



FOR SALE

Redevelopment
\$800,000

100 East Dekalb Street
1.87± Acres

Located in Camden, SC



NAI Columbia
807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100

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+ 19,600 VPD

OVERVIEW

1.87± acre redevelopment opportunity in Camden, SC at 100 East Dekalb and 100 A East Dekalb just a few blocks from the heart of Camden's rejuvenated Downtown District. Good frontage (225' +/-) along East Dekalb Street and situated at the signalized intersection of Rippondon Street, where there are approximately 19,600 VPD (Station ID: 28-0123).

ZONING

General Business District (GBD) in the City of Camden which allows for a wide range of businesses and commercial uses which are aimed at serving the community.

UTILITIES

Water & Sewer available at the site. Provided by City of Camden Utilities. All utilities are to be verified by Purchaser's Engineer.

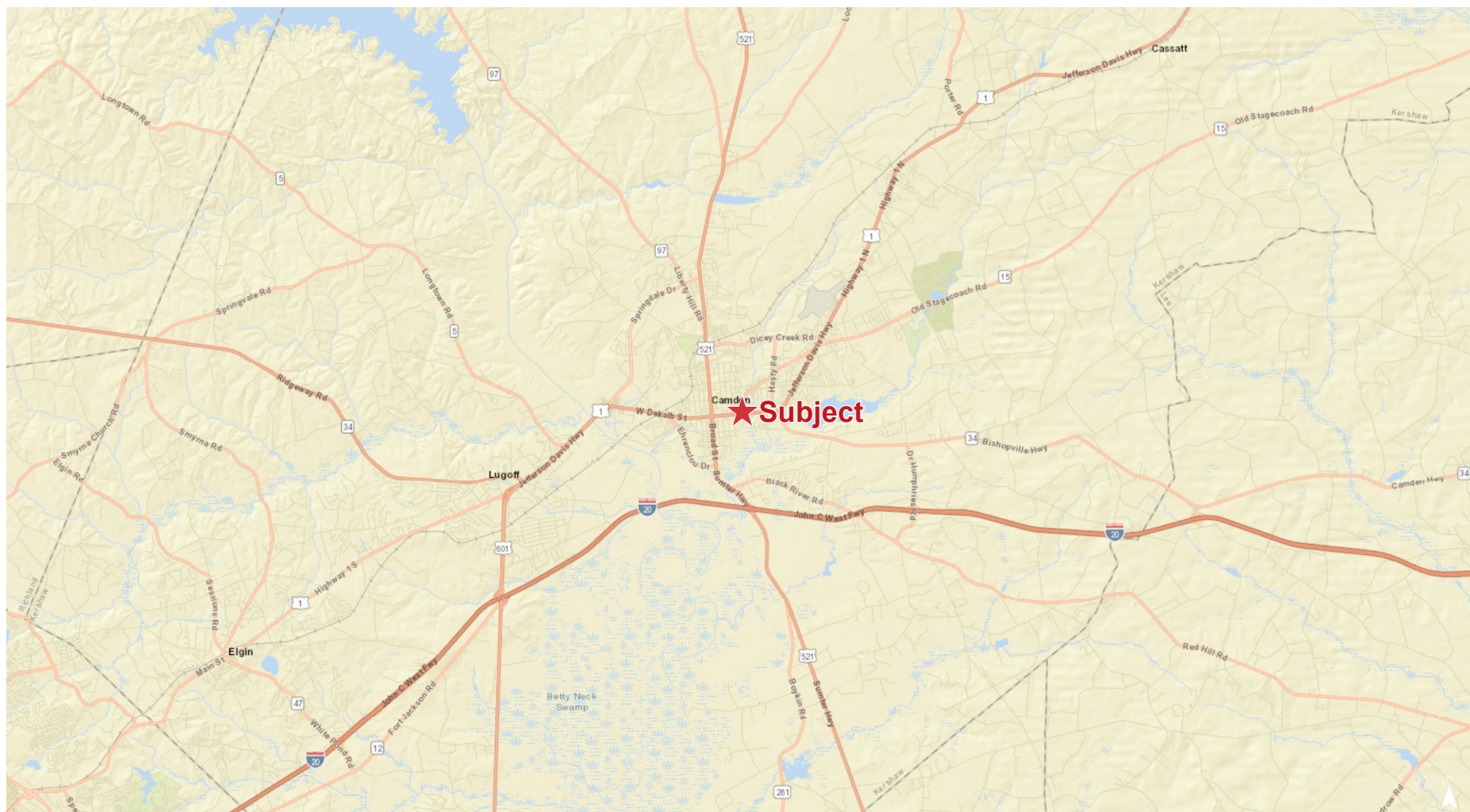
SALE PRICE
\$800,000

LOCATION

For Sale

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100 EAST DEKALB STREET | CAMDEN | SOUTH CAROLINA

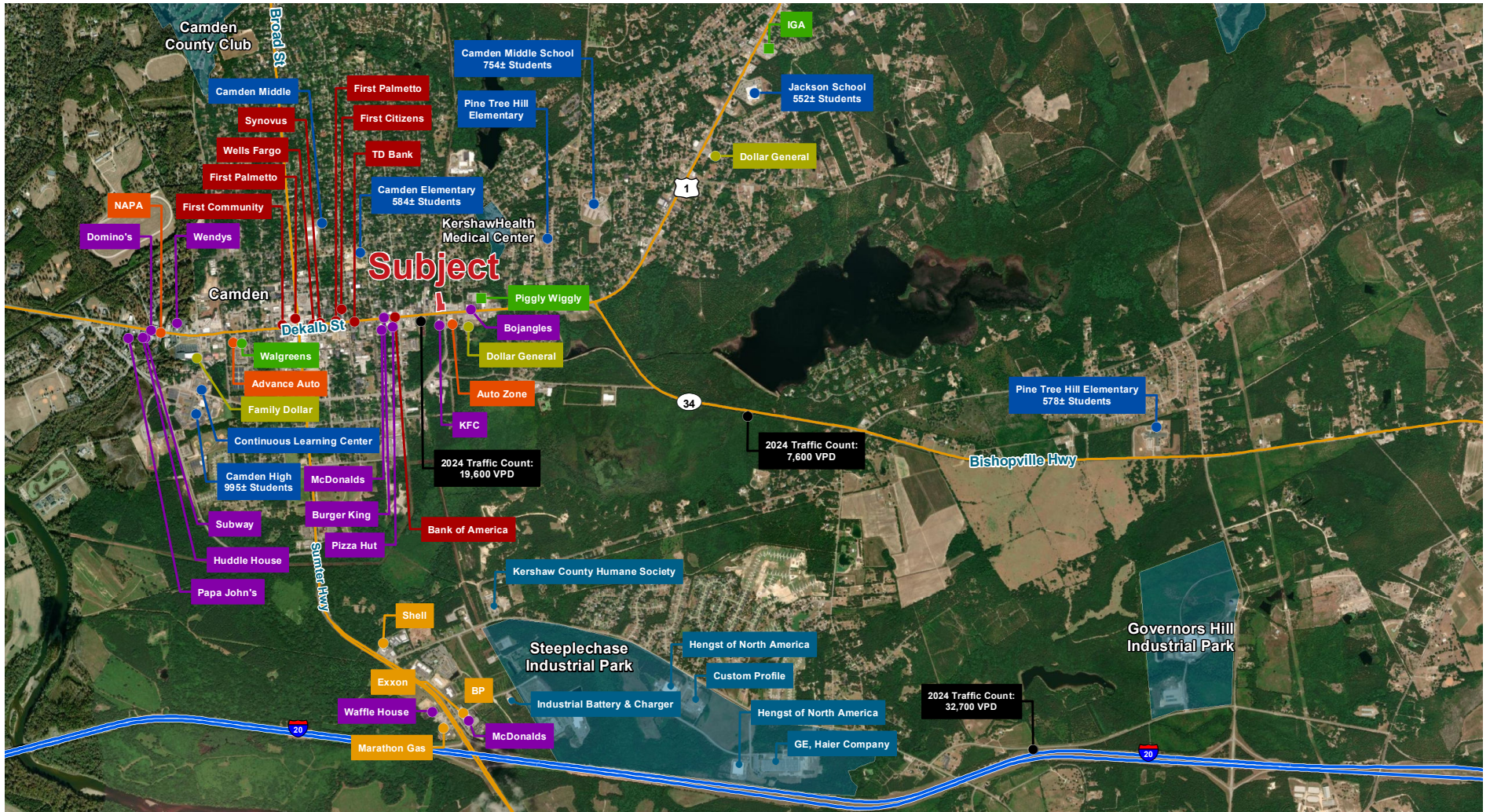


POINTS OF INTEREST

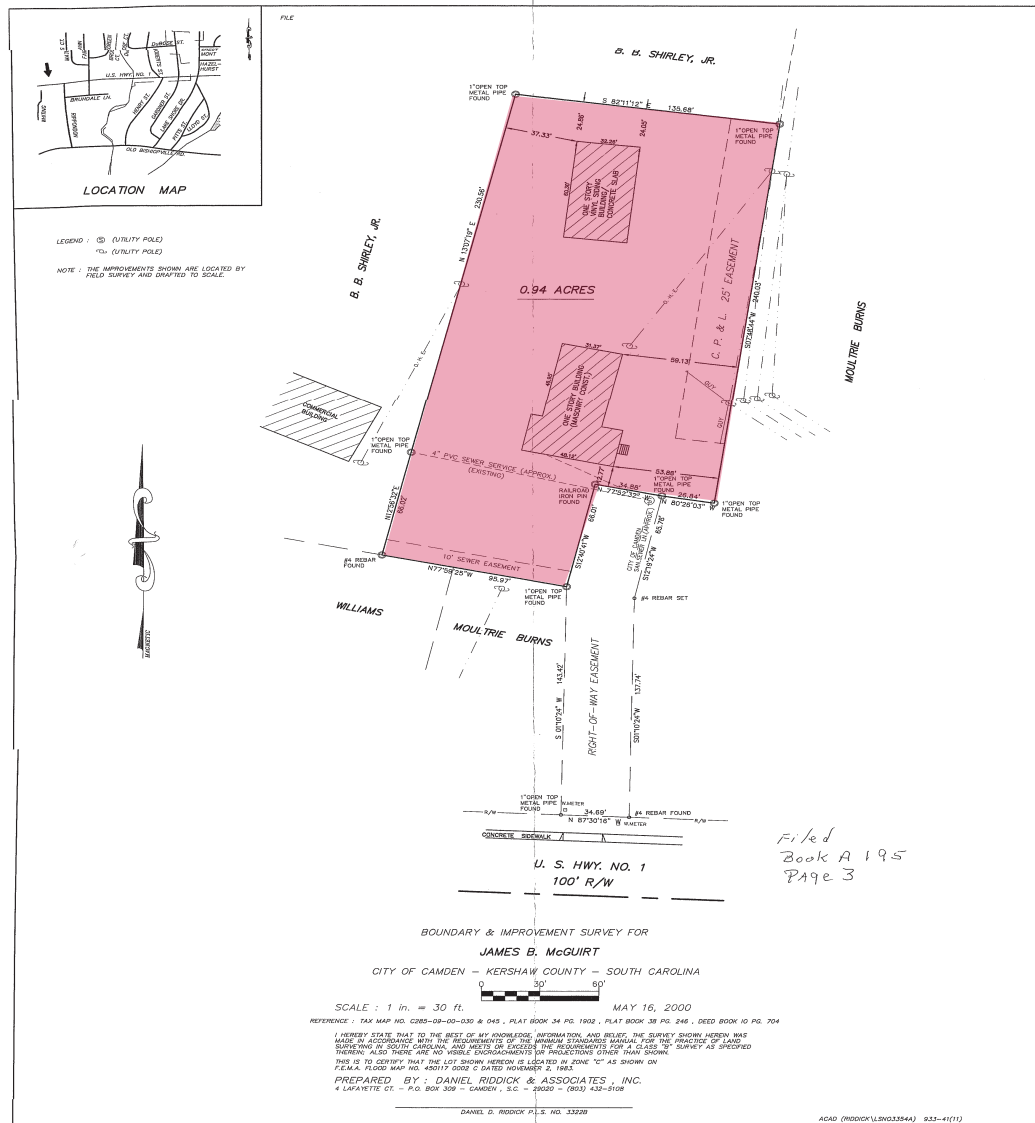
For Sale |

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100 EAST DEKALB STREET | CAMDEN | SOUTH CAROLINA



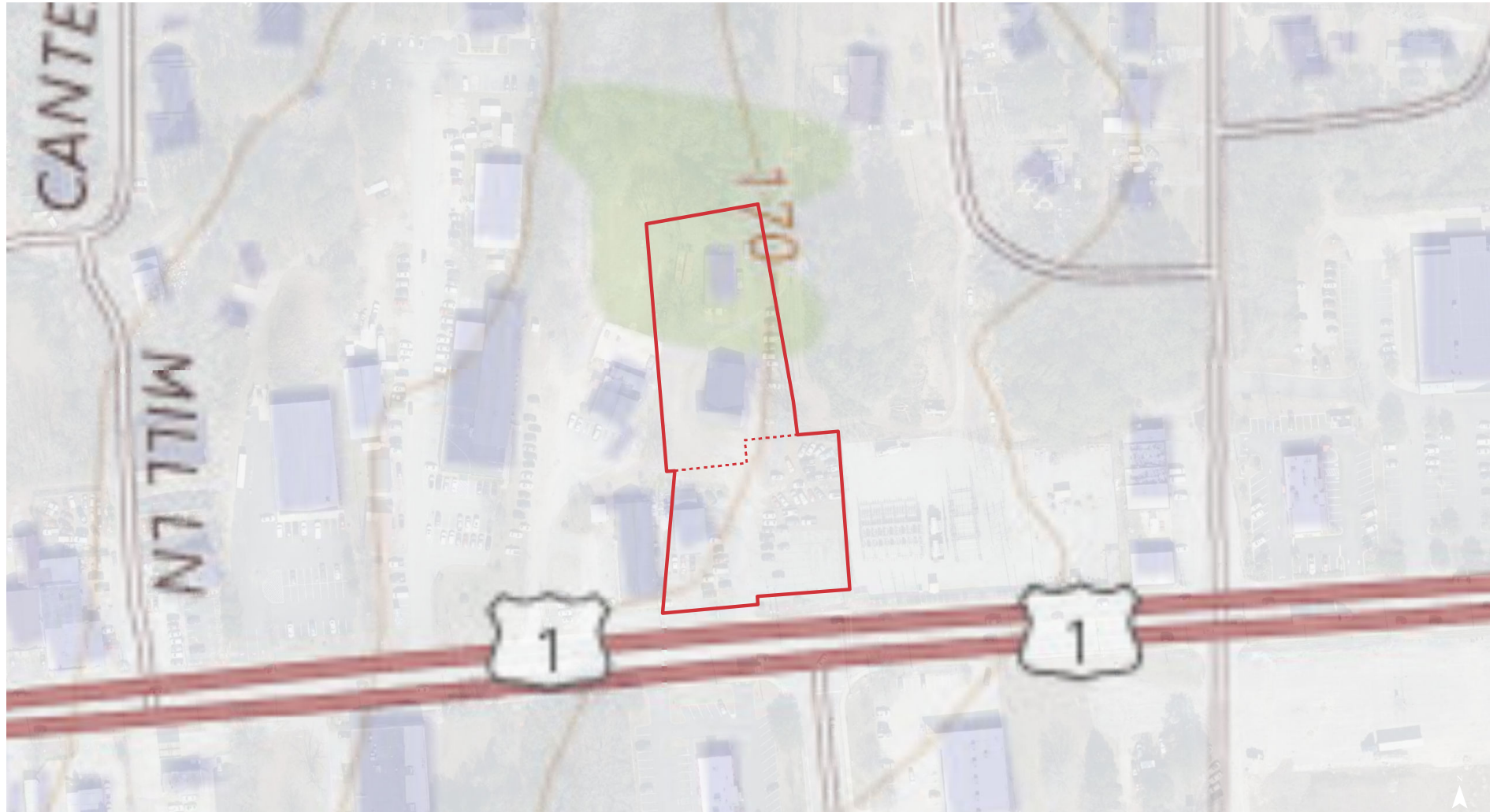








Map Updated: Wednesday, September 10, 2025. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NA.



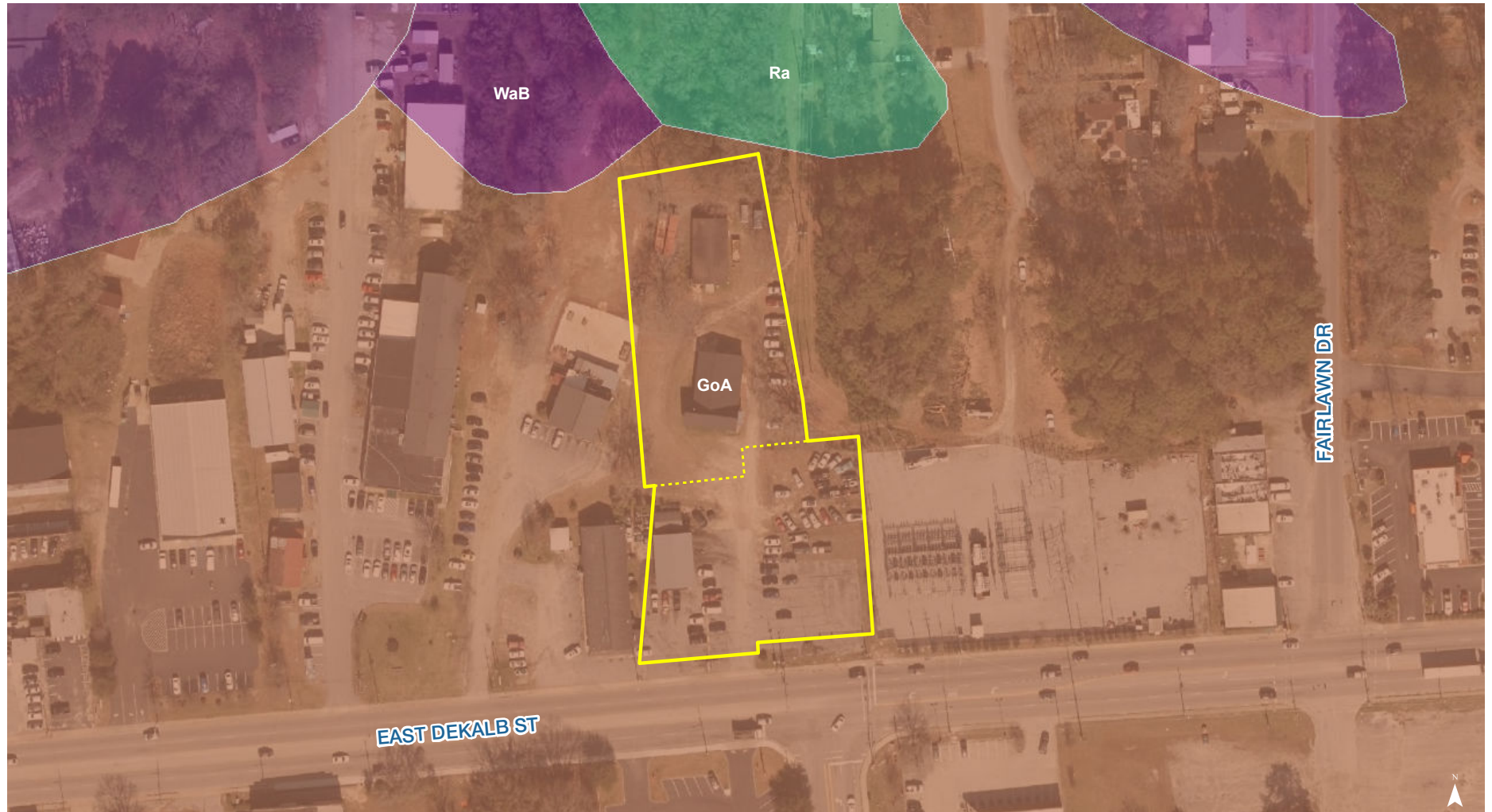
FLOOD ZONES

For Sale |

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Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

Map unit: GoA - Goldsboro loamy sand, 0 to 2 percent slopes

Component: Goldsboro (95%)

The Goldsboro component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Ra - Rains sandy loam

Component: Rains (100%)

The Rains component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: WaB - Wagram sand, 0 to 6 percent slopes

Component: Wagram (88%)

The Wagram component makes up 88 percent of the map unit. Slopes are 0 to 6 percent. This component is on dunes on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the F137XY040SC Loamy Summit Woodland, Upland Longleaf Pine Woodland Moist ecological site. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

1 MILE RADIUS

Summary	2025	2030
Population	3,429	3,701
Households	1,583	1,737
Families	841	910
Average Household Size	2.12	2.09
Owner Occupied Housing Units	1,021	1,172
Renter Occupied Housing Units	562	565
Median Age	46.3	46.9
Average Household Income	\$80,219	\$88,770

3 MILE RADIUS

Summary	2025	2030
Population	14,124	15,199
Households	6,225	6,827
Families	3,745	4,061
Average Household Size	2.23	2.19
Owner Occupied Housing Units	4,333	4,903
Renter Occupied Housing Units	1,892	1,924
Median Age	43.4	44.1
Average Household Income	\$92,591	102,000

5 MILE RADIUS

Summary	2025	2030
Population	20,979	22,625
Households	9,053	9,954
Families	5,665	6,166
Average Household Size	2.28	2.24
Owner Occupied Housing Units	6,634	7,505
Renter Occupied Housing Units	2,419	2,449
Median Age	43.3	44.0
Average Household Income	\$95,362	\$106,196

ABOUT NAI Columbia

Founded on Jan. 1, 2019, NAI Columbia is a full-service commercial real estate firm located in Columbia, S.C., providing brokerage, property management, project management, development and consulting services.

NAI Columbia was born from a partnership with NAI Earle Furman in Greenville, S.C., along with eight local principals that served as senior brokers with NAI Avant. NAI Avant derived from national real estate developer Edens and Avant, which was founded in Columbia, S.C. in 1966. NAI Avant continued serving the Midlands before its sunseting and reformation as NAI Columbia under new leadership and a new company structure.

With over 200 years of combined local experience in commercial real estate among its eight partners, NAI Columbia is made up of knowledgeable experts dedicated to building on the history of the firm by adding new technology, tools and personnel to preserve and grow the group's position as a top firm in the region.

NAI Columbia is a member of the NAI Global network, the single largest, most powerful global network of owneroperated commercial real estate brokerage firms, which includes over 6,000 local market professionals in over 375 offices worldwide. NAI Global is a wholly owned subsidiary of C-III Capital Partners, LLC (C-III).

2023



Officially merged with
NAI Earle Furman

2019

NAI Columbia

Born from a partnership with NAI Earle Furman in Greenville, S.C., and eight local principals that served as senior brokers with NAI Avant.

2005

NAI Avant

Derived from national real estate developer Edens and Avant

1966

EDENS & AVANT
Founded in Columbia, SC in 1966

NAI Columbia

www.naicolumbia.com



Tom Milliken

Senior Broker & Principal
tmilliken@naicolumbia.com
803 744 9837

Tom Milliken is one of the Southeast's leading commercial brokers, specializing in Investment and Recreational Land, Timberland, Industrial and Development Sites. Since beginning his commercial real estate career in 1972, he has represented buyers and sellers in transactions encompassing more than 445,000 acres of land. In recent years, Tom has been directly involved in assembling large properties (500-1300 acres) for present and future industrial parks across South Carolina. In 2014 and 2015, Tom, along with his son Tombo, brokered approximately 7,000 acres of land totaling more than \$38 million. In 2015, they were recipients of an exceptional award for completing the largest and most complex transaction in NAI Columbia's 50 Year Company History. Also in 2015, 2018, and 2020, Tom was awarded Top Sales Producer for the Columbia Office and Top Overall Producer for the entire company. Tom has been the top producer over 14 times for the company.



Tombo Milliken

Senior Broker & Principal
tombo.milliken@naicolumbia.com
803 744 9852

Tombo's focus is on Commercial Properties, Industrial Land, Single and Multi-Family Development Land, Investment Land, Timberland and Recreational Properties. Some of Tombo's major projects include assembling 775 acres of land for Pineview Industrial Park in Southeast Columbia and assembling 668 acres of land for the proposed Northeast Industrial Park in Blythewood, SC. He works with local, regional and national home builders and developers for sites suitable for single family development. Tombo and his father Tom facilitated the sale of Goodwill Plantation and Cook's Mountain as part of a very complex mitigation plan for Haile Gold Mine. They worked very closely with the South Carolina Department of Natural Resources and other governmental agencies, as well as many non-governmental agencies during the project. Tombo and Tom also assist numerous financial institutions and REIT's in the disposition of their special assets. In 2015, the father-son team sold 4,256 acres of land valued at more than \$31.6 million, which included commercial property, industrial land, land for mitigation, land for single family development, timberland and recreational properties.



Nelson Weston, III

Brokerage Associate
nweston@naicolumbia.com
803 744 9804

Nelson is part of NAI Columbia's brokerage team working with Tom and Tombo Milliken. Their specialization is in timberland and recreational properties, industrial land, commercial properties, and investment land. Prior to joining NAI Columbia in February of 2020, Nelson worked for Kirk Commercial Construction as an Assistant Project Manager.