



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC



**INDUSTRIAL PARK FOR LEASE**  
**5360 HWY 165 | HOLLYWOOD, SC**





Light industrial park in Hollywood, SC consisting of 8,000 SF buildings with min space available of 2,000 SF and maximum space of 8,000 SF. 2,000 SF laydown area available for end cap lease. Building 400 and 300 are built and fully leased. Building 200 will be completed August 1, 2023. Lease terms are for NNN leases with landlord to supply water and tenant to establish separate electric meter with Dominion Energy.



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## Site Highlights

5360 Hwy 165  
Hollywood, SC

- **Property Subtype**  
Flex Space, Light Industrial
- **Contiguous Space**  
2,000 - 8,000 SF
- **Tas ID**  
1630000031
- **Zoning**  
LI - Light Industrial District
- **Lease Rate**  
\$11 PSF (Annual)
- **Lease Type**  
NNN



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Delivering August 1, 2023

200

300

400



HWY 165



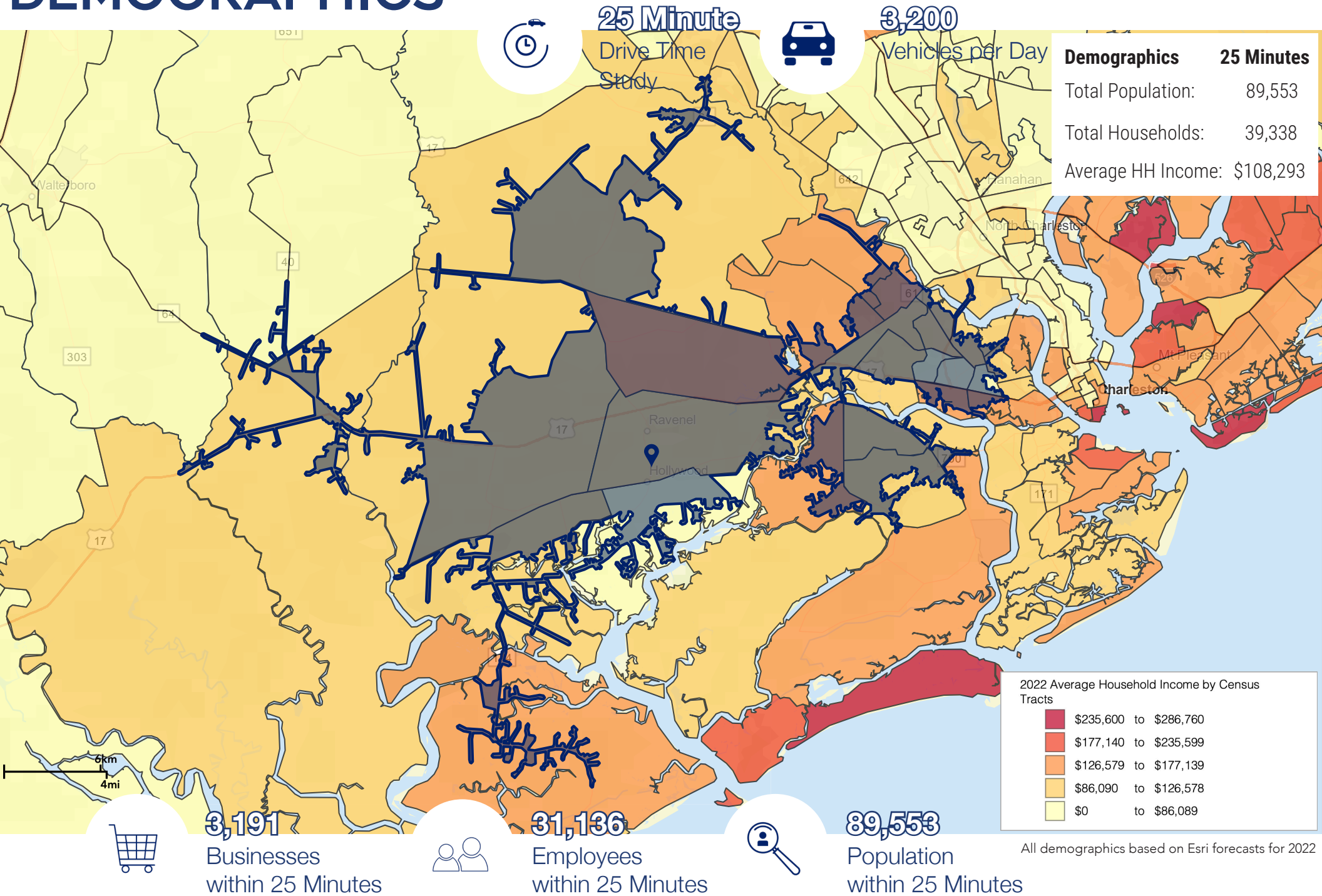
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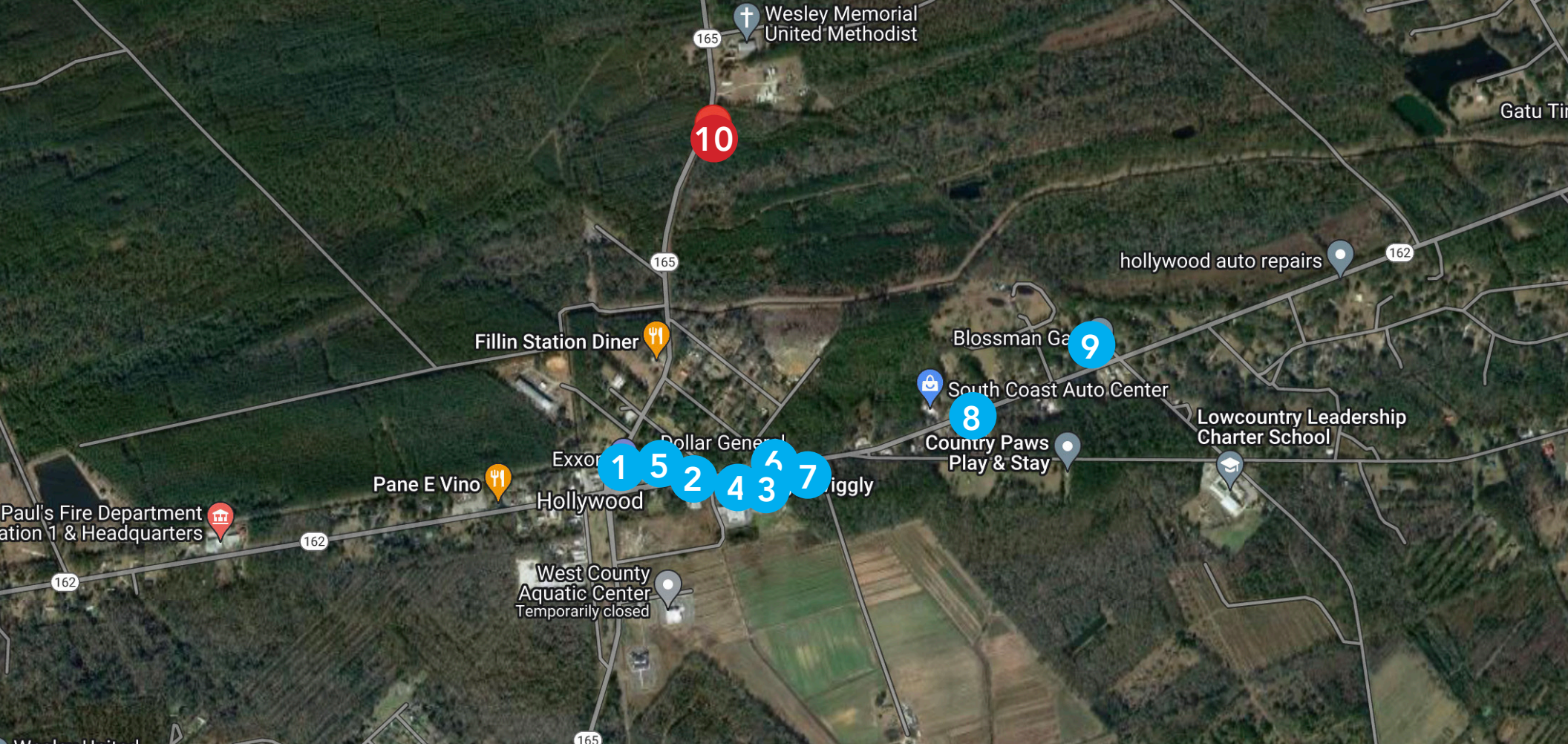


# DEMOGRAPHICS



All demographics based on Esri forecasts for 2022





## AREA BUSINESSES

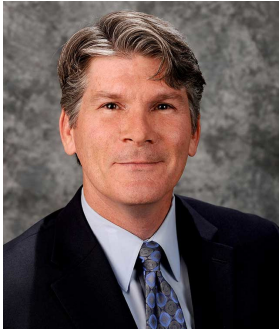
- |                     |                      |                       |         |
|---------------------|----------------------|-----------------------|---------|
| 1 BlueWater (Exxon) | 4 Piggly Wiggly      | 7 First Citizens Bank | 10 SITE |
| 2 Dollar General    | 5 Boogies BBQ        | 8 Blue Flame Oil      |         |
| 3 Family Dollar     | 6 Hollywood Hardware | 9 Blossoms Oil        |         |



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Kip Bowman  
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Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the "go to" source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest "list to sale" ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell  
ASSOCIATE  
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Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded "Employee of the Year" and will go out of her way to work for you.

3506 W Montague Ave | North Charleston, SC 29418  
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