

4.56 Acre Parcel State Rd & Sheep Island Road

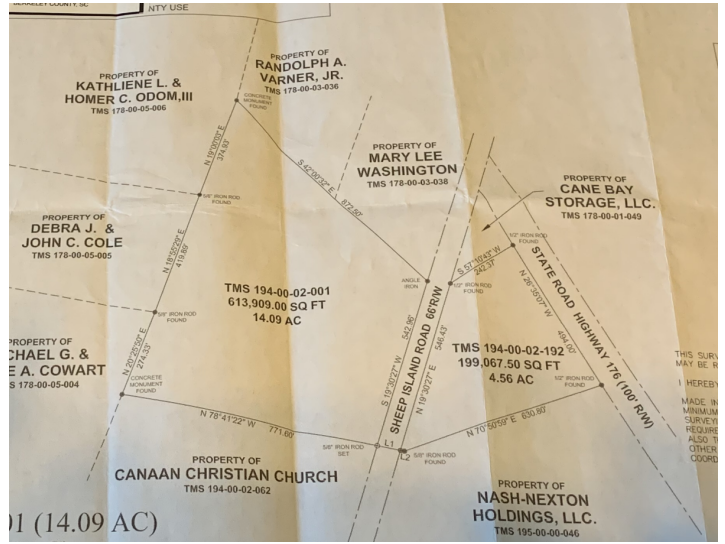
0 State Road, Summerville, SC 29486



Listing ID: 30769166
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Office, Retail
Gross Land Area: 4.56 Acres
Sale Price: \$1,250,000
Unit Price: \$274,122 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

4.56 Acre parcel which fronts both State Road (Highway 176) and Sheep Island Road in the fast developing Cane Bay/Nexton corridor along Hwy 176. Property has 494' frontage on State Road and 546' frontage on Sheep Island Road. The parcel also borders a 1078 acre parcel owned by the Nash-Nexton Holdings. Currently zoned Flex-1 but borders a parcel zoned General Commercial so a rezoning request should be favorably considered by Berkeley Planning and Zoning. Super location for many types of businesses. Seller is a licensed real estate agent in the state of South Carolina



More Information Online

<http://catylist.sccmls.com/listing/30769166>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 194-00-02-192
Possible Uses: Office, Retail, Self Storage
Zoning: CG - General Commercial District
Sale Terms: Cash to Seller

Area & Location

Property Visibility: Excellent
Largest Nearby Street: Sheep Island Road
Highway Access: Highway 176

Land Related

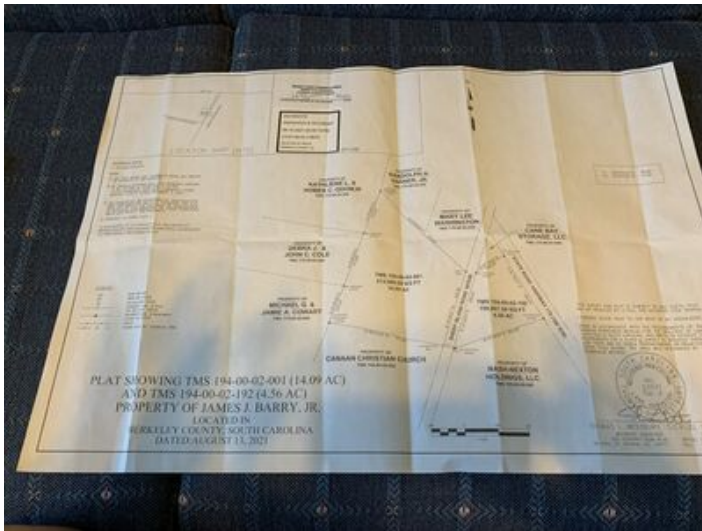
Zoning Description Flex-1 but borders a parcel zoned General Commercial so a rezoning request should be favorably considered by Berkeley Planning and Zoning.

Location

Address: 0 State Road, Summerville, SC 29486
County: Dorchester
MSA: Charleston-North Charleston



Property Images



PLAT



AERIAL VIEW WITH NEARBY PARCELS



AERIAL PHOTO

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures



0 State Road, Summerville, SC



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	3 miles	5 miles
2023 Projection	8,461	22,363
2018 Estimate	7,754	20,295
2015 Estimate	7,570	19,697
2010 Census	6,322	16,657
Growth 2018-2023	9.12%	10.19%
Growth 2015-2018	2.43%	3.04%
Growth 2010-2015	19.74%	18.25%

Population (Male)

Radius:	3 miles	5 miles
2023 Projection	4,279	11,208
2018 Estimate	3,951	10,219
2015 Estimate	3,841	9,914
2010 Census	3,128	8,314
Growth 2018-2023	8.3%	9.68%
Growth 2015-2018	2.86%	3.08%
Growth 2010-2015	22.79%	19.24%

Population (Female)

Radius:	3 miles	5 miles
2023 Projection	4,182	11,155
2018 Estimate	3,803	10,076
2015 Estimate	3,729	9,783
2010 Census	3,194	8,343
Growth 2018-2023	9.97%	10.71%
Growth 2015-2018	1.98%	2.99%
Growth 2010-2015	16.75%	17.26%

Population by Age (2018 Estimate)

Radius:	3 miles	5 miles
Age 0 to 5	647	1,820
Age 5 to 10	534	1,495
Age 10 to 15	517	1,459
Age 15 to 20	504	1,402
Age 20 to 25	509	1,337
Age 25 to 30	500	1,229
Age 30 to 35	483	1,188
Age 35 to 40	454	1,146
Age 40 to 45	438	1,121
Age 45 to 50	440	1,130
Age 50 to 55	460	1,160
Age 55 to 60	470	1,167
Age 60 to 65	450	1,133
Age 65 and over	1,348	3,508
Total Population	7,754	20,295
Median Age	36.22	35.45

Radius:	3 miles	5 miles
Age 0 to 5	8%	9%
Age 5 to 10	7%	7%
Age 10 to 15	7%	7%
Age 15 to 20	6%	7%
Age 20 to 25	7%	7%
Age 25 to 30	6%	6%
Age 30 to 35	6%	6%
Age 35 to 40	6%	6%
Age 40 to 45	6%	6%
Age 45 to 50	6%	6%
Age 50 to 55	6%	6%
Age 55 to 60	6%	6%
Age 60 to 65	6%	6%
Age 65 and over	17%	17%

Median Age (Male)

Radius:	3 miles	5 miles
2010 Census	38.96	35.69

Median Age (Female)

Radius:	3 miles	5 miles
2010 Census	41.38	37.36

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	3 miles	5 miles
High School Graduate (or GED)	1,957	5,019
Some College, No Degree	1,136	2,896
Associate or Bachelor's Degree	265	766
Master's Degree	67	187
Professional School Degree	31	93
Doctorate Degree	4	12
Total High School Graduates Age 25+	3,460	8,973

Radius:	3 miles	5 miles
High School Graduate (or GED)	57%	56%
Some College, No Degree	33%	32%
Associate or Bachelor's Degree	8%	9%
Master's Degree	2%	2%
Professional School Degree	1%	1%
Doctorate Degree	0%	0%

Households

Radius:	3 miles	5 miles
2023 Projection	3,139	8,329
2018 Estimate	2,878	7,564
2015 Estimate	2,810	7,342
2010 Census	2,345	6,205
Growth 2018-2023	9.07%	10.11%
Growth 2015-2018	2.42%	3.02%
Growth 2010-2015	19.83%	18.32%

Average Household Size

Radius:	3 miles	5 miles
2023 Projection	2.68	2.68
2018 Estimate	2.68	2.68
2015 Estimate	2.7	2.67
2010 Census	2.68	2.68
Growth 2018-2023	0%	0%
Growth 2015-2018	-0.58%	0.41%
Growth 2010-2015	0.8%	-0.24%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Family Households	2,210	5,561	Family Households	77%	74%
Married-couple family	1,703	4,163	Married-couple family	59%	55%
With own children under 18 years	568	1,657	With own children under 18 years	20%	22%
No own children under 18 years	1,135	2,506	No own children under 18 years	39%	33%
Male Householder: no wife present	166	442	Male Householder: no wife present	6%	6%
With own children under 18 years	84	238	With own children under 18 years	3%	3%
No own children under 18 years	82	204	No own children under 18 years	3%	3%
Female Householder: no husband present	341	956	Female Householder: no husband present	12%	13%
With own children under 18 years	151	509	With own children under 18 years	5%	7%
No own children under 18 years	190	447	No own children under 18 years	7%	6%
Nonfamily Households	668	2,003	Nonfamily Households	23%	26%
1 Person households	521	1,530	1 Person households	18%	20%
2+ Unrelated people	147	473	2+ Unrelated people	5%	6%
Total Households	2,878	7,564			

Households by Household Income (2018 Estimate)

Radius:	3 miles	5 miles
Less than \$25,000	682	1,567
\$25,000 to \$49,999	816	2,314
\$50,000 to \$74,999	663	1,844
\$75,000 to \$99,999	424	1,047
\$100,000 to \$124,999	135	373
\$125,000 to \$149,999	109	235
\$150,000 to \$199,999	21	92
\$200,000 or more	28	92
Total Households	2,878	7,564
Average Household Income	\$55,954.17	\$57,164.94
Median Household Income	\$53,373.86	\$52,756.96

Radius:	3 miles	5 miles
Less than \$25,000	24%	21%
\$25,000 to \$49,999	28%	31%
\$50,000 to \$74,999	23%	24%
\$75,000 to \$99,999	15%	14%
\$100,000 to \$124,999	5%	5%
\$125,000 to \$149,999	4%	3%
\$150,000 to \$199,999	1%	1%
\$200,000 or more	1%	1%

Households by Household Income (2023 Projection)

Radius:	3 miles	5 miles
Less than \$25,000	745	1,723
\$25,000 to \$49,999	888	2,548
\$50,000 to \$74,999	720	2,029
\$75,000 to \$99,999	467	1,154
\$100,000 to \$124,999	147	412
\$125,000 to \$149,999	119	259
\$150,000 to \$199,999	22	102
\$200,000 or more	31	102
Total Households	3,139	8,329
Average Household Income	\$53,621.05	\$56,262.49
Median Household Income	\$56,458.66	\$55,476.55

Radius:	3 miles	5 miles
Less than \$25,000	24%	21%
\$25,000 to \$49,999	28%	31%
\$50,000 to \$74,999	23%	24%
\$75,000 to \$99,999	15%	14%
\$100,000 to \$124,999	5%	5%
\$125,000 to \$149,999	4%	3%
\$150,000 to \$199,999	1%	1%
\$200,000 or more	1%	1%

Per Capita Income

Radius:	3 miles	5 miles
2018 Estimate	\$20,753.55	\$21,224.18
2015 Estimate	\$19,652.35	\$20,657.24
Growth 2015-2018	5.6%	2.74%

Unemployment Rate

Radius:	3 miles	5 miles
2018 Estimate	3.21%	3.17%
2015 Estimate	1.46%	1.28%
Growth 2015-2018	120.39%	147.69%

Population Age 16+ By Employment Status (2018 Estimate)

Radius:	3 miles	5 miles
Labor Force	3,462	9,483
Civilian, Employed	3,349	9,181
Civilian, Unemployed	113	302
Not in Labor Force	2,485	5,733
Total Population Age 16+	5,947	15,216

Radius:	3 miles	5 miles
Labor Force	58%	62%
Civilian, Employed	56%	60%
Civilian, Unemployed	2%	2%
Not in Labor Force	42%	38%

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	399	961	Agriculture, forestry, fishing and hunting, mining and construction	12%	10%
Manufacturing	514	1,254	Manufacturing	15%	14%
Wholesale & retail trade	455	1,458	Wholesale & retail trade	14%	16%
Transportation and warehousing, and utilities	486	805	Transportation and warehousing, and utilities	15%	9%
Information	17	70	Information	1%	1%
Finance, insurance, real estate and rental and leasing	72	356	Finance, insurance, real estate and rental and leasing	2%	4%
Professional, scientific, and technical services	289	916	Professional, scientific, and technical services	9%	10%
Educational, health and social services	461	1,477	Educational, health and social services	14%	16%
Arts, entertainment, recreation, accommodation and food services	385	717	Arts, entertainment, recreation, accommodation and food services	11%	8%
Other services (except public administration)	159	678	Other services (except public administration)	5%	7%
Public Administration	112	489	Public Administration	3%	5%
Total Employed Civilian Population Age 16+	3,349	9,181			

Housing Units by Tenure (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Vacant Housing Units	410	968	Vacant Housing Units	12%	11%
Occupied Housing Units	2,878	7,564	Occupied Housing Units	88%	89%
Owner-Occupied	2,507	5,766	Owner-Occupied	76%	68%
Renter-Occupied	371	1,798	Renter-Occupied	11%	21%
Total Housing Units	3,288	8,532			