

Charleston Metropolitan Area | New Development Opportunity | Offering Memorandum



**8680 Dorchester Rd.
North Charleston, SC 29420**

TABLE OF CONTENTS



Property Summary

- » Overview - Businesses
- » Overview - Employers

Possible Uses.....

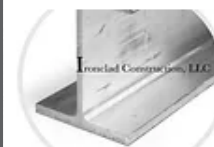
- » Zoning information

Area Overview.....

- » Residential Communities
- » Demographics

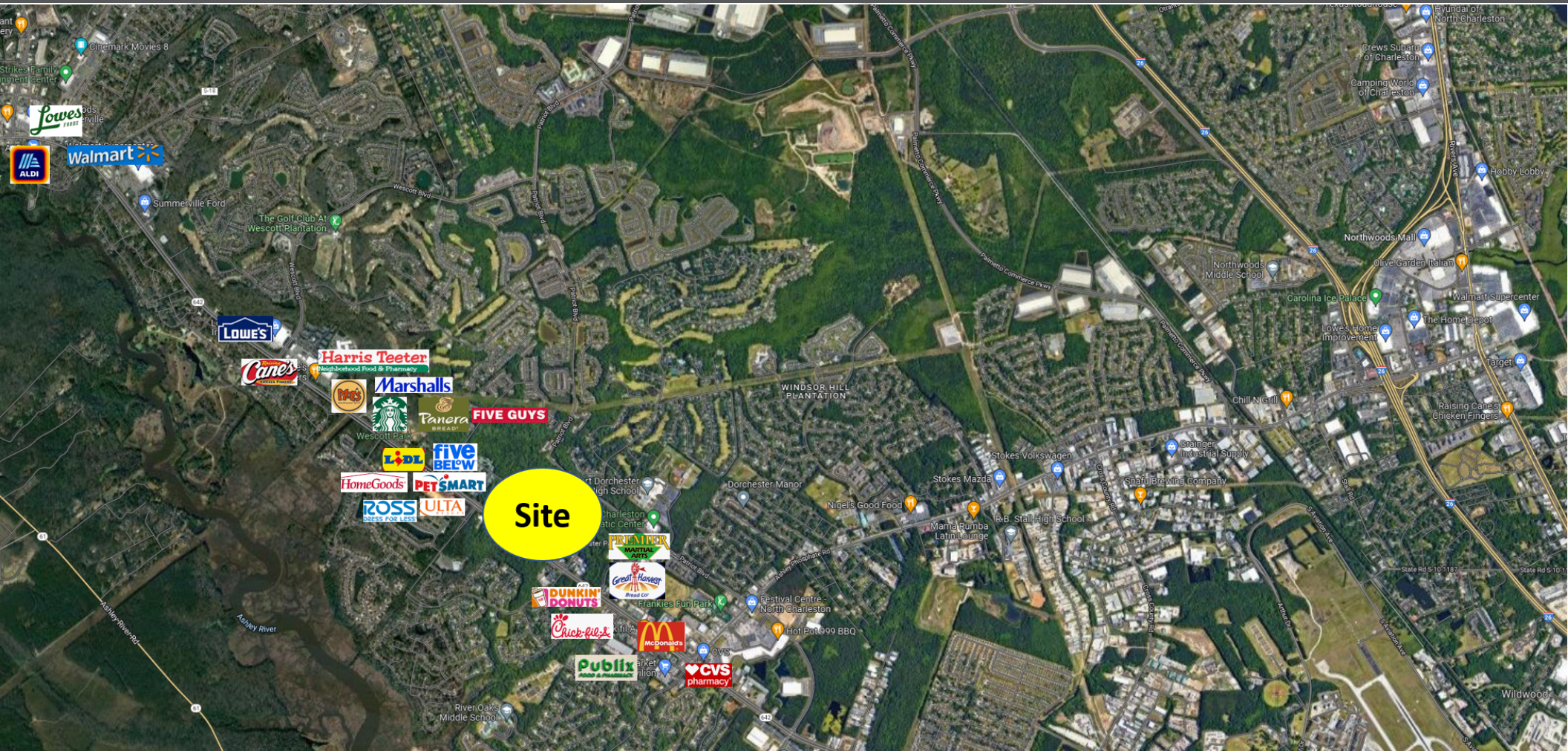
EXCLUSIVELY LISTED BY:

Peter Saydam, MSE
 President
 Ph: (843) 469 5737 | SC Lic. 123698 | www.ironcladgc.com
 Email: ironcladgc@gmail.com



IRONCLAD CONSTRUCTION
 South Carolina
 North Carolina
 843-469-5737

PROPERTY OVERVIEW - Businesses



HIGHLIGHTS

- Excellent visibility and access from the road; direct road frontage
- Situated in the primary retail corridor: nearby businesses include Aldi, Harris Teeter, Lidl, Wal-mart and more
- On-site full size billboard for advertisement opportunities (maintained by Adams Outdoor Advertising)

PROPERTY OVERVIEW - Employers

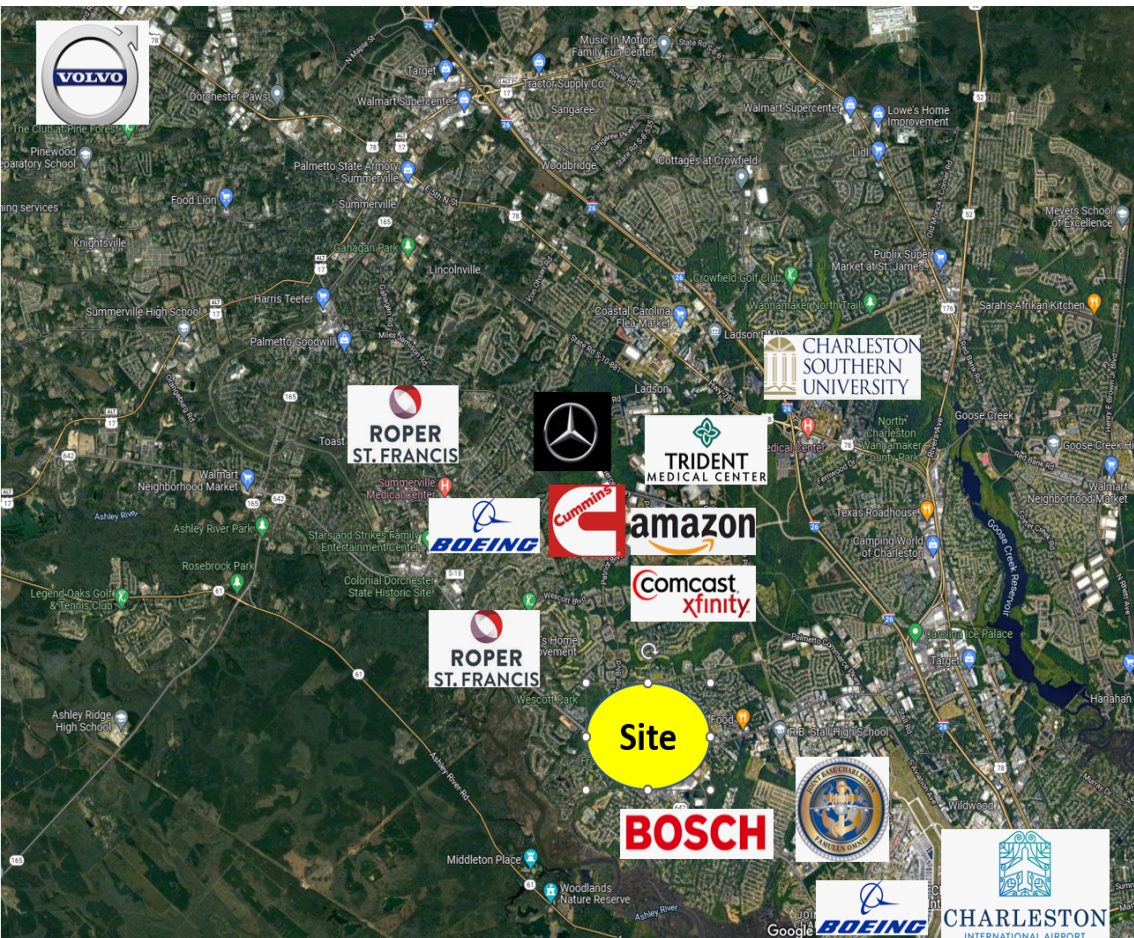
PROPERTY SUMMARY

ADDRESS: 8680 Dorchester Rd. North Charleston, SC 29420

Total Land (AC) 4.6

HIGHLIGHTS

- Strategically located in the high-growth area of North Charleston, SC on the Dorchester Road corridor.
- Traffic counts exceeding 40,000 cars/day (source SCDOT)
- Dense, Dorchester County location with ideal demographics: over 445,000 people with an average household income exceeding \$68,000 in a 3-mile radius
- Close to Bosch, Volvo, Mercedes Benz, Boeing, and many other support industries nearby

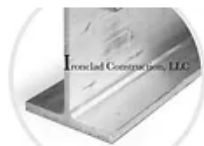
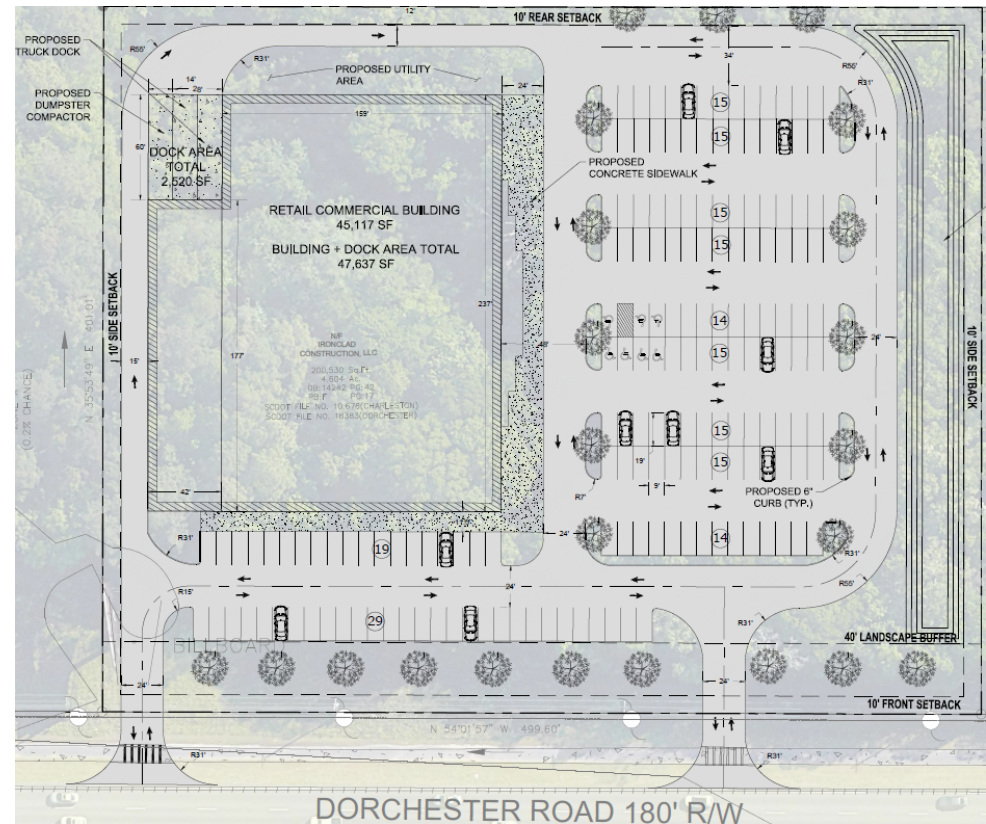


Possible Uses - Zoning Information

ALLOWED USES

- Grocery stores, convenience stores, pharmacies, health food stores
- Nursing homes and assisted-living facilities
- Health clubs and fitness centers
- Hospitals and medical clinics
- Veterinary services and pet grooming businesses
- Public and private kindergarten, elementary or secondary schools
- Restaurants, bakeries
- Banks, Credit Unions
- Government Offices
- Film development establishments

50K SQ. FT. PRELIM DRAFT



IRONCLAD CONSTRUCTION

South Carolina

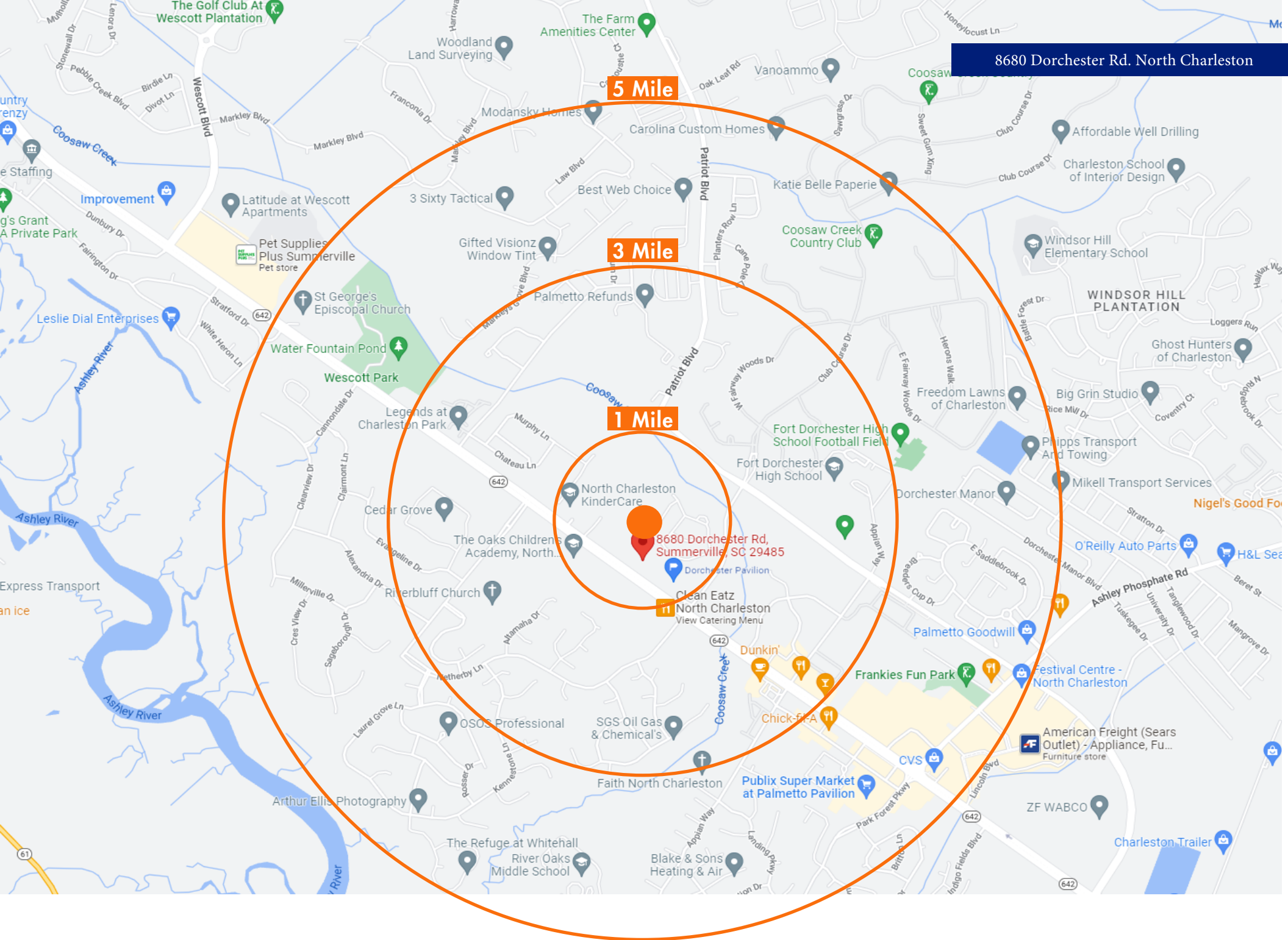
North Carolina

843-469-5737

NEARBY RESIDENTIAL COMMUNITIES



IRONCLAD CONSTRUCTION
South Carolina
North Carolina
843-469-5737



Demographics - 1 mile - 3 mile - 5 mile

