

State Rd S-10-2025

Ladson Rd

3806-3816 LADSON ROAD
LADSON, SC 29456

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SUMMARY

Offered for sale individually or as a combined assemblage, 3806 and 3816 Ladson Road present a compelling commercial land opportunity in the growing Ladson area. 3806 Ladson Road (Parcel A per survey) is available on its own. Parcel C is only available as part of the full assemblage. Both parcels are zoned B-2 General Commercial, accommodating a wide range of uses including retail, restaurant, office, hospitality, and mixed-use development. The contiguous sites consist of frontage along Ladson Road (S-10-76), one of the area's primary commercial corridors carrying approximately 49,600 vehicles per day, with additional access available via Hoot Owl Avenue.

Surrounded by established retail and growing multi-family developments, this site presents a unique opportunity to capitalize on the continued growth and expansion along the Ladson Road corridor.



Offering Summary

3806 Ladson Road:

Sale Price:	\$1,000,000
Parcel:	±3.087 AC
Accessibility:	Access off of Hoot Owl Rd
Improvements:	±1.560 SF Warehouse
Zoning:	B2- General Business (City of N Chas)
County:	Charleston County
TMS #:	389-00-00-120

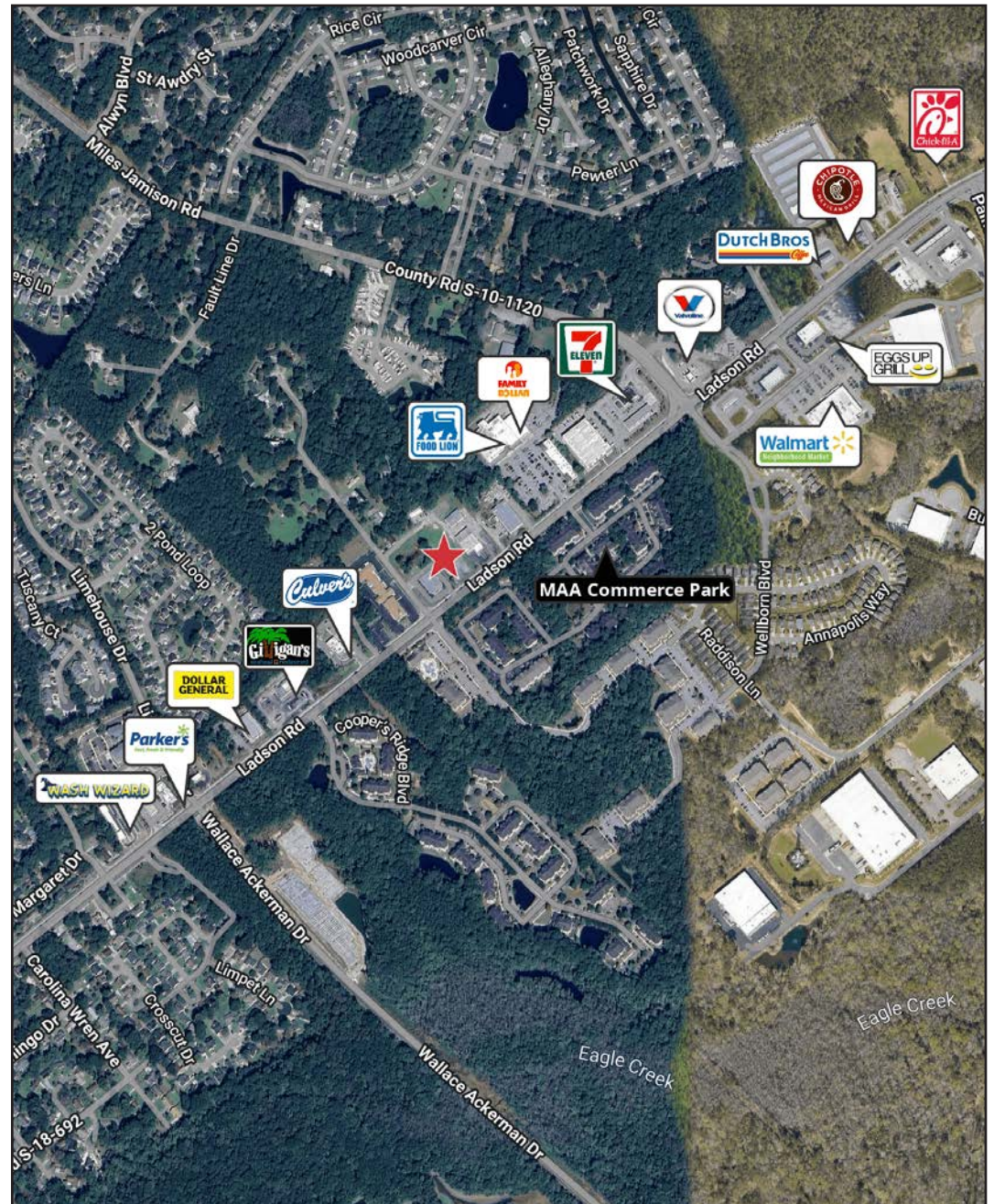
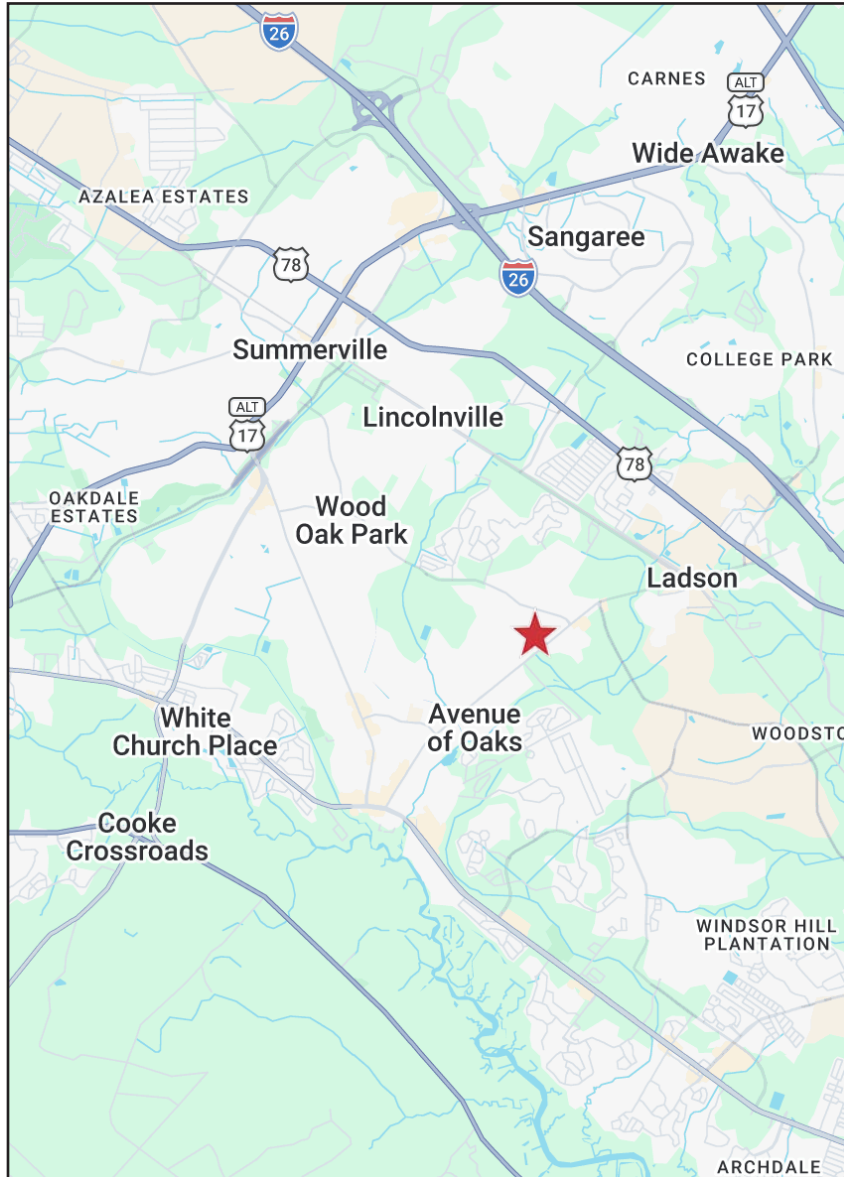
3806-3816 Ladson Road:

Sale Price:	\$1,800,000
Parcel:	±4.12 AC
Accessibility:	Direct access off Ladson Rd + Access off Hoot Owl Rd
Frontage:	125 feet of frontage on Ladson Rd
Traffic Counts:	49,600 VPD on Ladson Rd
Zoning:	B2- General Business (City of N Chas)
County:	Charleston County
TMS #:	389-00-00-074 & 389-00-00-120





LOCATION MAPS





CONTACT:

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