



# Armory and Land

800 Church St | Georgetown, South Carolina, 29440



## Available

Historic Armory with additional +/- 230 AC in Georgetown

## Property Overview

# Armory and Land Available

Welcome to the Historic Georgetown Armory, an intricately designed brick building that was brought back to life in 2024 through an adaptive reuse project, transforming it into a vibrant music venue. This iconic structure reflects both the rich history and the forward-thinking future of Georgetown, SC.

Beyond the Armory is a beautiful, undisturbed parcel located in an Opportunity Zone (OZ), offering tremendous potential for development. This site is ideally suited for a hotel, townhomes, or apartments, with pre-approval from the city of Georgetown for buildings up to 8 stories. The property spans over 200 acres of pristine land that extends all the way to the riverfront, offering a unique blend of privacy and natural beauty.

This rare opportunity allows for the creation of a development that emphasizes modern amenities while taking full advantage of the serene and expansive surroundings in Georgetown, SC.

## Property Details

**Address** 800 Church Street | Georgetown, SC, 29440

**Availability** Armory: +/- 12,604 SF  
Storage: +/- 5,000 SF  
Additional +/- 230 AC Available for Sale

**Acreage** +/- 230 AC

**Use** Land

**Zoning** Commercial

**Parcels** 05-0027-032-00-00

**Traffic Counts** Church St | 27,400 VPD

**Pricing** Call for Pricing



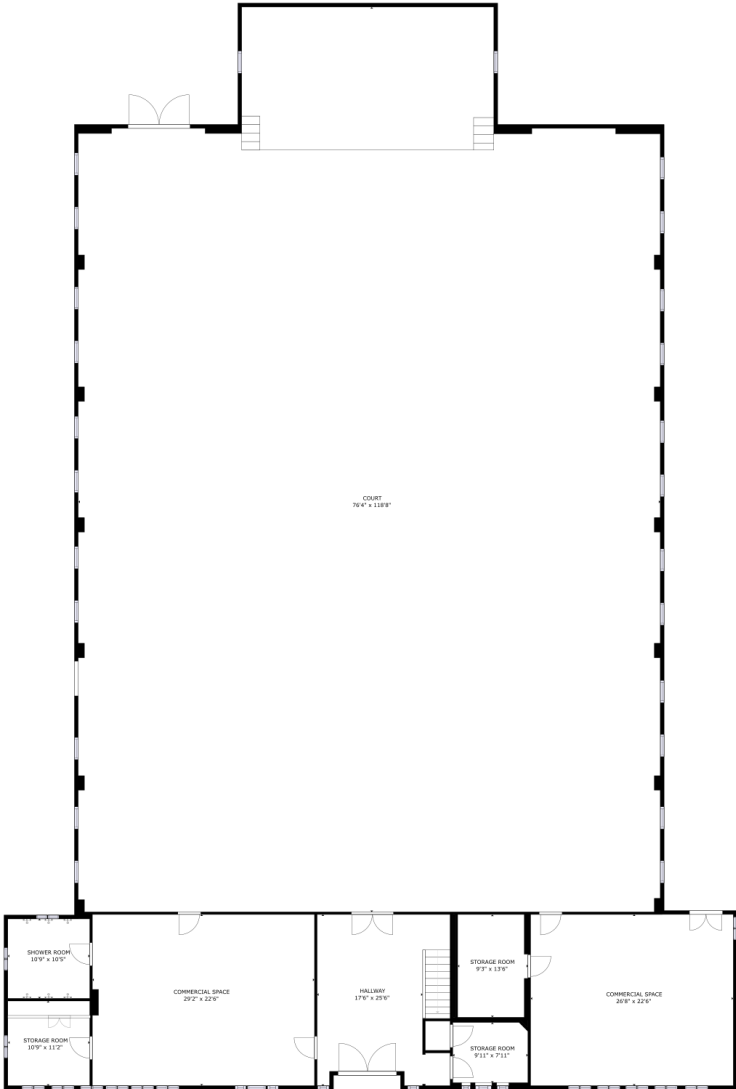
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	2,455	10,523	15,495
<b>Avg. Household Income</b>	\$86,305	\$69,364	\$75,405
<b>Median Household Income</b>	\$57,066	\$50,849	\$52,174
<b>Households</b>	1,136	4,394	6,318
<b>Daytime Employees</b>	4,625	9,415	10,687

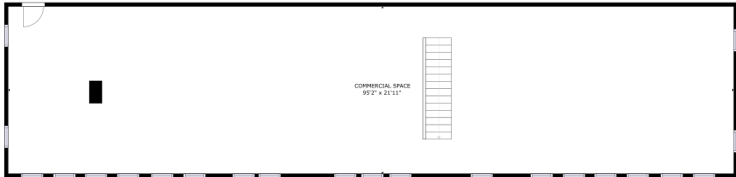
Available

+/- 12,604 SF

 Virtual Tour



FLOOR 1



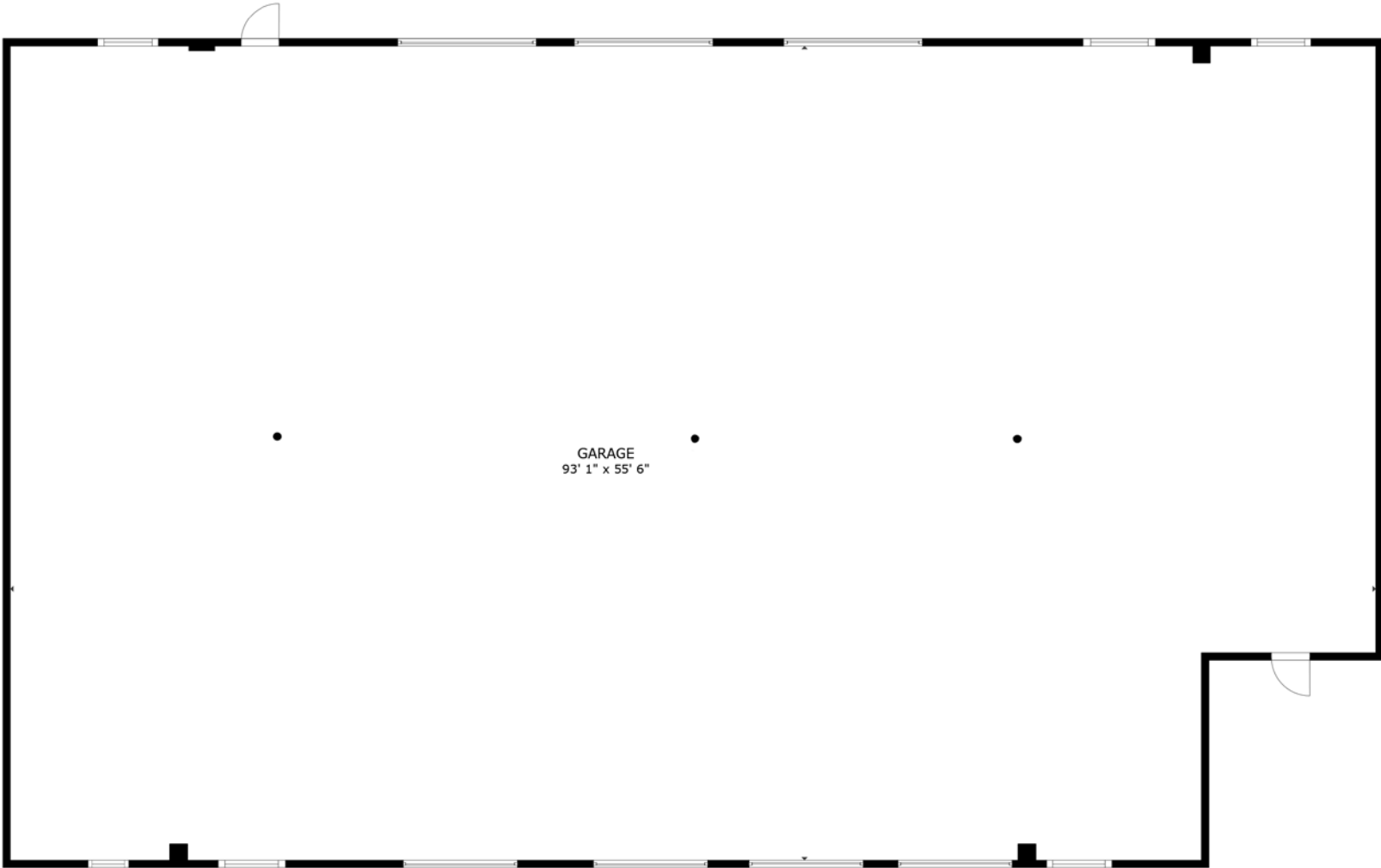
FLOOR 2



Available

+/- 5,000 SF

 Virtual Tour







Great Pee Dee River

Site

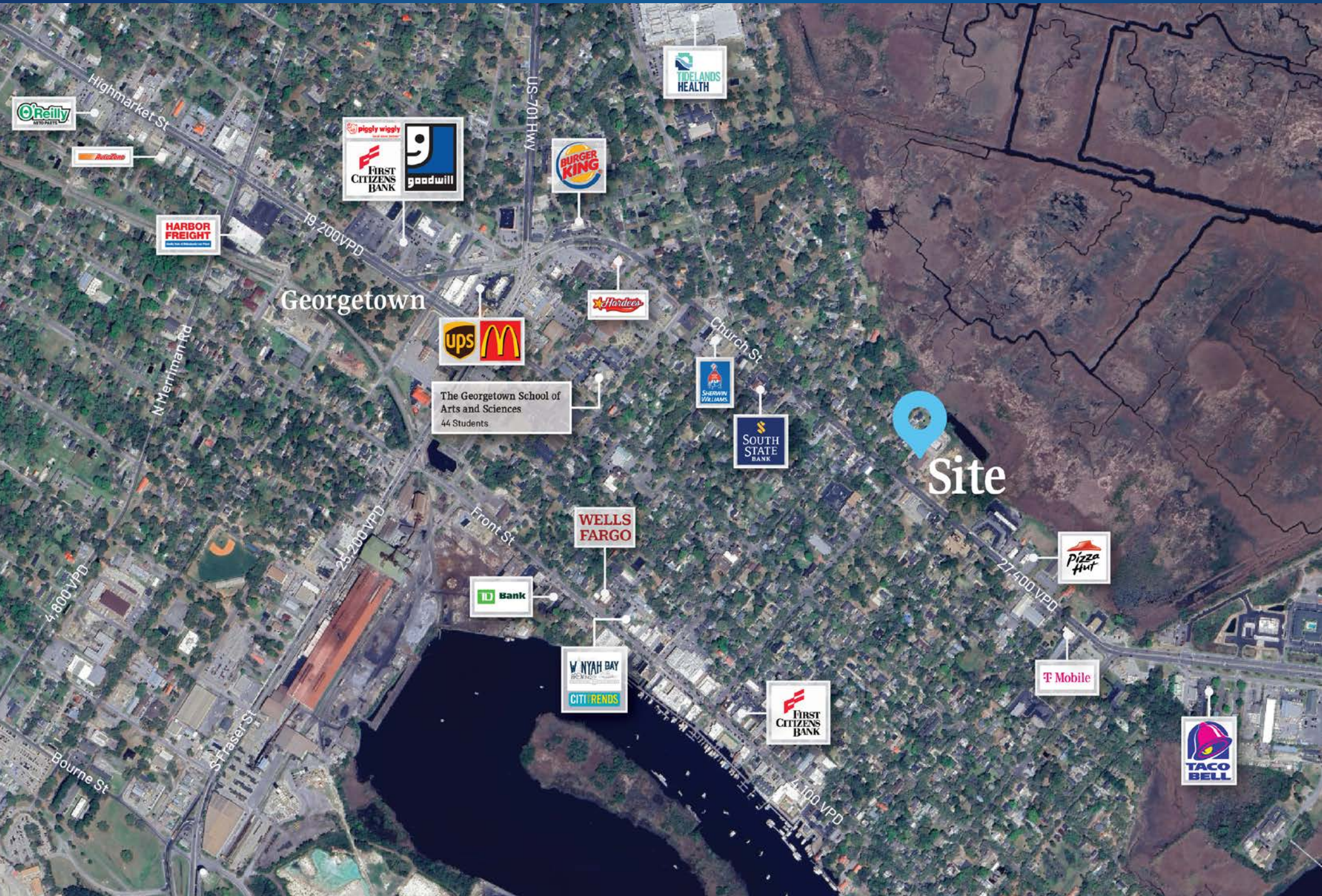
# Exhibit B

+/- 230 Acres





# 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.





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.