



## Blue House Commons - Zoned general commercial

### Property Description

Blue House Commons Park has two remaining business lots for sale. The lots are zoned General Business and water, sewer, and electricity are on site. The business park is located just off I-26 and Hwy 78, Exit 205 A, with easy access via the lighted intersection. The park includes two high end apartment complexes and one medical office building under construction.

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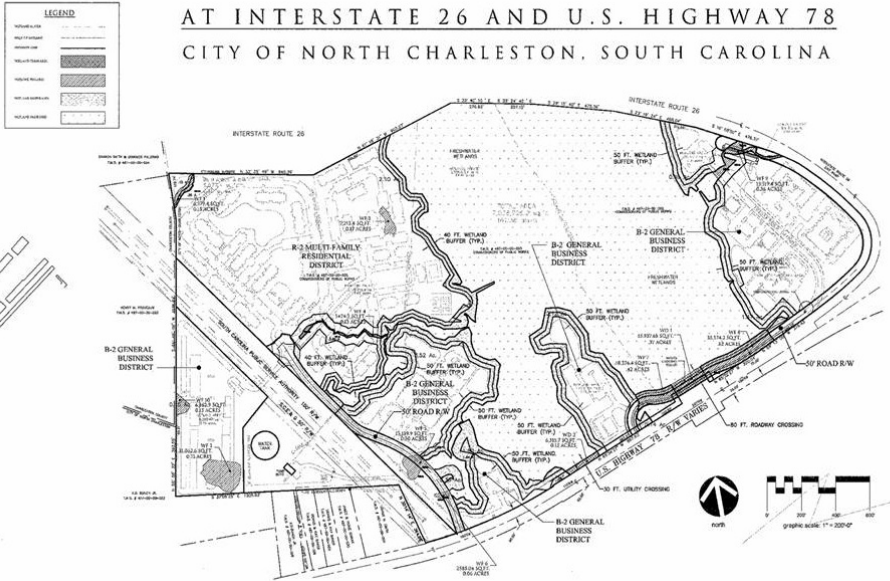


# Land for sale

Parcel 7 & 8, 0 Hwy 78

## THE CPW TRACT

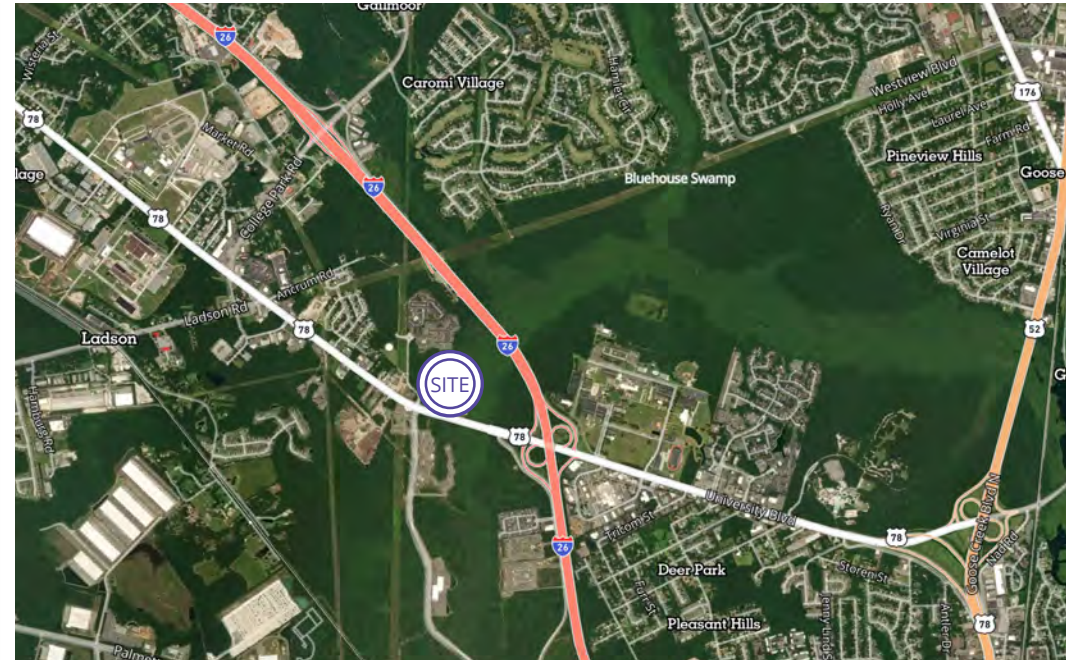
AT INTERSTATE 26 AND U.S. HIGHWAY 78  
CITY OF NORTH CHARLESTON, SOUTH CAROLINA



**Zoning: B-2 (General Business District)**  
**Overlay District: Upper 52-78 Overlay District and Ladson Overlay District**  
**County: Charleston County**  
**Municipality: City of North Charleston**

### Offering Summary

Parcel	Acreage	TMS	Sale Price
Parcel 7	0.90 ac	487-00-00-045	\$387,500
Parcel 8	3.57 ac	487-00-00-002	\$1,334,500

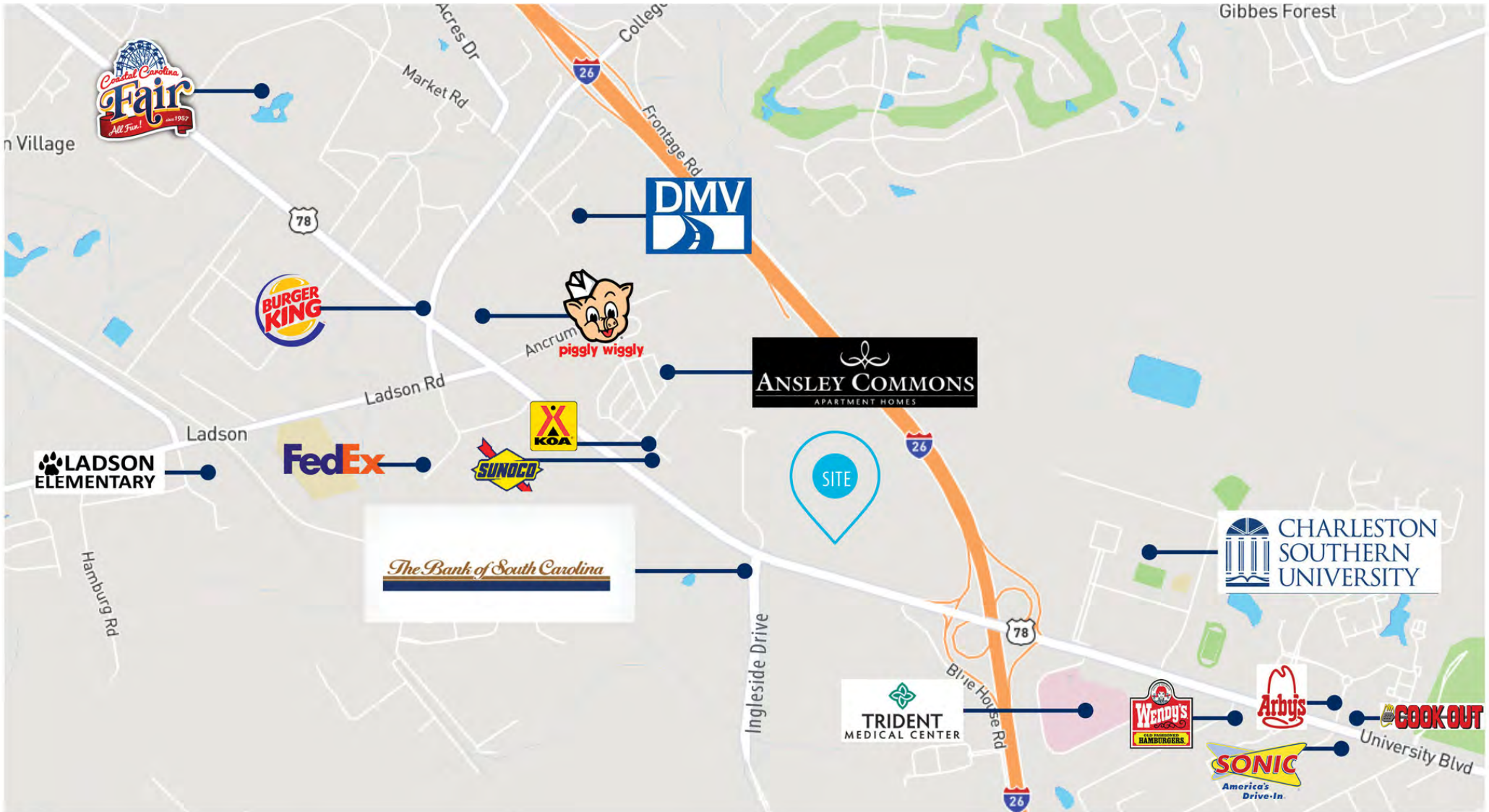


### Location Description

The site is directly across from Weber USA's tract planned to transform two sections of its 1,800-acre Ingleside Plantation into 3.6 million square feet of office, retail, restaurant, hotel and condominium space over 20 to 25 years. In the spring of 2013, one of the multi-family tracts had 240 Units developed. In first quarter of 2016, the second multi-family tract was sold.

# Nearby Amenities

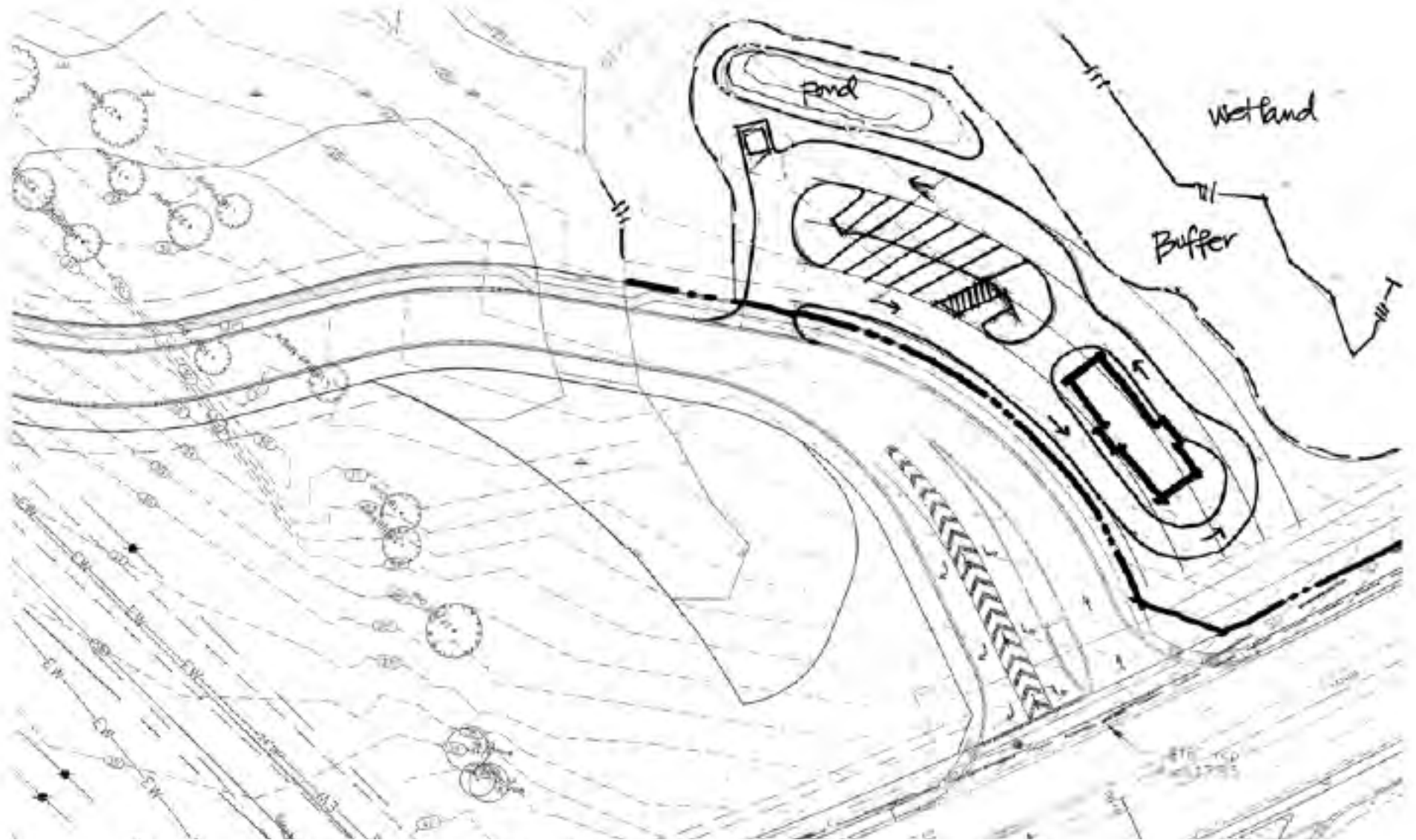
0 Hwy 78, Parcel 7 & 8





Parcel 7 - Drive thru concept

0 Hwy 78, Parcel 7 & 8



# Land for sale

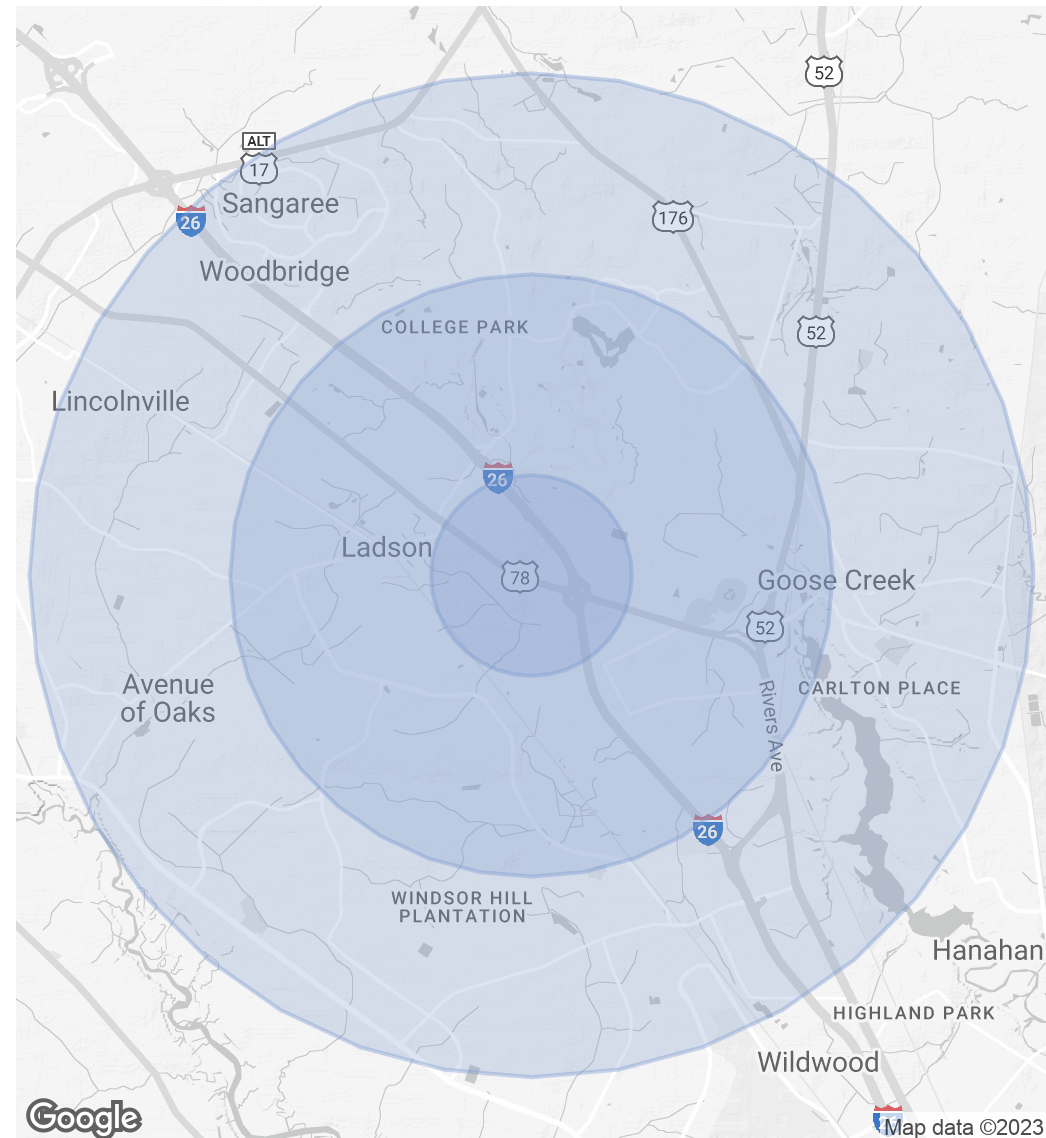
0 Hwy 78, Parcel 7 & 8

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,749	55,499	196,395
Average Age	30.3	35.4	34.8
Average Age (Male)	29.5	33.5	32.9
Average Age (Female)	31.2	37.7	36.6

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,608	21,620	75,066
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$58,637	\$70,529	\$67,609
Average House Value	\$196,215	\$207,594	\$183,195

*\* Demographic data derived from 2020 ACS - US Census*

<b>Traffic Counts</b>	
Highway 78	50,000/day
Highway 26	102,000/day



# Let's talk.

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YOUNG**

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