



For Sale or Ground Lease

+/- 2.78 Acres of Commercial Land

**5132 Ashley River Road, Summerville, SC 29485
(Dorchester County)**

Charleston MSA Map

Master Planned Communities & Major Employers



- WILD CAT 5,700 RESIDENCES
- CANE BAY 7,200 RESIDENCES
- LAKE VILLAGE 6,500 RESIDENCES
- NEXTON 6,500 RESIDENCES
- CARNES CROSSROADS 5,000 RESIDENCES

SUMMERVILLE

GOOSE CREEK

FRANCIS MARION NATIONAL FOREST

SUMMERS CORNER 7,000 RESIDENCES

SUBJECT PROPERTY

Mercedes-Benz Vans

INGLESIDE 3,500 RESIDENCES

PALMETTO COMMERCE PARK 10,000 JOBS



NORTH CHARLESTON

HANAHAN

POINT HOPE 18,000 RESIDENCES

DUNES WEST 8,400 RESIDENCES

CAROLINA PARK 2,500 RESIDENCES

WATSON HILL 1,000 RESIDENCES

DANIEL ISLAND 7,500 RESIDENCES

RIVERTOWNE 1,500 RESIDENCES

PARK WEST 3,500 RESIDENCES

HISTORIC PLANTATION DISTRICT

LONG SAVANNA 4,500 RESIDENCES

WEST ASHLEY

MOUNT PLEASANT

CHARLESTON

SULLIVANS ISLAND

BISHOP GADSDEN

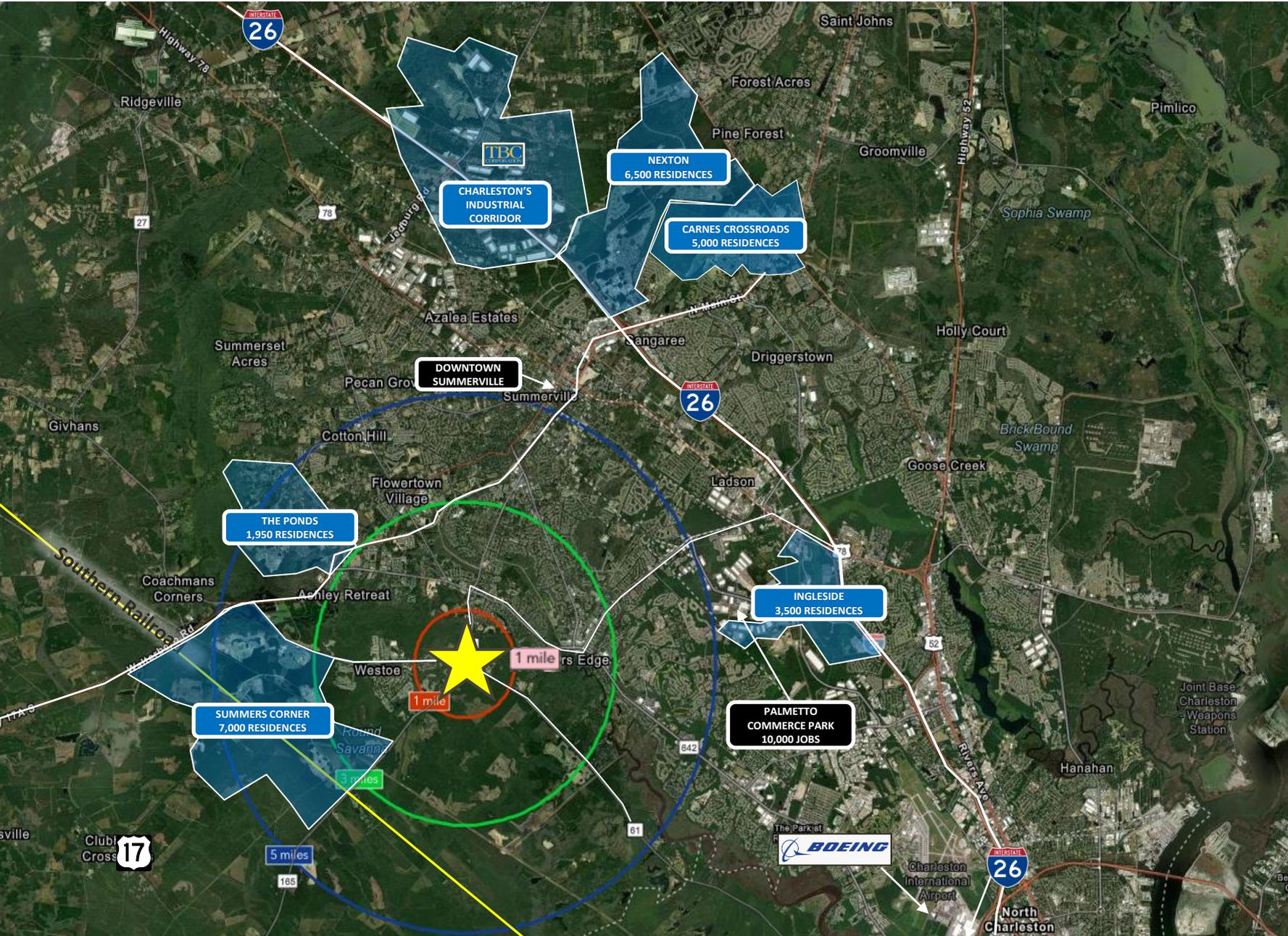
JOHNS ISLAND

JAMES ISLAND

- TOP EMPLOYERS**
- Medical University of South Carolina - 24,900
 - Joint Base Charleston - 22,000
 - The Boeing Company - 6,500
 - Roper St. Francis Healthcare - 6,100
 - Charleston County School District - 5,900
 - Walmart - 3,900
 - Berkeley County School District - 3,500
 - Trident Health System - 3,100
 - Dorchester County School District II - 2,800
 - Charleston County Government - 2,700
 - College of Charleston - 2,000
 - U.S. Postal Service - 2,000
 - Robert Bosch - 1,800
 - Volvo Car USA - 1,600
 - Mercedes-Benz Vans - 1,600

- RECENT MAJOR EXPANSIONS**
- | | |
|---|--|
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\$3.5 Billion Invested
1,500 Jobs (2023) |
\$1 Billion Invested
(2023) |
|
\$260 Million Invested
350 Jobs (2023) |
\$425 Million Invested
50 Jobs (2023) |
|
\$90 Million Invested
166 Jobs (2022) |
300 Jobs
(2022) |

Location Aerial – Summerville Market



Property Aerial (1)



Property Aerial (2)





- Located in Dorchester County TMS #'s: **160-00-00-057 (+/- 0.85 Acres); 160-00-00-038 (+/- 0.86 Acres); 160-00-00-037 (1.07 Acres).**
- Property is positioned adjacent to the full movement, lighted intersection of Ashley River Road and Bacons Bridge Road.
- High visibility sites with opportunities for excellent signage along Highway 61
- Zoned Dorchester County CG-ARHOD_DC (Commercial General – Ashley River Overlay District)
- High-growth area that features with Summers Corner and +/- 3,000 Residential units within a +/- 3 Mile Radius.

List Price: \$1,500,000.00
(\$500,000.00 per property)



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