

# FOR SALE or FOR LEASE

3937 SAVANNAH HIGHWAY JOHNS ISLAND SC, 29455



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COLDWELL BANKER  
**COMMERCIAL**  
ATLANTIC

3937 SAVANNAH HIGHWAY

# PROPERTY DESCRIPTION

±942 SF FREESTANDING RETAIL/OFFICE BUILDING LOCATED ON APPROXIMATELY 2.24 ACRES ALONG SAVANNAH HIGHWAY (US-17) WITH ±1.2 ACRES OF USABLE HIGH LAND. THE PROPERTY OFFERS EXCELLENT VISIBILITY WITH 37,500 VEHICLES PER DAY AND CONVENIENT ACCESS FROM BOTH SAVANNAH HIGHWAY AND JAMES BAY ROAD, INCLUDING A MEDIAN BREAK ALLOWING SOUTHBOUND TRAFFIC TO ENTER. ZONED INDUSTRIAL, THE SITE IS WELL SUITED FOR OUTDOOR VEHICLE SALES, LANDSCAPING RETAIL, CONTRACTOR YARD, OR OTHER OUTDOOR COMMERCIAL USES. THE HIGHLY VISIBLE HIGHWAY FRONTAGE ALSO PRESENTS POTENTIAL FOR DRIVE-THROUGH RETAIL CONCEPTS SUCH AS COFFEE OR QUICK SERVICE RESTAURANTS. THE PROPERTY INCLUDES A GRAVEL LOT, ILLUMINATED ROADSIDE SIGNAGE, AND SCENIC MARSH VIEWS WITH A TIDAL CREEK BEHIND THE SITE.



# OFFERING SUMMARY



## PRICE

FOR LEASE: \$7,000/MONTH  
FOR SALE: \$1,250,000



## SIZE

942 SF FREESTANDING BUILDING  
+/- 2.24 ACRES (+/- 1.2 ACRES HIGH LAND)



## ZONING

INDUSTRIAL



## TAX ID

2850000086



## COUNTY

CHARLESTON



# SURVEY

**REFERENCES:**

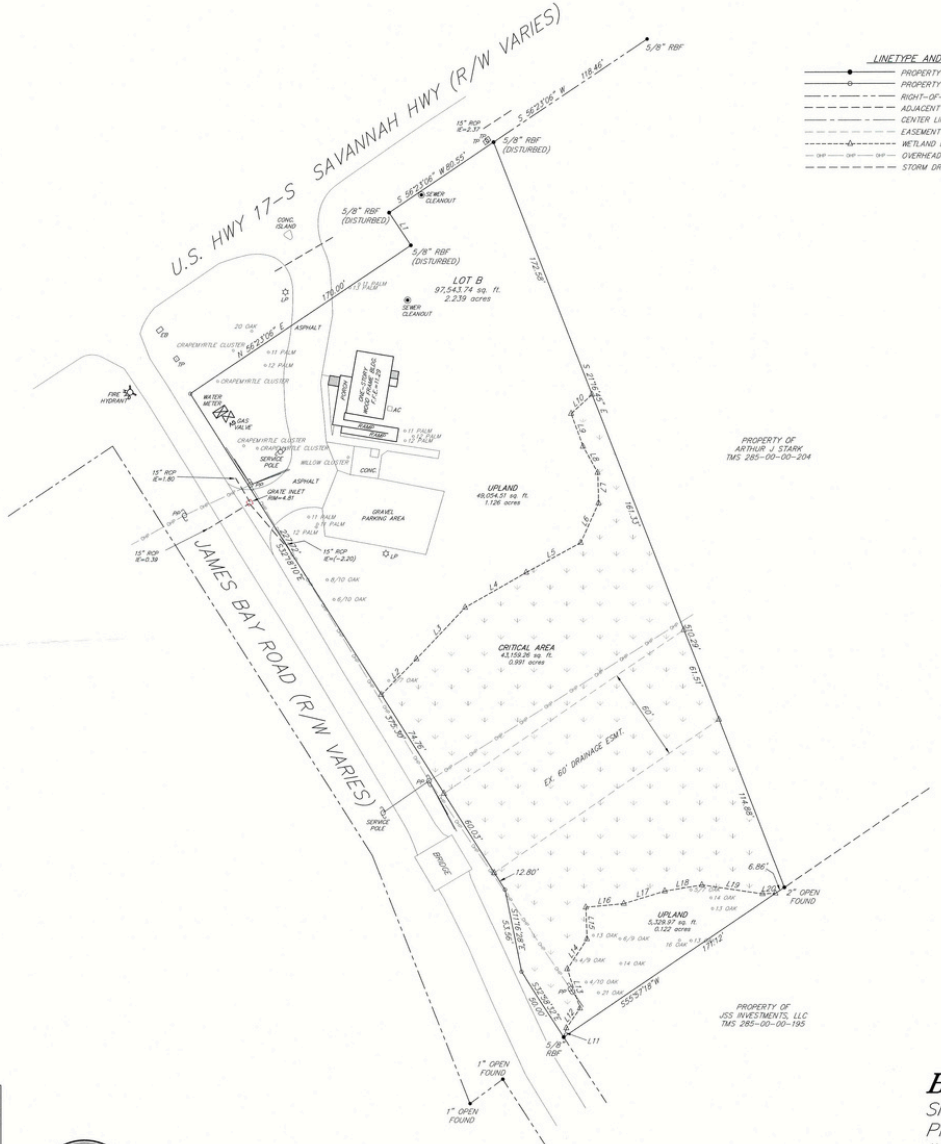
1. PLAT SHOWING JAMES BAY ROAD A NEW ROAD RIGHT-OF-WAY CONTAINING 0.881 ACRES BEING DEDICATED TO THE PUBLIC THROUGH THE LANDS OF TMS 285-00-00-106, JAMES LEE DICKSON, AREA=0.213 ACRES, AND TMS 285-00-00-086, S AND C PROPERTIES, AREA=0.419 ACRES, PREPARED BY CHARLESTON CO. PUBLIC WORKS DEPARTMENT LOCATED IN ST. ANDREWS PARISH, RED TOP COMMUNITY, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JULY 1, 1988, BY RANDOLPH J. ORC, SCPLS No. 14183, AND RECORDED IN PLAT BOOK EC, PAGE 888, CHARLESTON COUNTY ROD OFFICE.
2. PLAT OF 2.71 ACRES, PART OF LOT B, MARSHFIELD TRACT, LOCATED NEAR RED TOP, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED MARCH 8, 1995, BY JAMES G. PENNINGTON, SCPLS No. 10291, AND RECORDED IN PLAT BOOK DA, PAGE 288, CHARLESTON COUNTY ROD OFFICE.
3. PLAT OF 2.87 ACRES, PART OF LOT B, MARSHFIELD TRACT, LOCATED NEAR RED TOP, ST. ANDREWS PARISH, CHARLESTON COUNTY, SOUTH CAROLINA, DATED NOVEMBER 21, 1994, BY JAMES G. PENNINGTON, SCPLS No. 11909, AND RECORDED IN PLAT BOOK EN, PAGE 342, CHARLESTON COUNTY ROD OFFICE.
4. PLAT OF A 6.31 ACRE TRACT BEING SUBDIVIDED INTO TRACTS "A", "B", AND "C" LOCATED IN ST. ANDREWS PARISH, NEAR RED TOP, CHARLESTON CO. S.C., DATED AUGUST 8, 1986, BY W. MALCOLM LINDSEY, JR., SCPLS No. 11909, AND RECORDED IN PLAT BOOK EN, PAGE 342, CHARLESTON COUNTY ROD OFFICE.
5. CHARLESTON COUNTY TMS No. 285-00-00-086.
6. PHYSICAL SITE ADDRESS: 3937 SAVANNAH HWY, JOHNS ISLAND, SC 29455

**NOTES:**

1. BY GRAPHIC PLOTTING ONLY, THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE "AEC2" AS PER FIRM COMMUNITY PANEL NUMBER 4503C DATED WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004.
2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
3. ALL PROPERTY CORNERS LABELED AS FOUND IN THE FIELD.
4. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
5. ANY EASEMENTS SHOWN ARE FOR REFERENCE, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
6. HORIZONTAL DATUM IS SC STATE PLANE (SC NAD 83 (2011)) AND THE VERTICAL DATUM IS NAVD 88.
7. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY; THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY; NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF SOME REMAY AUTHORITY OF THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY GENERALLY DEGRADING THE POINTS AUTHORITY OF THE COORD. THE COORD. IN NO WAY WAIVES THE RIGHT TO ASSERT POINT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

*[Signature]*  
DATE: 10/14/19  
The critical line shown on this plat is valid for five years from the date of this signature, subject to the customary language above.



LINE	LENGTH	BEARING
L1	25.05	S53°36'54.78"
L2	32.07	N44°2'38.72"
L3	45.39	N45°18'56.72"
L4	45.19	S62°25'17.72"
L5	39.73	N61°13'36.72"
L6	23.04	N24°28'14.72"
L7	19.35	N07°14'31.78"
L8	19.10	N02°11'34.78"
L9	22.25	N02°44'19.78"
L10	18.06	N47°40'38.72"
L11	6.11	S17°03'07.78"
L12	15.39	S34°47'11.78"
L13	26.43	S77°32'38.72"
L14	22.98	S33°20'08.78"
L15	20.31	S02°18'45.72"
L16	24.55	S84°14'47.78"
L17	23.35	S73°04'51.78"
L18	24.11	S82°42'36.78"
L19	16.13	N61°05'36.78"
L20	8.25	S87°26'54.78"

**LINETYPE AND SYMBOL LEGEND**

- PROPERTY LINE w/ CORNER FOUND AS DESCRIBED
- PROPERTY LINE w/ NO CORNER FOUND
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- WETLAND LINE w/ CALCULATED POINT
- OVERHEAD POWER LINE
- STORM DRAIN PIPE



LOCATION MAP  
N.T.S.

**Parker Land Surveying, LLC**  
5910 Griffin Street  
Hannah, SC 29410  
Phone: (843) 554-7777  
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO, NO KNOWN AND VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

53-19

RICHARD A. ALDRIDGE  
P.L.S. 20854



**BOUNDARY SURVEY**  
SHOWING LOT B, 2.239 ACRES, TMS 285-00-00-086, PROPERTY OF TJK BROTHERS CONSULTING, LLC, LOCATED IN ST. ANDREWS PARISH, RED TOP COMMUNITY, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JANUARY 23, 2019

SCALE: 1" = 40'

3937 SAVANNAH HIGHWAY

# BUSINESS AREA MAP



3937 Savannah Hwy



Charleston International Airport



Hanahan

North Charleston

Yellow House Landing



Stono River

Johns Island

Johns Island

Charleston

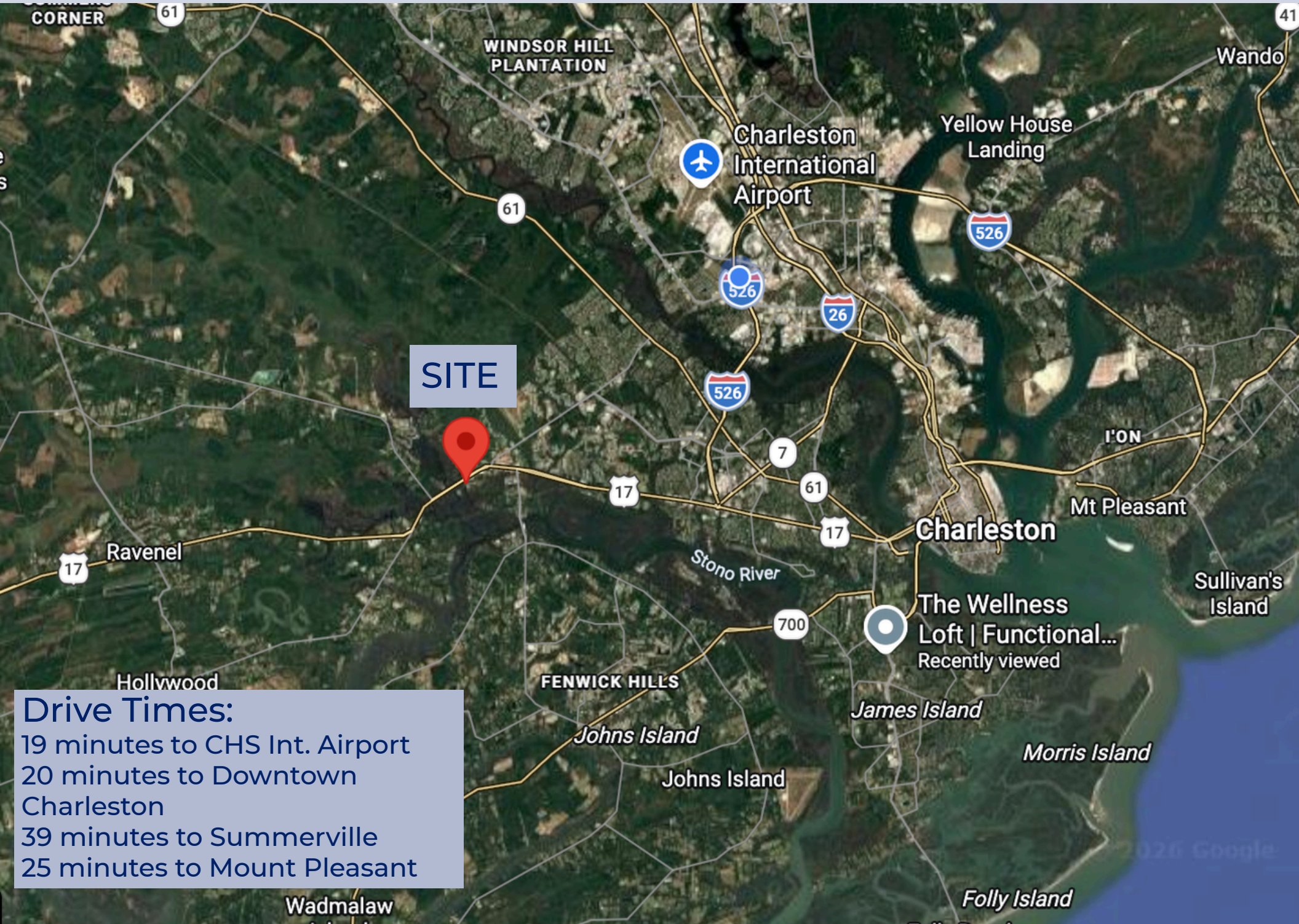
Mt Pleasant

Fort Sumter National Monument



Sullivan's

# DRIVE TIME MAP



**SITE**

**Drive Times:**  
19 minutes to CHS Int. Airport  
20 minutes to Downtown Charleston  
39 minutes to Summerville  
25 minutes to Mount Pleasant

# PHOTOS



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