

1707 & 1711 Central Avenue

Summerville, SC 29483



Property Overview

FOR SALE: \$899,000.00

BUILDING ONE

SQUARE FOOTAGE: 2,760 SF

BUILDING TWO

SQUARE FOOTAGE: 2,760 SF

TOTAL ACERAGE: 2.18 Acres

PARCEL NOS: 135-16-00-044

135-16-00-045

135-16-00-083

ZONING : NEIGHBORHOOD
COMMERCIAL
DISTRICT -
DORCHESTER
COUNTY



*BOUNDARIES ARE APPROXIMATE

FOR SALE

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AERIAL OF SUBJECT PROPERTY



AERIAL



STAND-ALONE BUILDING 2



STAND-ALONE BUILDING 1



AERIAL



STAND-ALONE BUILDING 2



PROPERTY DESCRIPTION

This offering includes three contiguous parcels (TMS# 135-16-00-044, -045, -083) located in a high-growth corridor of Dorchester County. The property features two stand-alone income-producing structures with additional land available for future development. Strategically situated in the Neighborhood Commercial District (NCD) zoning designation, the site offers flexible use options ideal for retail, office, service-oriented businesses, or mixed-use development. Conveniently located less than one mile from major retailers and amenities, including Walmart, CVS, and numerous dining establishments, the site is also surrounded by several established residential communities—providing built-in consumer demand. Whether you're an investor looking for stable cash flow or a developer seeking a centrally located project site, this property presents a compelling opportunity in one of the region's most active markets.

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