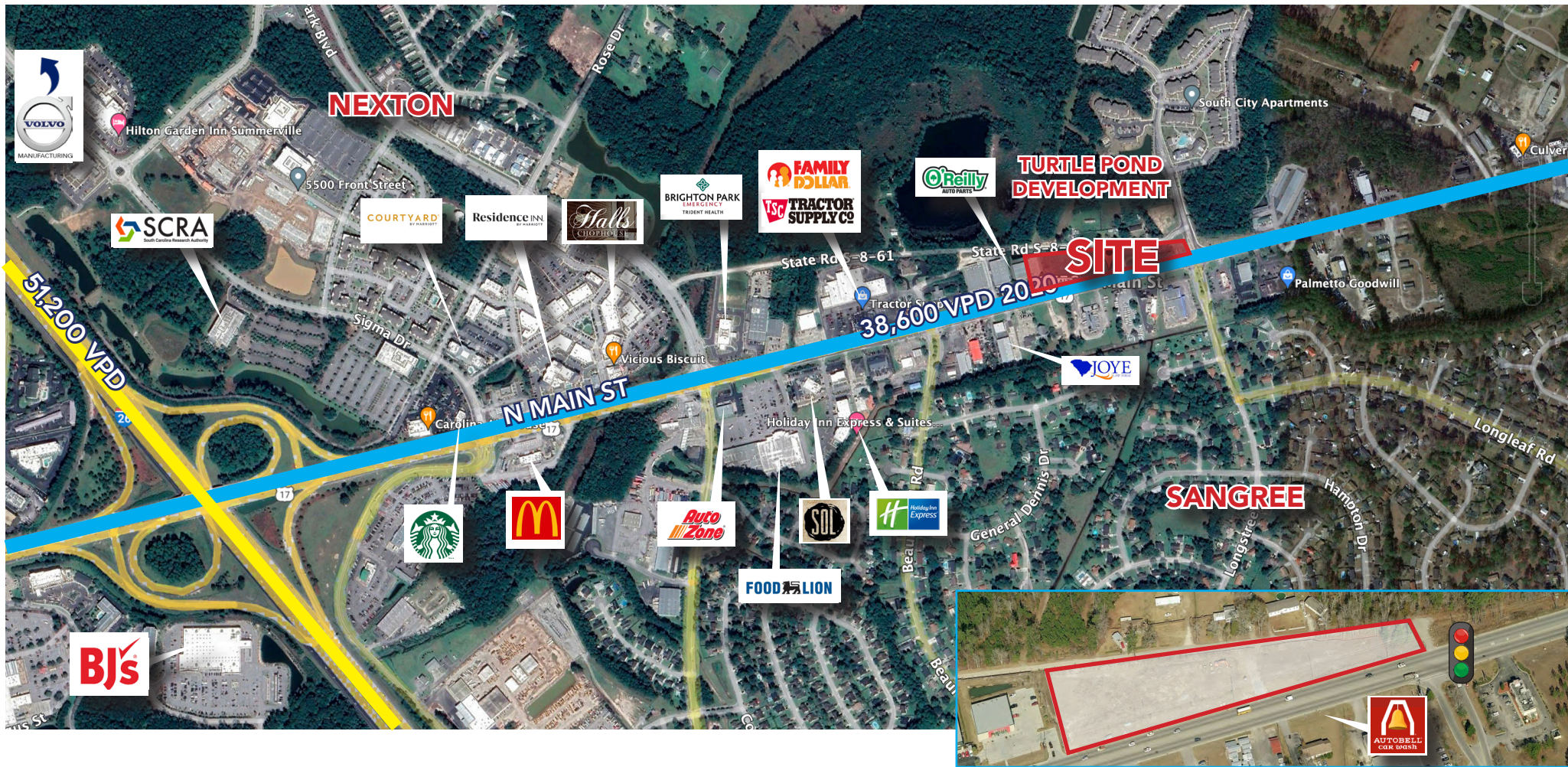


# VACANT LAND | GROUND LEASE OPPORTUNITY

## PROPERTY SUMMARY | 1756 NORTH MAIN STREET, SUMMERVILLE, SC

High profile, strong visibility and central to Volvo and Nexton (10,000 homes, 2,000 apartments, 5 hotels & 6 million SF of retail and offices), Sangree Development encompassing 21 separate sub-divisions (across Main Street), Carnes Crossroads (2 miles), and Cane Bay. Integrated design ties into the new businesses, hotels and services including the growing medical presence. The opportunities include drive through food, banking and national retail opportunities with signage. Architectural controls, cross access and a flexible design to maximize quick access, ease of exit and outdoor seating with patios.



Source: SCDOT VPD 2020



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 North Charleston, SC 29418  
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## PROPERTY HIGHLIGHTS | 1756 NORTH MAIN STREET, SUMMERVILLE, SC

**FOR LEASE** - Ground Leases

**TOTAL LAND AREA** - 1 - 3.2 Acres

**TRAFFIC COUNT** - 38,600 VPD 2020

**PROPERTY SUBTYPE** - Office, Retail, Retail Pad

**ZONING** - GC, General Commercial - Berkeley County

**TAX ID** - 221-00-00-017



Source: SCDOT VPD 2020

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**1 MILE**

Population  
7,648

Households  
2,918

Avg. Household Income  
\$89,005

**3 MILE**

Population  
44,161

Households  
16,647

Avg. Household Income  
\$87,034

**5 MILE**

Population  
65,832

Households  
25,280

Avg. Household Income  
\$95,882

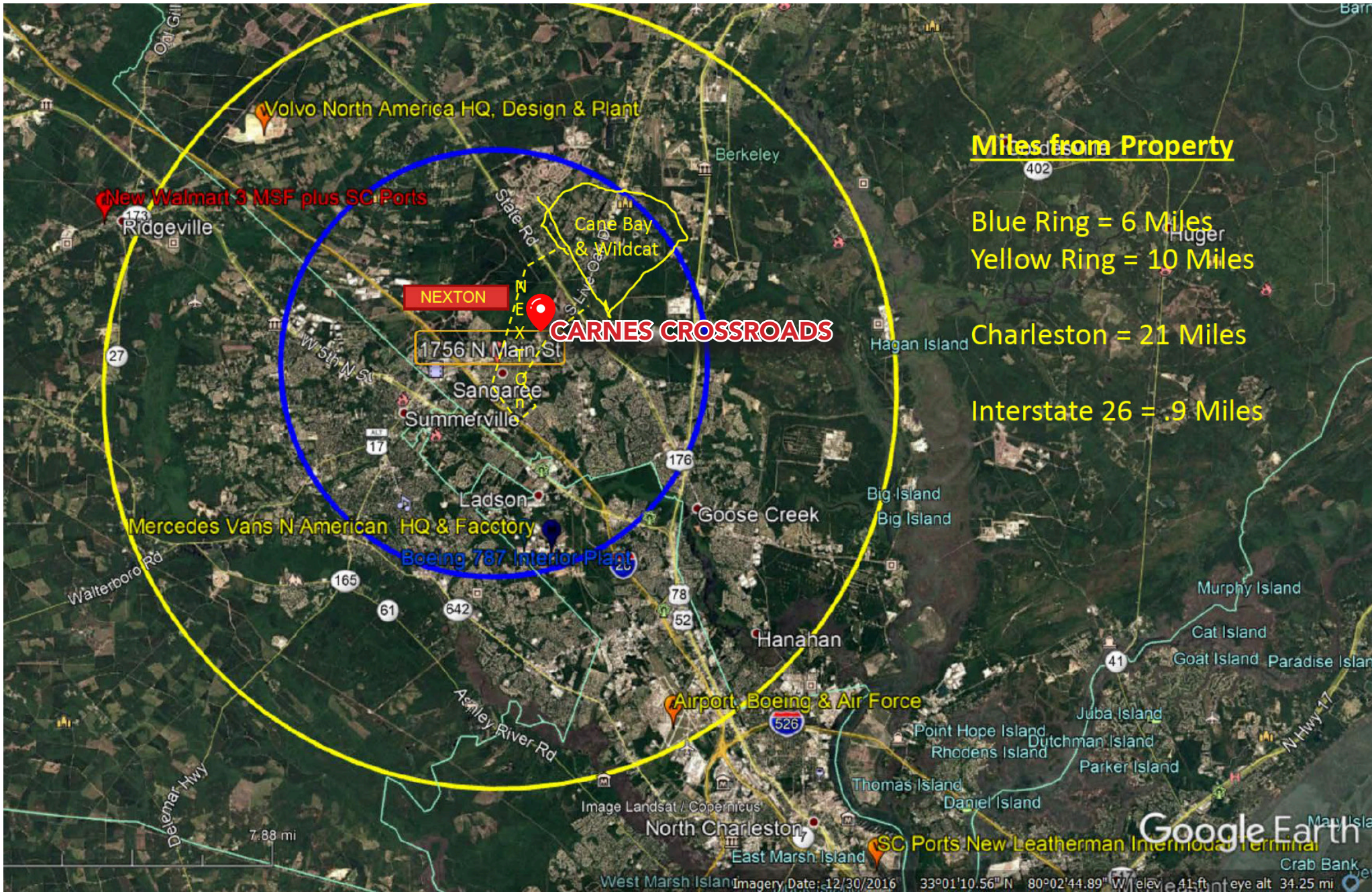
Source: U.S. Census Bureau - Esri forecasts for 2022

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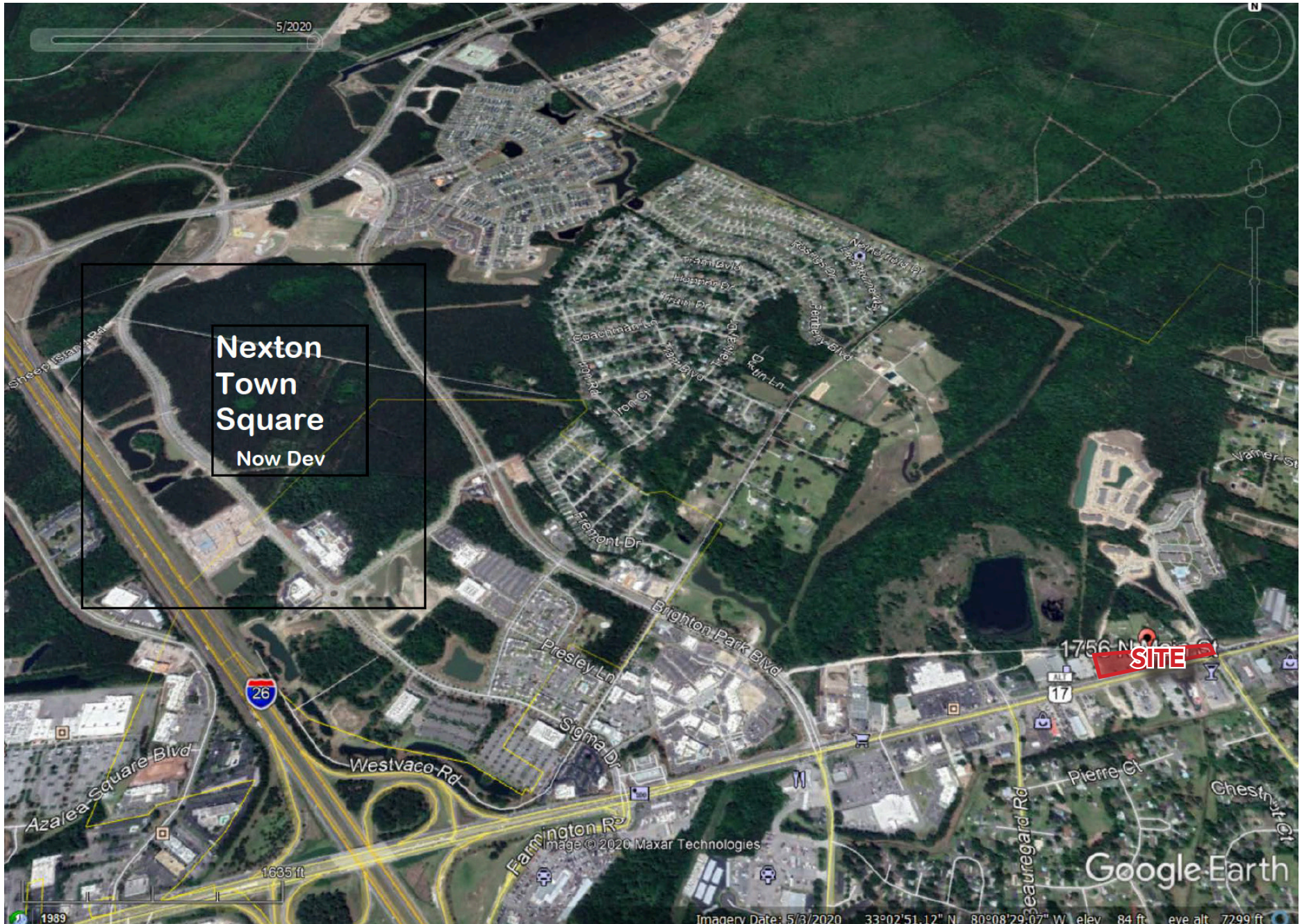
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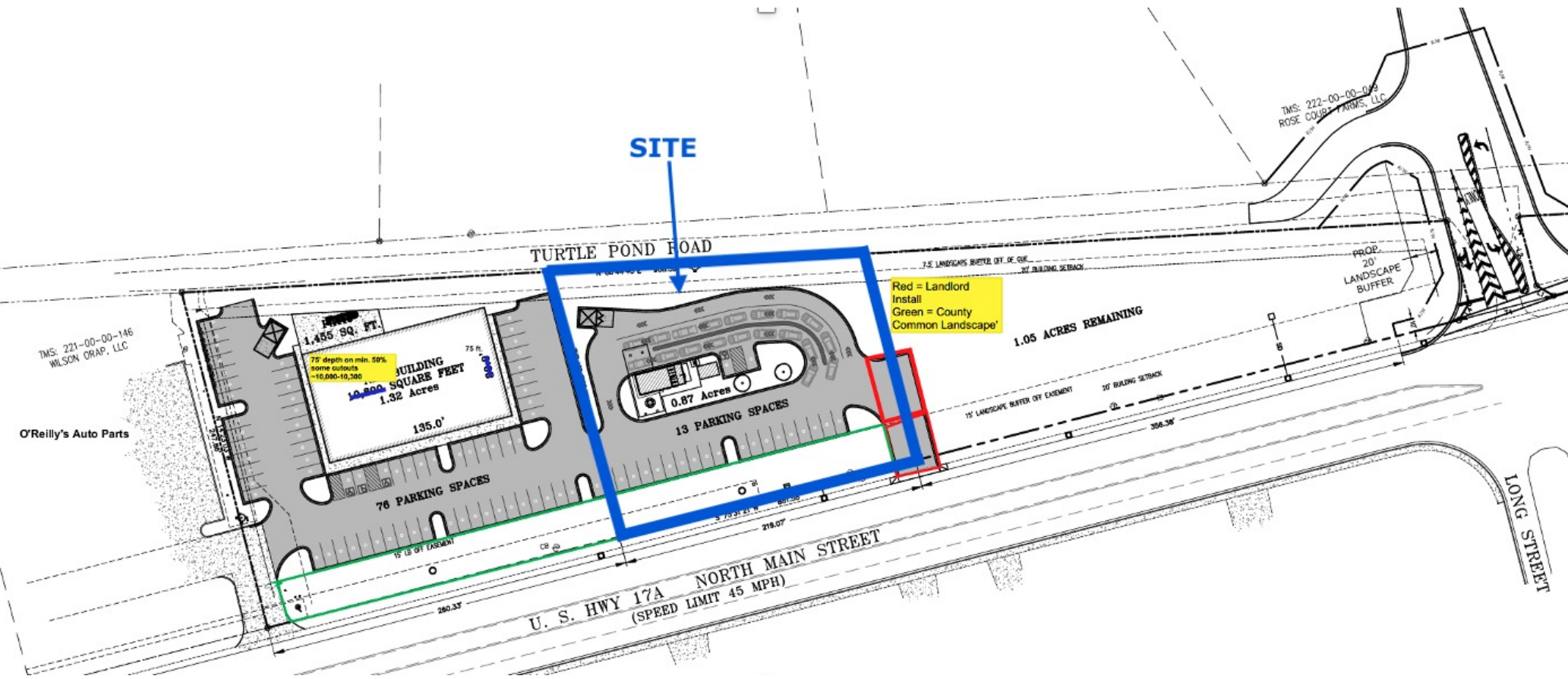


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# VACANT LAND | GROUND LEASE OPPORTUNITY



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President/Broker in Charge

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