

FOR SALE

TWO PRIME HIGHLAND COMMERCIAL LOTS OFF HIGHWAY 52

513 DOCK ROAD • MONCK'S CORNER • SOUTH CAROLINA 29461



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BEACH
COMMERCIAL



PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, as the exclusive listing agent, is pleased to offer two high profile parcels of approximately 4.32 total acres; both parcels offer significant frontage and great visibility from both Highway 52 and Dock Road in Moncks Corner, South Carolina.

► HIGHLIGHTS

- Located directly across from the Walmart Supercenter on Hwy 52
- Parcel A is ± 1.0 acres listed for \$700,000
- Parcel B is ± 3.32 acres listed for \$700,000
- The total parcel is ± 4.32 acres of upland with a wetland verification letter
- Zoned C-2 in the Town of Moncks Corner
- Traffic count of approximately 31,000 vehicles per day on Highway 52
- Dock Road leads to the Hidden Cove Marina, Swig & Swine Restaurant, and Gilligan's Restaurant on the Tailrace Canal
- Berkeley County Tax No. 123-00-01-053
- South Carolina Commercial MLS #31006295 & MLS # 31006296

► EXCLUSIVE LISTING AGENTS

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 513 DOCK ROAD • MONCKS CORNER, SC 29461

Directly across from the Walmart Supercenter on Highway 52, two parcels of highground are available; parcel A is ± 1.0 acre and parcel B is ± 3.32 acres. These parcels are high profile with significant frontage and great visibility from both Highway 52 and the frontage road (Dock Road) heading to the canal.

The parcels sit adjacent to the Sunoco Gas Station with shared access to Food Lion and the Family Dollar Store. The total parcel is ± 4.32 acres of upland with a wetland verification letter from Newkirk Environmental Engineering available. The zoning is C-2 in the Town of Moncks Corner. Traffic count is approximately 31,000 vehicles per day on Highway 52.

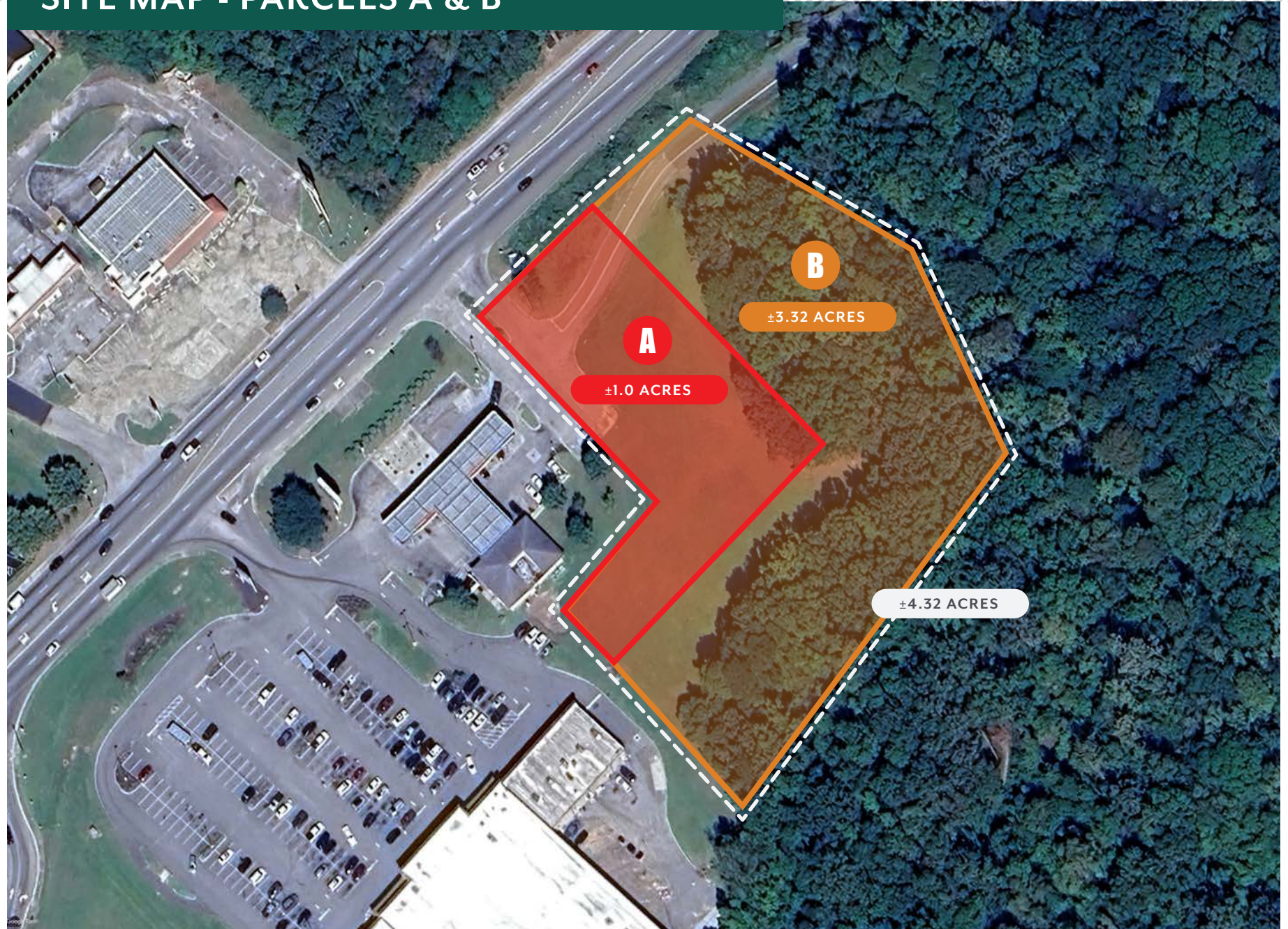
The property sets up nicely for fast food, retail, hotel, and/or office development Zoned C-2 in the Town of Moncks Corner. Across the highway, there is a Chick fil A, Wendy's, Zaxby's, and Arby's. The parcel is legally identified as part of Tract E (Lots 1 & 6) of the Jones Property previously owned by Santee Cooper. The property is subject to the South Carolina Public Service Authority covenants and restrictions.

► MARKETING STATISTICS 29461

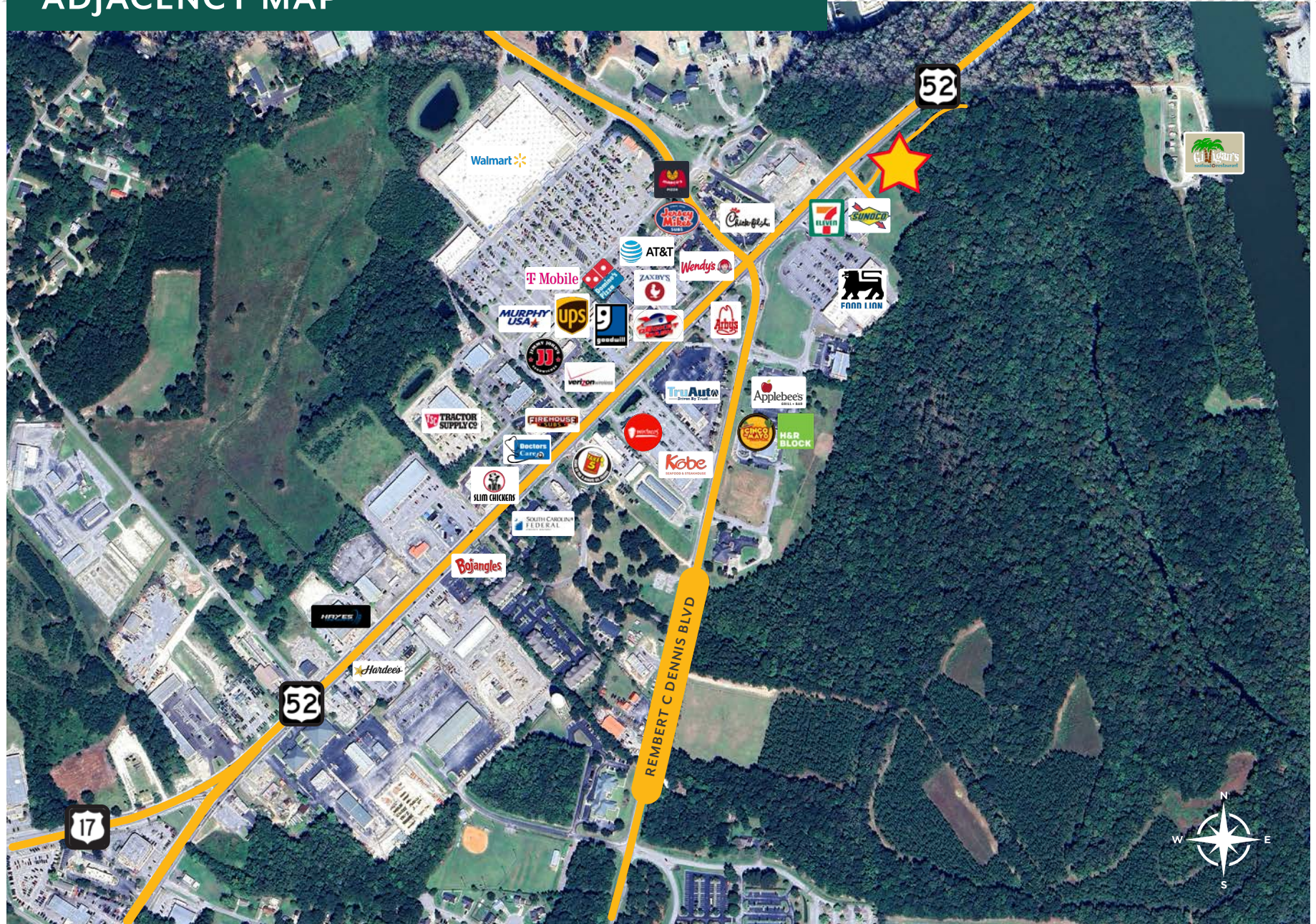
Demographics as of 2022:

- Total population 13,456 (annual population growth rate of 6+%)
- Median Household Income \$83,079
- Median Age 35.9
- Households 15,492
- 59,300 Daily Commuters (as of 2023)

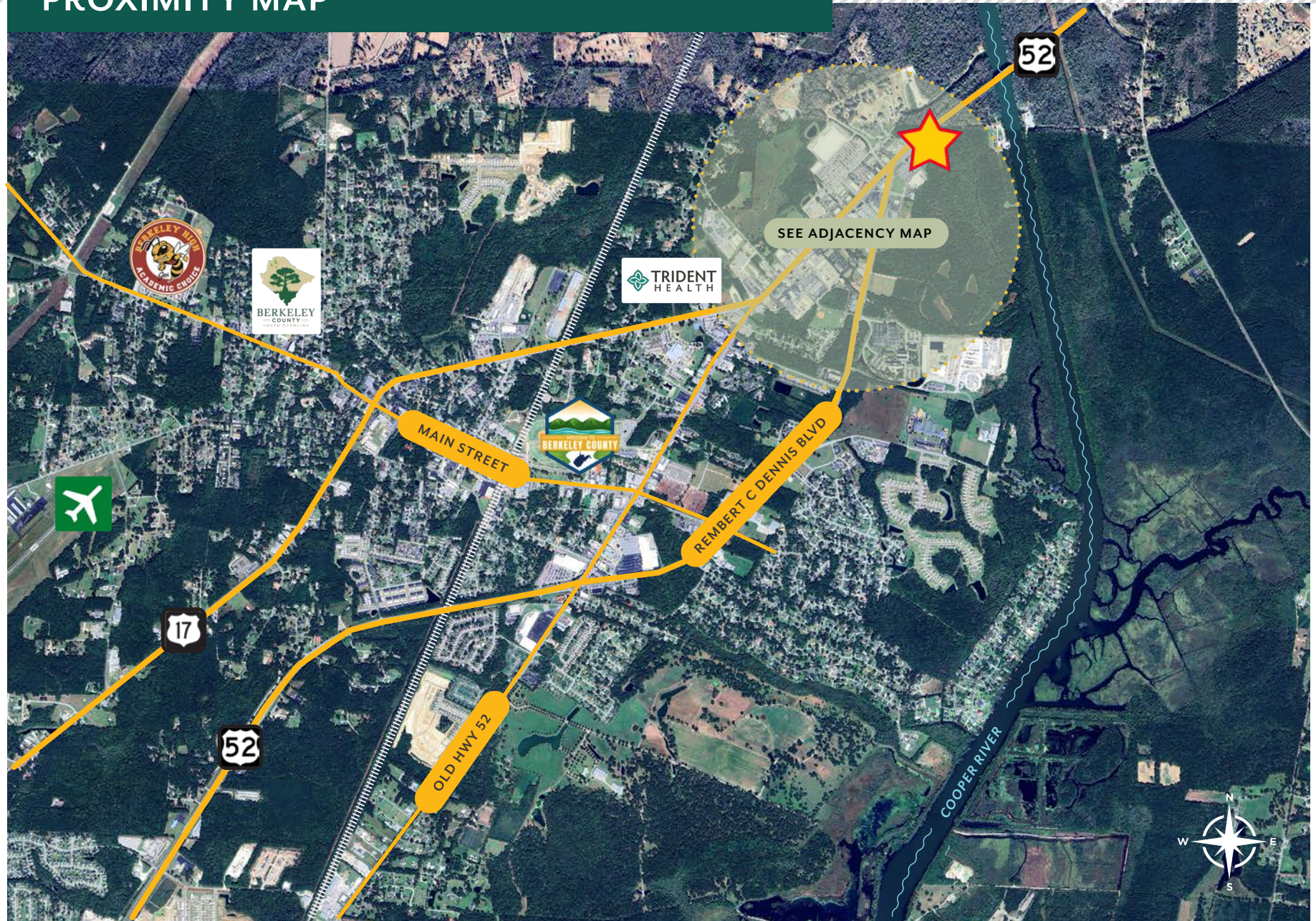
SITE MAP - PARCELS A & B



ADJACENCY MAP



PROXIMITY MAP



PHOTOS

