

**Commercial Office Building in the Heart of Downtown
Ridgeland, SC
10962 N Jacob Smart Blvd
Ridgeland, SC 29936**

**\$475,000
0.21± Acres
Jasper County**



Commercial Office Building in the Heart of Downtown Ridgeland, SC
Ridgeland, SC / Jasper County

SUMMARY

Address

10962 N Jacob Smart Blvd

City, State Zip

Ridgeland, SC 29936

County

Jasper County

Type

Commercial, Business Opportunity

Latitude / Longitude

32.482841 / -80.979076

Dwelling Square Feet

2,030

Bedrooms / Bathrooms

9 / 1

Acreage

0.21

Price

\$475,000

Property Website

<https://truesouthland.com/property/commercial-office-building-in-the-heart-of-downtown-ridgeland-sc/jasper/south-carolina/98407/>



Commercial Office Building in the Heart of Downtown Ridgeland, SC Ridgeland, SC / Jasper County

PROPERTY DESCRIPTION

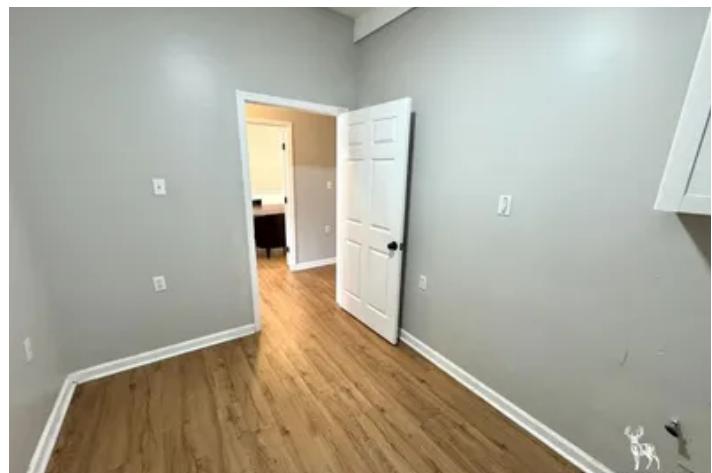
Located in central downtown Ridgeland at the high-visibility intersection of US Highway 17 and Highway 278, this commercial office building benefits from excellent road exposure, steady traffic flow, and direct street frontage. With approximately 2,030 square feet, the property offers a flexible and functional layout suitable for a variety of uses.

The interior features five private offices, a large lobby/reception area, conference room, full kitchen, break room with additional cabinet space, two restrooms, a shower, and large storage closets, providing ample space and convenience for both staff and clients. Large front-facing windows allow abundant natural light to fill the space, creating a bright, comfortable, and welcoming environment.

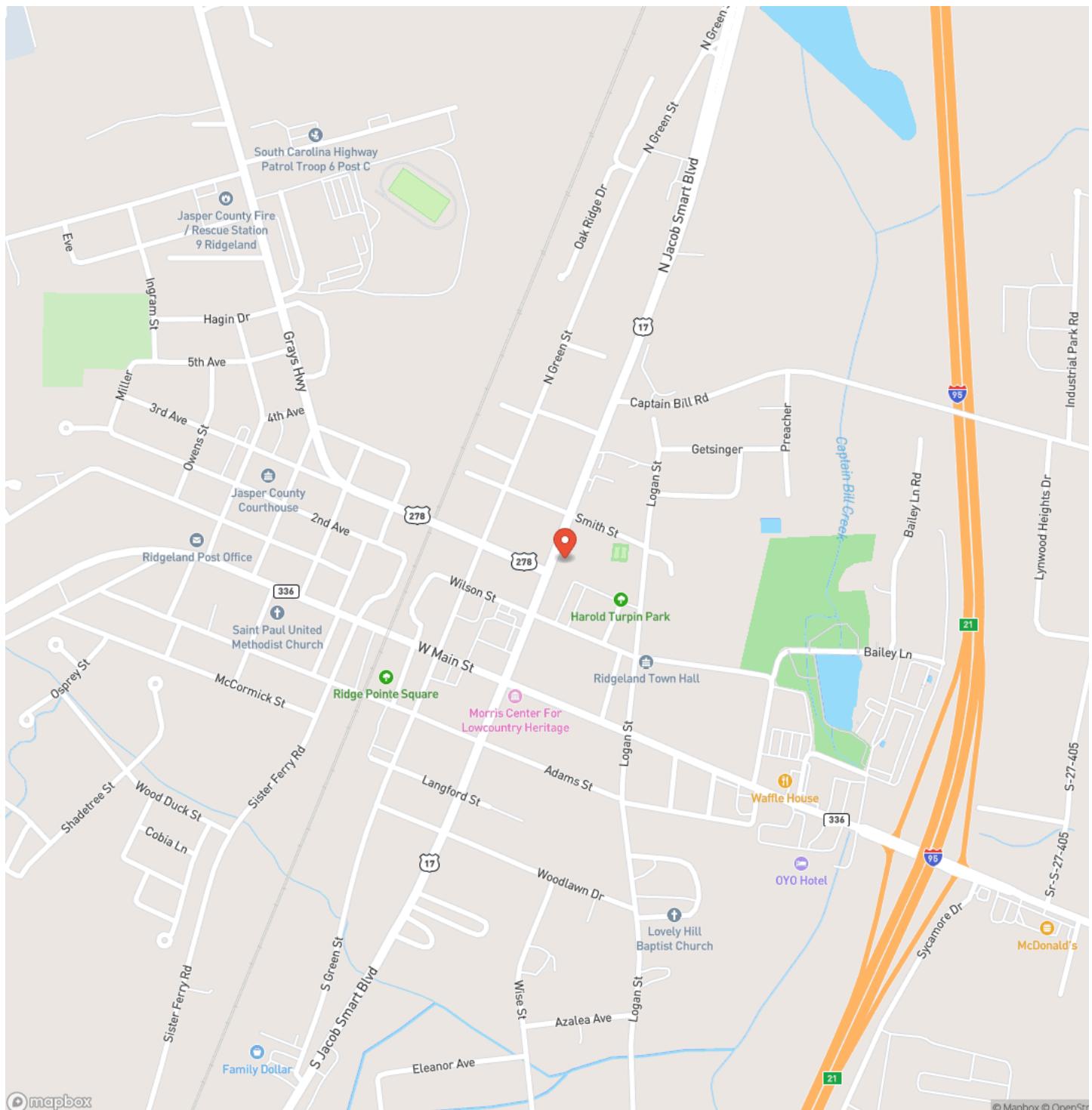
A raised, double-sided, lighted display sign in the front parking lot offers excellent advertising visibility. The rear of the property is fenced, providing space for additional storage or potential secondary uses.

This property is zoned T-5 Town Center / Main Street, supporting a wide range of commercial and mixed-use opportunities.

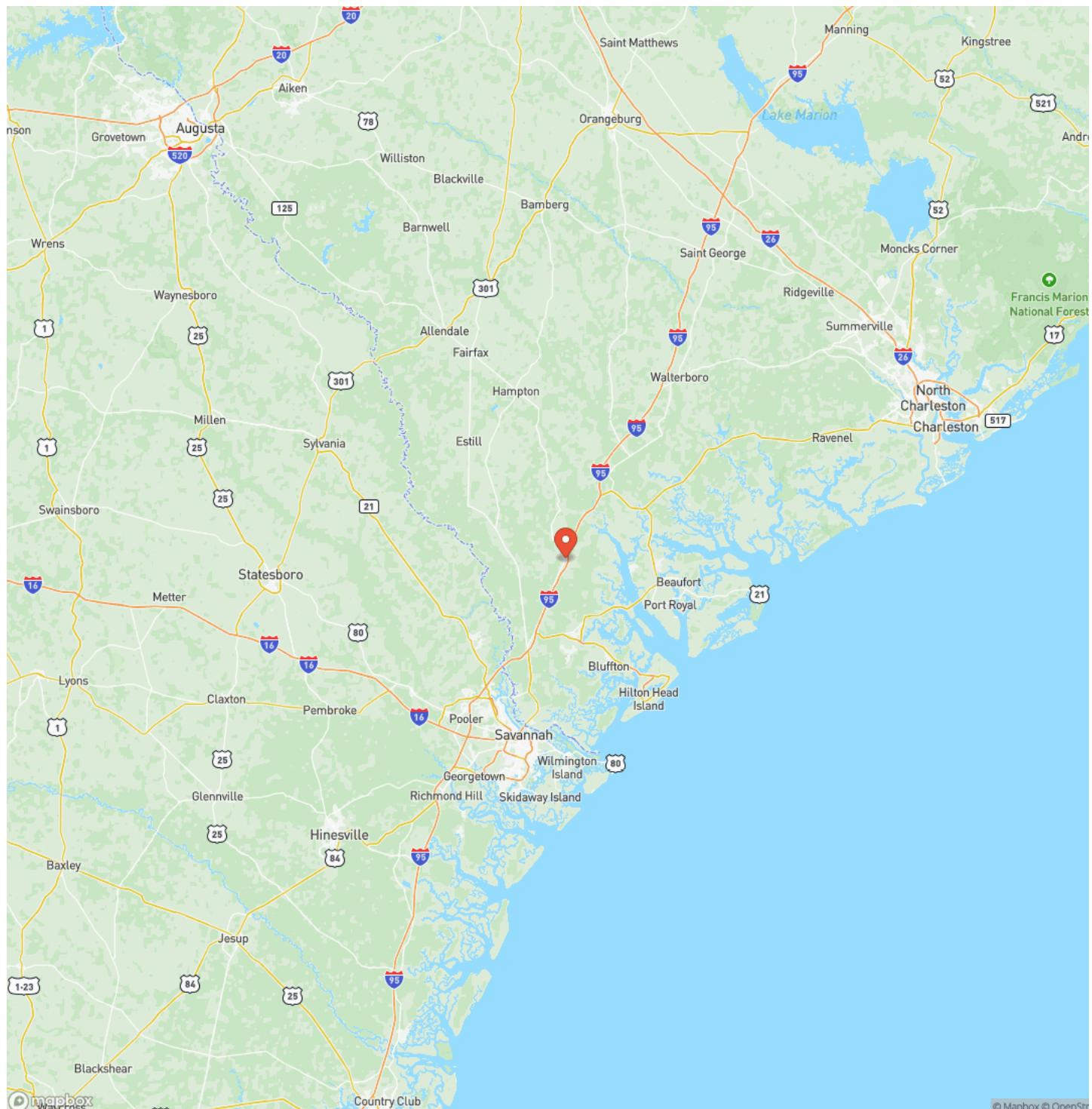
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Ridgeland, SC / Jasper County



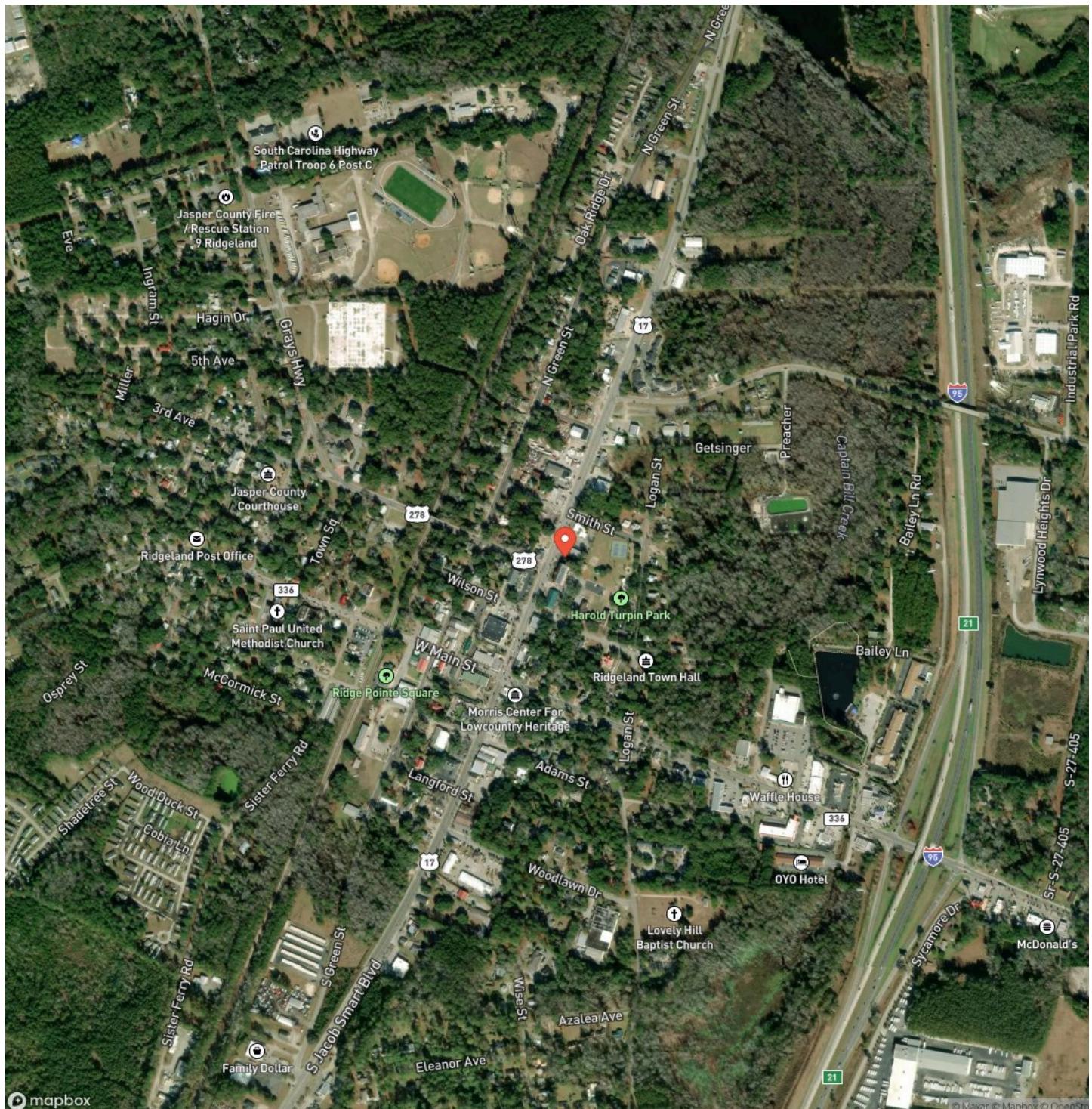
Locator Map



Locator Map



Satellite Map



Commercial Office Building in the Heart of Downtown Ridgeland, SC Ridgeland, SC / Jasper County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryson Cleland

Mobile

(803) 942-2007

Email

bryson.truesouth@gmail.com

Address

City / State / Zip
Hampton, SC 29924

NOTES



TRUE SOUTH PROPERTIES

NOTES



TRUE SOUTH ↓ PROPERTIES ↓

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

True South Properties
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