

# 2245 Clements Ferry Road



1 - 12 Acre parcels available

Please Call for Pricing



The logo graphic consists of a white, stylized roofline or mountain peak shape with a central peak and two sloping sides, positioned above the company name.

# AMPLIFY CAPITAL

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or Amplify Capital LLC (“AMCAP”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or AMCAP.

# Property Highlights

Welcome to an exceptional opportunity to secure prime commercial land in a high growth and high-visibility location. This corner parcel offers endless possibilities.

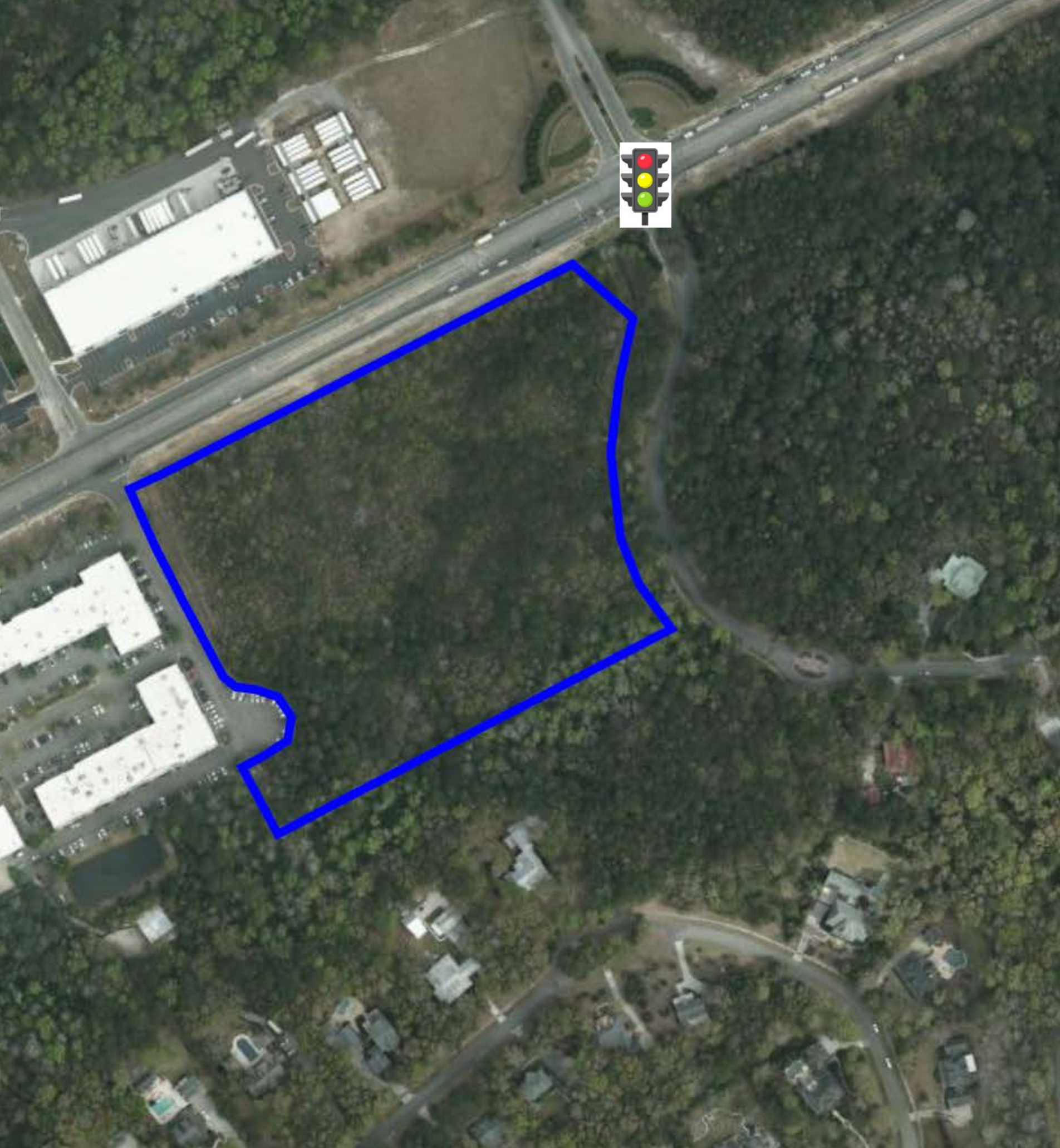
## Key Features:

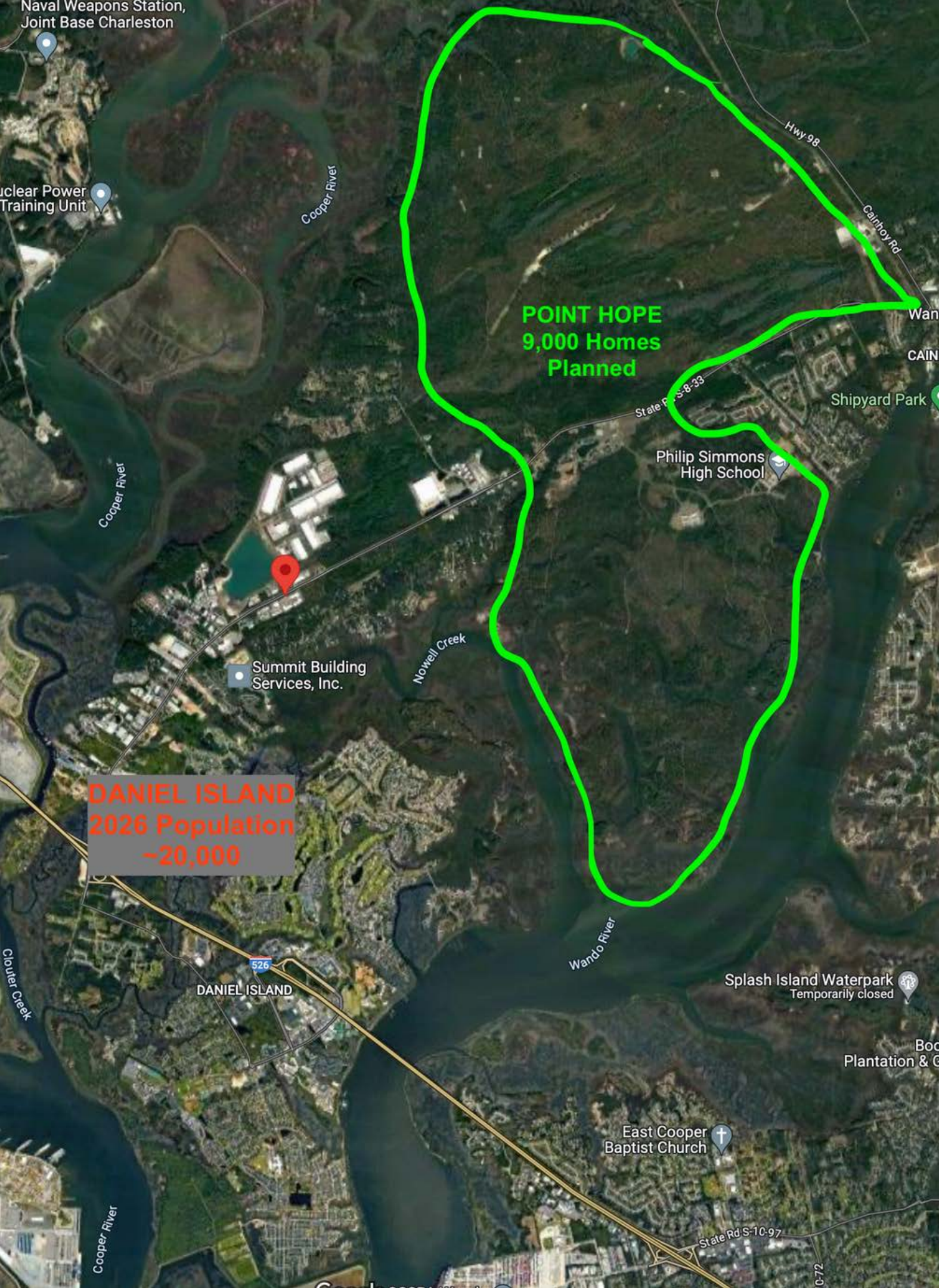
- **Accessibility:** This property enjoys prominent frontage on Clements Ferry Road (~800ft), ensuring excellent exposure to passing traffic and easy access to a stoplight.
- **Zoning:** Similar to City of Charleston Limited Business. Parcel is part of a PUD. More information available upon request.
- **Utilities:** All essential utilities, including water, sewer, gas, and electricity, are readily available on-site, simplifying the development process.
- **Subdivide:** The owner is open to subdividing the parcel to accommodate your specific needs, from 1 to 12 acres.
- **Traffic Count:** 35,000+VPD

Potential Uses: This property is well-suited for various commercial applications, including but not limited to:

- Retail
- Grocery
- Pharmacy
- Restaurant/Drive Thru
- Office Space
- Professional (medical, dental, insurance)
- Multifamily
- And More

Don't miss this exceptional opportunity to secure prime commercial land in a thriving business environment.





Address: 2245 Clements Ferry Road, Charleston, SC 29492

Location: Charleston, South Carolina across from the entrance to Charleston Regional Business Park and at the entrance to the exclusive Beresford Hall neighborhood. This parcel is situated between the communities of Daniel Island and Point Hope.

Acreage: 12.6 acres, subdividable from 1-12.6 acres

Frontage: Over 800 feet of frontage along Clements Ferry Road with direct access to a stoplight.

Parcel: 268-00-00-126

Trade Area: Current Population ~22,000 growing to 50,000

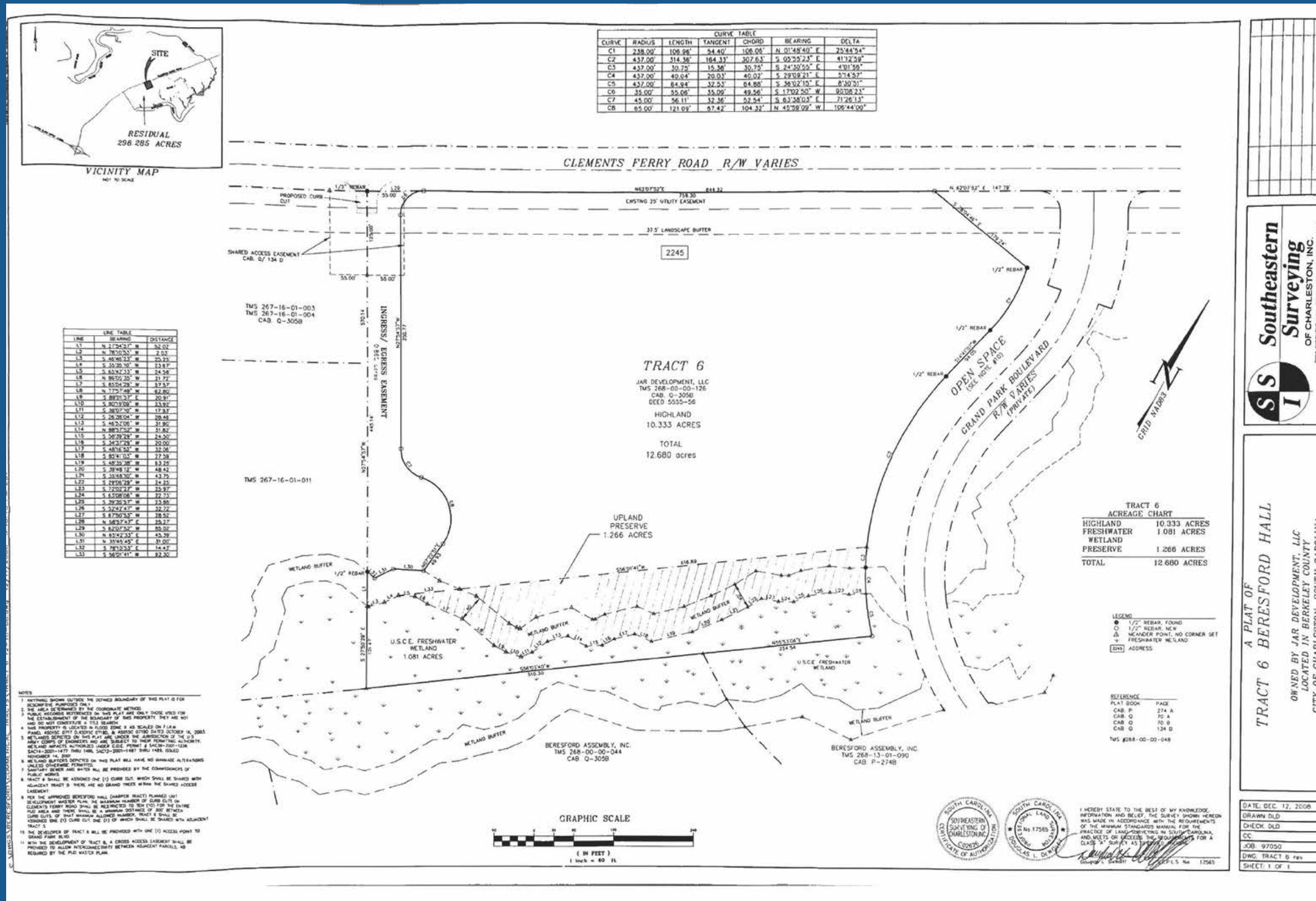
Zoning: Similar to City of Charleston Limited Business. Parcel is part of a PUD.

Clements Ferry Rd VPD: 36,500

Median Household Income within 3 miles: \$105,301

Expected Population Growth 2023-2028: 11.54%

# Site Plan



**SS** Southeastern Surveying OF CHARLESTON, INC.  
2003 EXECUTIVE HALL, ROAD 2044, LITTLETON, SOUTH CAROLINA 29516-1530 FAX: 703-707-0007 WWW.SSEI.COM

OWNED BY JAR DEVELOPMENT, LLC  
LOCATED IN BERKELEY COUNTY  
CITY OF CHARLESTON, SOUTH CAROLINA

**TRACT 6 BERESFORD HALL**

DATE: DEC. 12, 2008
DRAWN: DLD
CHECK: DLD
CC
JOB: 97050
DWG: TRACT 6 rev
SHEET: 1 OF 1

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

*[Signature]*  
Douglas L. Dowdy  
SOUTH CAROLINA SURVEYING SOCIETY OF CHARLESTON, SOUTH CAROLINA  
LICENSED PROFESSIONAL SURVEYOR  
NO. 17565

# Conceptual Layout



## parking study

major grocer: appx. 51000 s.f.  
pharmacy: appx. 11000 s.f.  
1 story retail: appx. 8400 s.f.  
bank: appx. 3200 s.f.

required parking for 5 spaces per 1000 s.f. - 365 spaces  
concept 2: appx. 410 spaces

# Trade Area



# Contact Us



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