

**FOR LEASE**

460 N HIGHWAY 52  
MONCKS CORNER, SC



Former Quick Service Drive Thru | +/- 2,200 SF | 1 Acre | C-2 City of Moncks Corner

# DISCLAIMER

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460 N HWY 52  
MONCK'S CORNER, SC

LEASE RATE \$130,000 Annually

LEASE TYPE NNN

PREVIOUS USE Quick Service Restaurant

DRIVE THRU Yes

BUILDING SIZE 2,200 SF

LOT SIZE 1+/- Acres

PARKING SPACES 26

ZONING C-2

YEAR BUILT 2021

MUNICIPALITY Town of Moncks Corner

TMS 123-00-01-046



SITE PHOTOS



Walmart

goodwill

Chick-fil-e

Wendy's

Arby's

FOOD LION

TIMMY JOHN'S

ZAXBY'S

verizon

TruAuto  
Driven By Trust!

TSC TRACTOR SUPPLY CO

STARBUCKS COFFEE  
FIREHOUSE SUBS  
Great Clips

Better Collision

Doctors Care

Hwy 52 29,000 VPD

TAKE 5

SITE

SLIM CHICKENS

SOUTH CAROLINA FEDERAL CREDIT UNION

SITE PHOTOS



AERIAL



Berkeley County  
Public Works Dept

Berkeley Middle  
School

Santee Cooper  
Headquarters



Moncks Corner  
Recreational  
Complex

Moncks Corner  
Elementary



Roper St. Francis  
Healthcare



# VICINITY

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	1,787	12,319	22,939
Population Growth (2010-2024)	3.65%	5.89%	6.15%
Estimated Population Growth (2023-2028)	16.73%	17.07%	17.12%
Number of Households	683	4,629	8,380
2023 Average Household Income	\$75,762	\$74,789	\$76,701
Daytime Employees	4,729	9,999	11,151

SITE



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

*You won't find a more hospitable or business-friendly climate than South Carolina.*

Information courtesy of: [Link](#)

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth





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