

8474 DORCHESTER RD

NORTH CHARLESTON, SC 29420

FOR SALE



LOCATION DESCRIPTION

0.86 Acres located 0.3 miles north of the intersection of Dorchester Road and Ashley Phosphate Road

PROPERTY HIGHLIGHTS

- Excellent visibility on going home side of Dorchester Rd, which features over 40,000 vehicles per day
- Ideal location for a quick service restaurant or other pad user, with close proximity to Chick-fil-A, McDonald's, Popeyes, Zaxby's and Cook Out
- Located in a high growth corridor of Charleston with population growth and development driven by nearby employers such as Bosch and Boeing



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Total Population	9,406	47,449	116,733
2023 Daytime Population	6,369	19,276	60,163
2023 Average Household Income	\$96,612	\$105,827	\$87,669



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