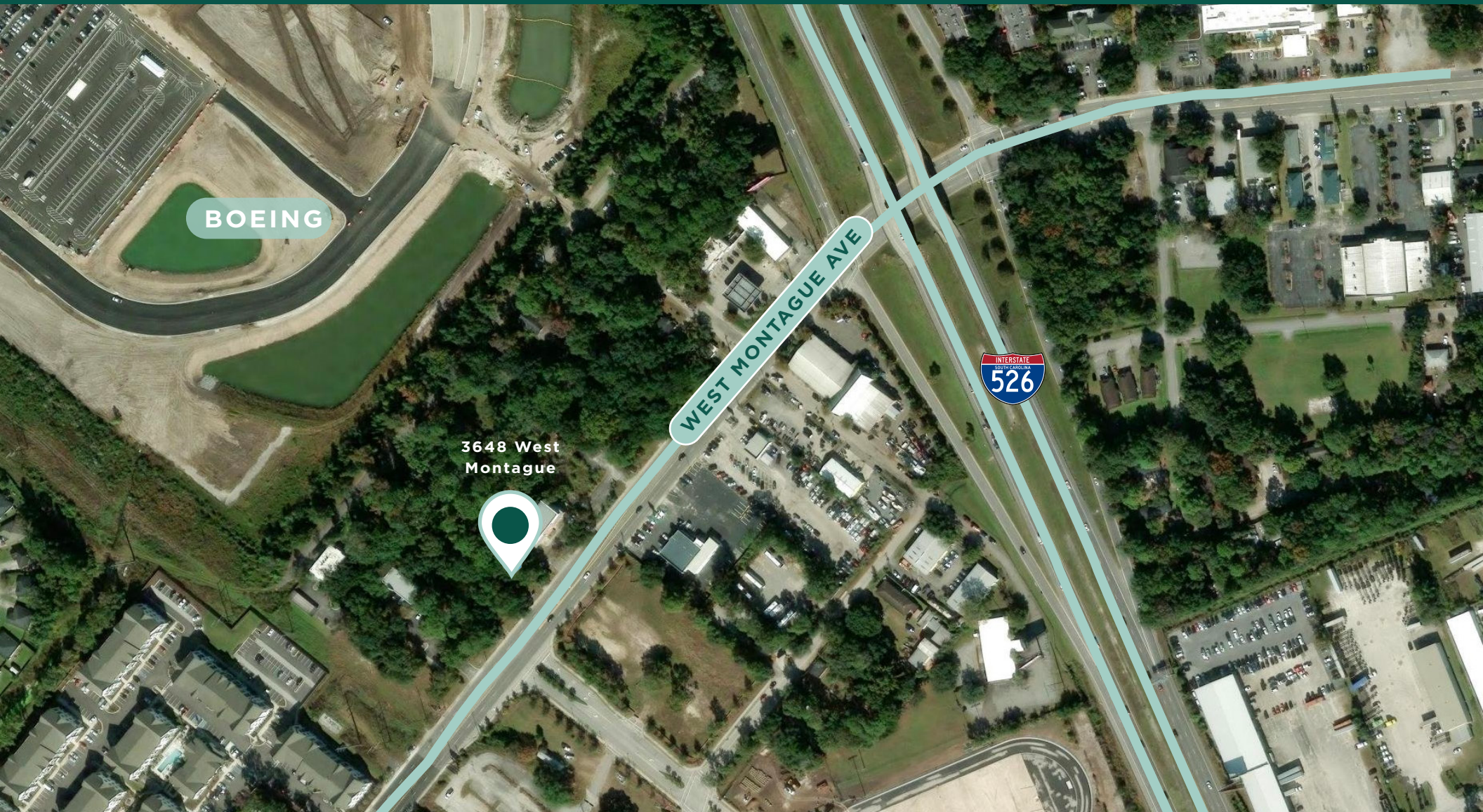


FOR SALE | DEVELOPMENT SITE OPPORTUNITY

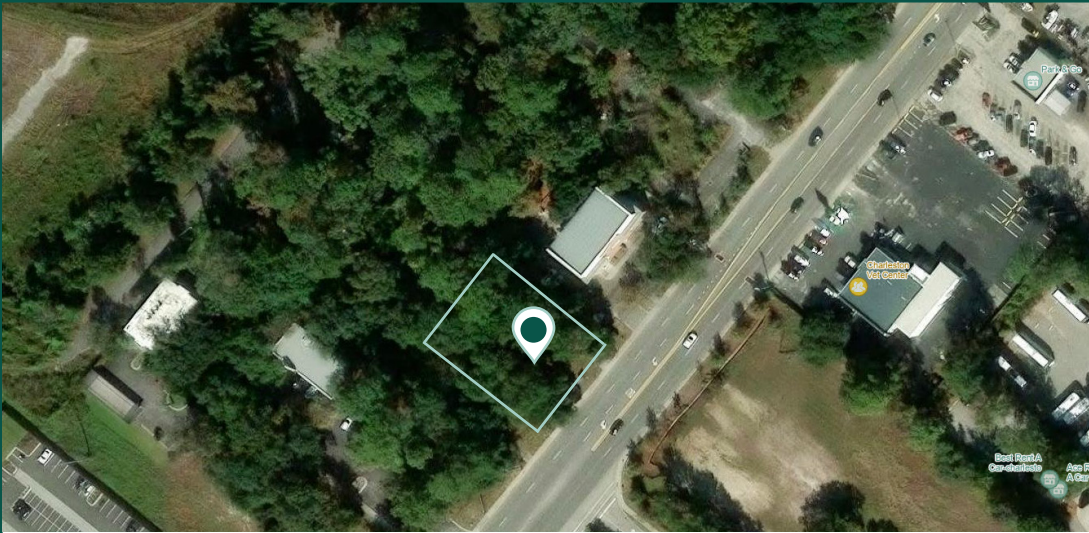
3648 West Montague | N Charleston, SC 29418



CARLMICHAEL HARRISON, SENIOR SALES ASSOCIATE
320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL

PROPERTY OFFERING



► HIGHLIGHTS

- Approximately 0.34 Acres
- Located on busy West Montague Avenue between I-526 and Dorchester Road
- Convenient to the Charleston International Airport and Tanger Outlets
- Zoned Commercial allowing for multiple uses
- Property Subtype is Office, Retail, Unimproved Land
- Daily Traffic Count of 14,000 Vehicles per Day
- Reduced Price of \$399,000
- Charleston County TAX ID #409-09-00-076
- South Carolina Commercial MLS #31000929

► OFFERING SUMMARY

Beach Commercial, LLC, as the exclusive agent to market this property, is pleased to offer this approximately 0.34 acre commercially zoned property for redevelopment in North Charleston, South Carolina.

► EXCLUSIVE LISTING AGENTS

Carl Michael Harrison
Senior Sales Associate
843.514.3847
charrison@thebeachcompany.com

BEACH COMMERCIAL, LLC

www.beachcommercialre.com

PROPERTY OVERVIEW



► 3648 WEST MONTAGUE AVENUE | N CHARLESTON, SC 29418

COMMERCIAL REDEVELOPMENT OPPORTUNITY

Approximately 0.34 acres for sale on busy West Montague Avenue. Property is zoned Commercial which allows for multiple uses. The property is conveniently located between I-526 and Dorchester Road near the Charleston International Airport and Tanger Outlets Charleston.

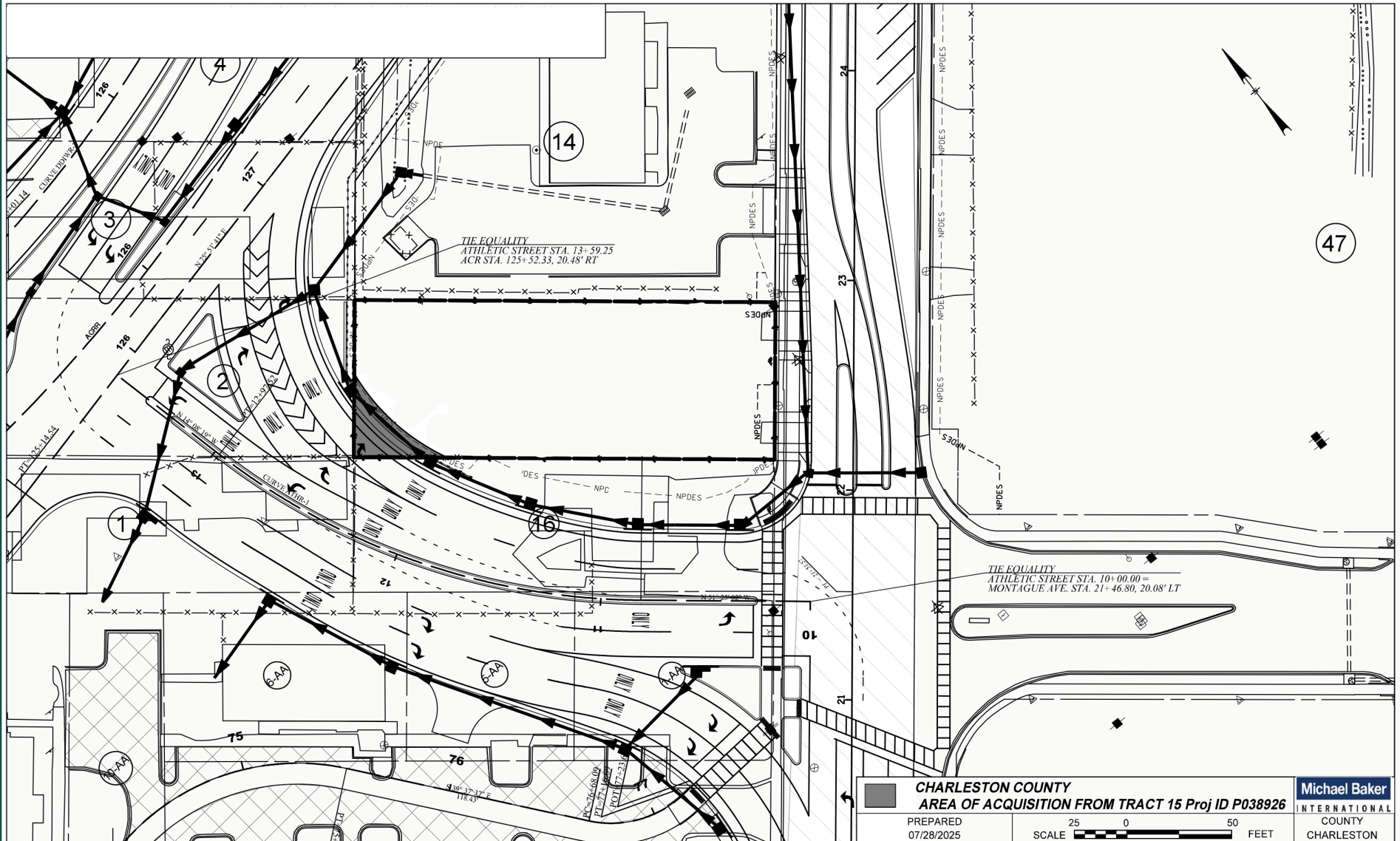


► MARKETING STATISTICS 29418 (3-MILE RADIUS)

- Total Population: Approximately 26,000 residents
- Median Household Income: Around \$64,000
- Number of Households: Over 11,000 households
- Median Age: Approximately 38 years

Source: Census Reporter

PROPOSED AIRPORT EXPANSION SURVEY



PROXIMITY MAP



BEACH

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.