



# Retail Development Site | 316 Red Bank Rd, Goose Creek, SC



## Deal Summary

Address	<a href="#">316 Red Bank Road</a>
Town/City	Goose Creek, South Carolina
County	Berkeley
TMS	244-13-04-020
Zoning	Commercial
Opportunity	QSR, Retail Development
Size	+/- 1.90 acre   2 Pad Sites
Deal Type	Ground Lease, Build-to-Suit

Nick Maylander  
978-430-2260

[nick@charlestoncommercial.com](mailto:nick@charlestoncommercial.com)

Chad Billings  
843-329-3232

[chad@charlestoncommercial.com](mailto:chad@charlestoncommercial.com)



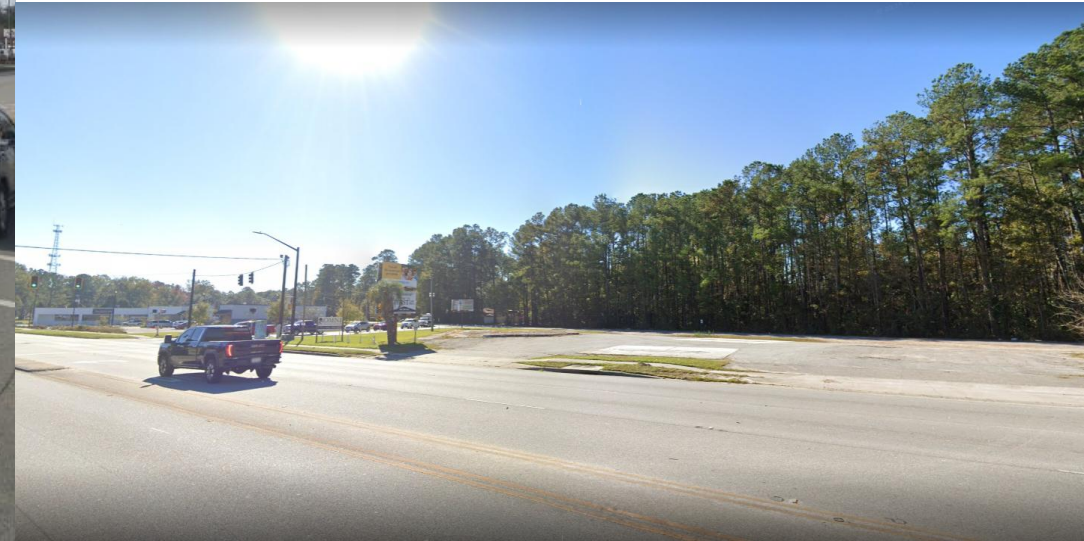
**Lighted Corner Lot:** at the intersection of Red Bank Rd and Old State Rd, provides excellent visibility and multiple points of ingress/egress

**Traffic Counts:** aggregate traffic count of 30,800 VPD from Red Bank Rd and State Rd

**Red Bank Corridor Revitalization Incentives:** in an effort to attract investment into the corridor, the City of Goose Creek is offering generous impact fee, tap fee, and property tax credits to developers and operators

**Roof Tops:** There are over 200+ homes slated for development in the immediate area, 90 of which are from The Oaks directly behind this site.

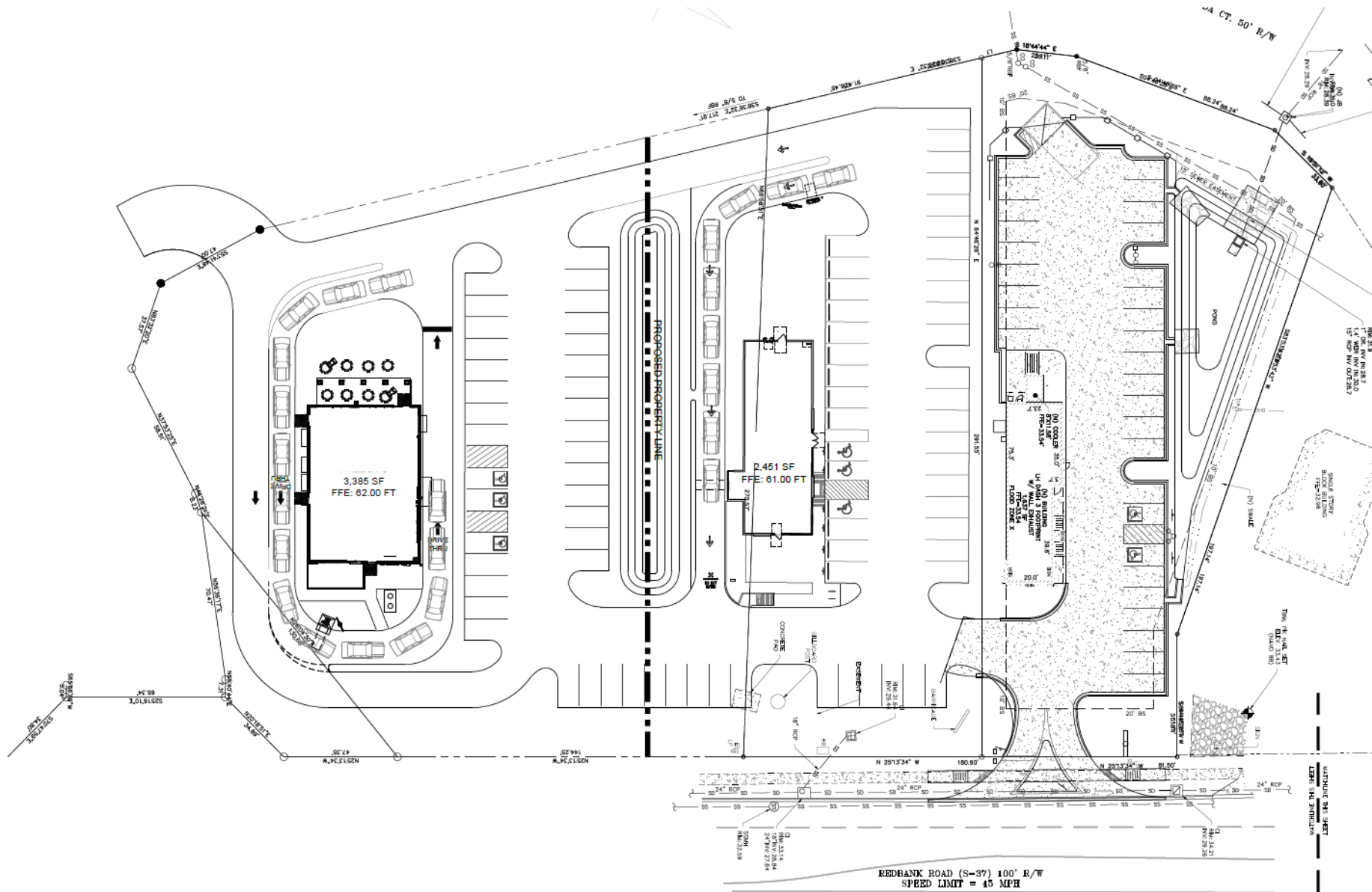
**Billboards** to be removed from the site.





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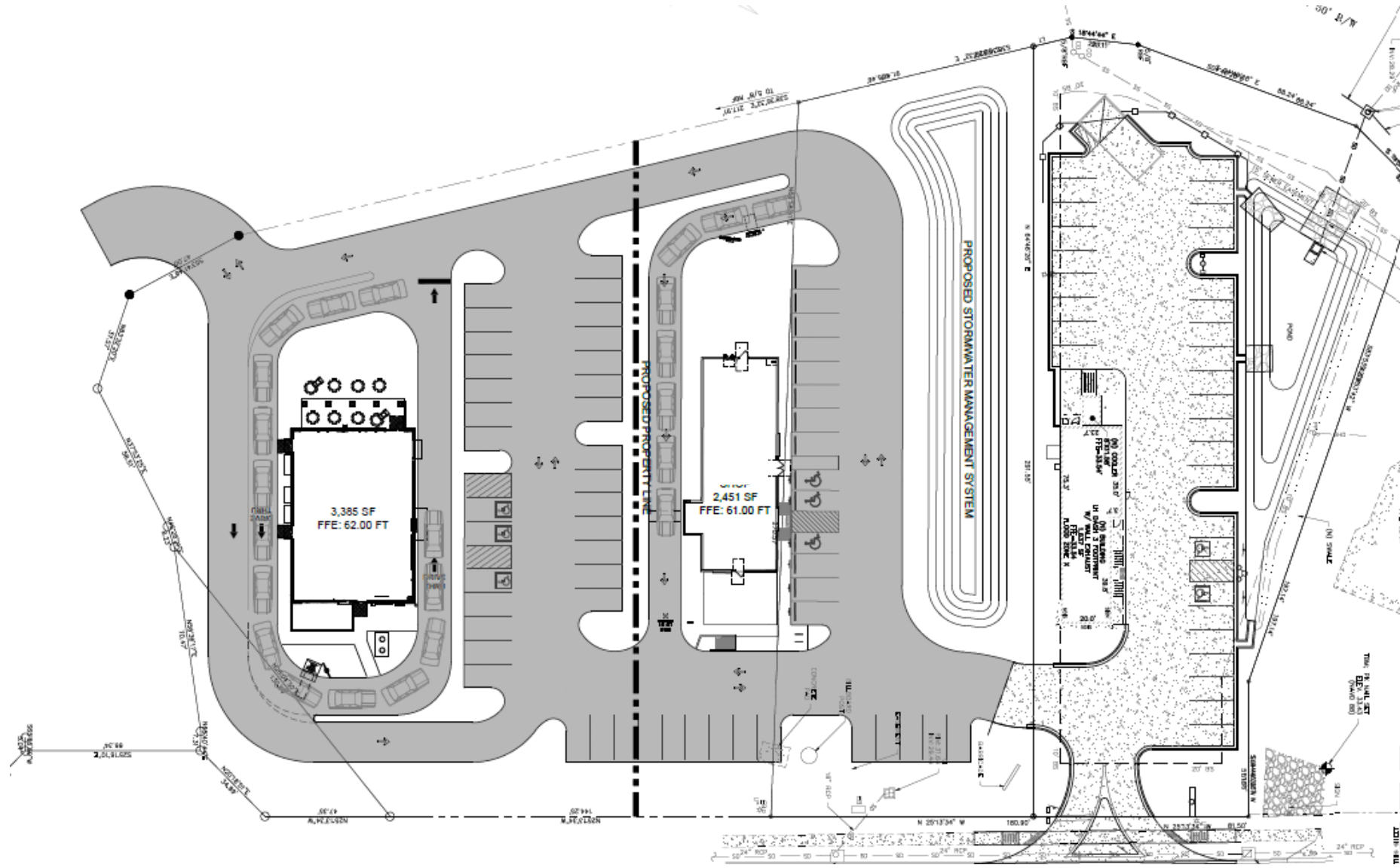
## CONCEPTUAL SITE PLAN





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## CONCEPTUAL SITE PLAN



Sedgefield Middle School  
986 Students



Goose Creek High School  
1967 Students



Howe Hall Aims Elementary  
420 Students



Avalon Pointe  
144 Homes  
10,000sf Reetail



The Oaks  
89 Homes





DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	12,557	56,639	118,957
Avg. Household Income	\$81,397	\$96,058	\$92,465
Households	4,934	21,523	46,149
Daytime Population	4,363	25,547	69,228

**Walmart** **Wendy's**  
**T-Mobile** **GameStop**  
**SALLY BEAUTY** **MCDONALD'S**

**Western Union** **WALGREENS**  
**LOWE'S** **Chick-fil-A**

**SONIC** **SUBWAY**  
**FOOD LION**

**Publix** **Planet Fitness**  
**PET SUPPLIES PLUS** **BANK OF AMERICA** **Starbucks**

**BIG LOTS!** **ZAXBY'S** **LIDL** **UPS**  
**ANY TIME FITNESS**

**TRUIST** **CITITRENDS** **O'Reilly**  
**WELLS FARGO** **Hardees** **DOLLAR GENERAL**

**Walmart** **ALDI**  
**Neighborhood Market**

**CHARLESTON SOUTHERN UNIVERSITY**  
 2023 ENROLLMENT: 3,572

**KFC** **TACO BELL**

**AutoZone** **SONIC**  
**Pizza Hut** **MCDONALD'S** **BURGER KING**

**TRIDENT MEDICAL CENTER**

**Walmart** **WAFFLE HOUSE**  
**Neighborhood Market**

**Holiday Inn** **Wendy's** **SONIC** **DUNKIN'** **FIREHOUSE SUBS**  
**Waffle House** **Arby's** **FAMILY DOLLAR** **Jockey Mink**



Subject Site

**Walmart** **Days Inn** **DOLLAR GENERAL**  
**Neighborhood Market**

NAVAL BASE

**WHIRLIN' WATERS ADVENTURE PARK**

**THE PROMENADE AT NORTHWOODS**  
**HOBBY LOBBY** **OLLIE'S** **Party City**  
**BOOT BARN** **CRUNCH** **MOE'S** **WELLS FARGO**

**NORTHWOODS MALL**  
**Dillard's** **JCPenney** **belk**  
**JD PINK** **CHAMPS** **windsor.**  
**Burlington** **PLACE** **JOURNEYS** **Bath Body Works**

**NORTHWOODS MARKETPLACE**  
**Walmart** **BEST BUY** **Michaels** **BIG LOTS!**  
**LANE BRYANT** **OLD NAVY** **PET SMART**  
**ALDI** **Guitar Center** **Chick-fil-A** **CHASE** **BANK OF AMERICA**

**LOWE'S** **THE HOME DEPOT** **DOUBLETREE**  
**Starbucks** **Wendy's** **OUTBACK** **Olive Garden**

**NORTH RIVERS TOWNE CENTER**  
**Target** **pop shelf** **ROSS** **Office DEPOT**  
**DAVID'S BRIDAL** **FIVE GUYS** **LONGHORN STEAKHOUSE**

**CHARLESTON INTERNATIONAL AIRPORT**



# QSR Site | 316 Red Bank Rd, Goose Creek, SC

## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	30,105	103,703	283,559
2023 Population	33,509	127,427	348,931
2028 Population Projection	34,636	132,733	360,037

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$78,307	\$79,768	\$79,777
Median Household Income	\$63,714	\$64,970	\$64,313

### Households

	2 mile	5 mile	10 mile
2010 Households	11,066	38,291	106,182
2023 Households	12,319	47,224	131,733
2028 Household Projection	12,733	49,189	136,011

### Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Total</b>	<b>8,891</b>	<b>1,089</b>	<b>8</b>	<b>41,154</b>	<b>4,774</b>	<b>9</b>	<b>136,854</b>	<b>13,735</b>	<b>10</b>

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