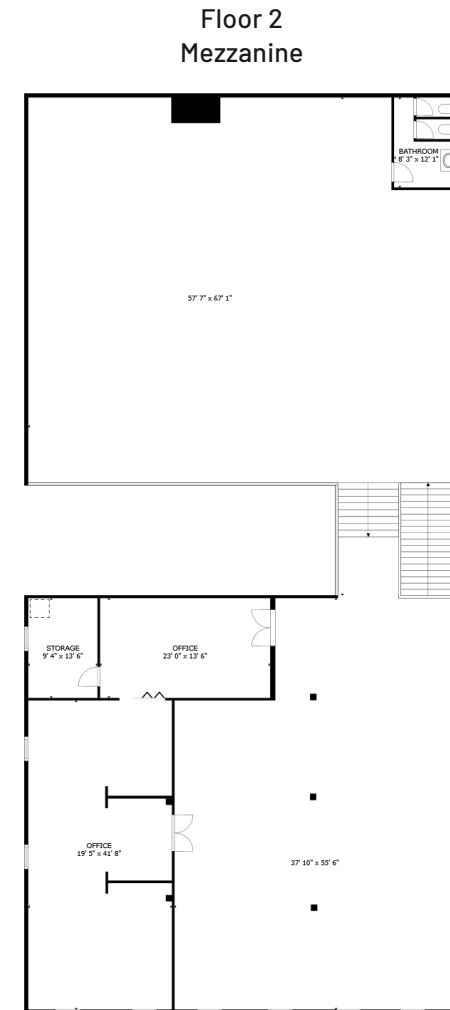
### Floor 3 Mezzanine

+/- 3,225 SF

 Virtual Tour



Floor 1



Floor 3  
Mezzanine

Interior Photos | Building 1



## Available

### Floor 1

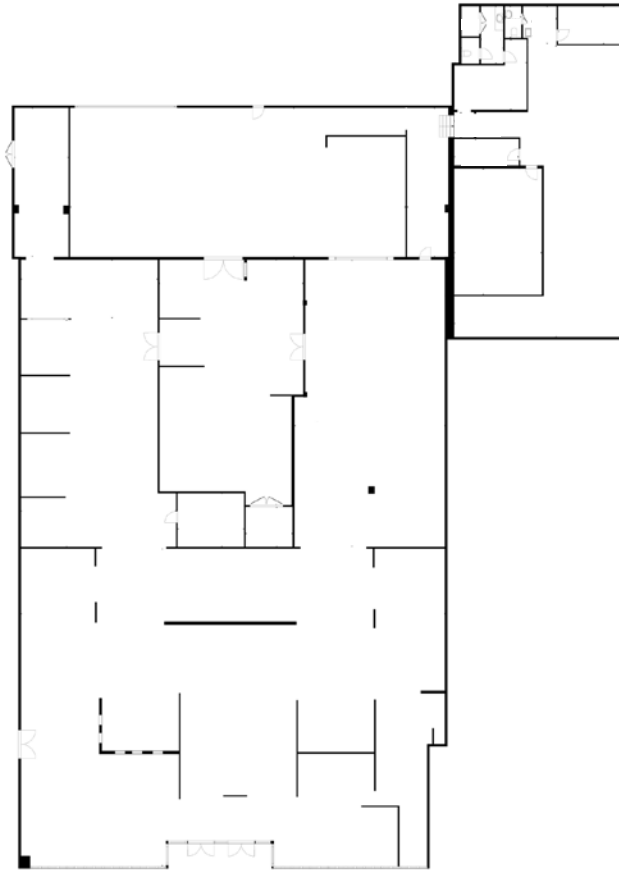
+/- 21,500 SF

 Virtual Tour

### Floor 2

+/- 8,000 SF

 Virtual Tour



Floor 1



Stairwell

Floor 2

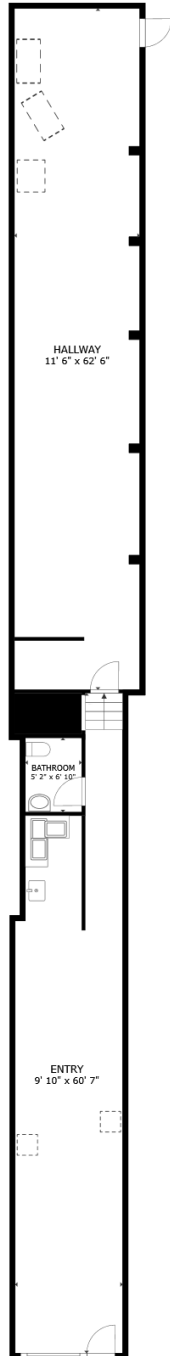
Interior Photos | Building 2



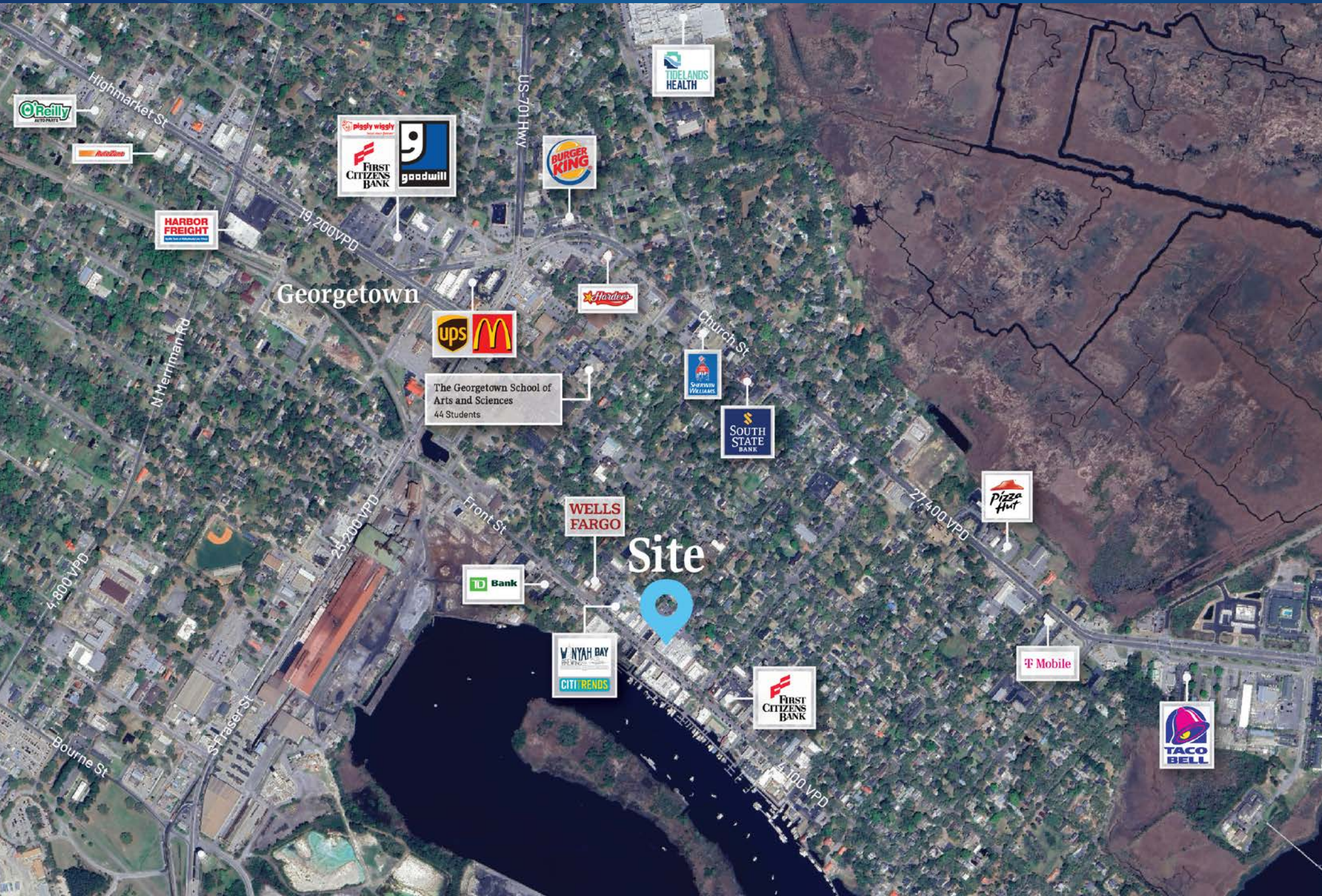
Available

+/- 800 SF  
Restaurant

 Virtual Tour



# Market Overview



# Georgetown South Carolina

Georgetown, SC, is a historic coastal city known for its rich heritage and strategic location along the Atlantic. As South Carolina's third-oldest city, it offers a blend of historic charm and modern amenities, making it a hub for tourism, industry, and commerce. The city's waterfront, thriving downtown, and proximity to major ports make it an attractive destination for businesses and visitors alike. With a strong focus on preserving its cultural legacy while encouraging economic growth, Georgetown provides a balanced environment for both residents and businesses.





Site

Front St

Orange St

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.