

615 N Cedar Street Summerville



Property Highlights:

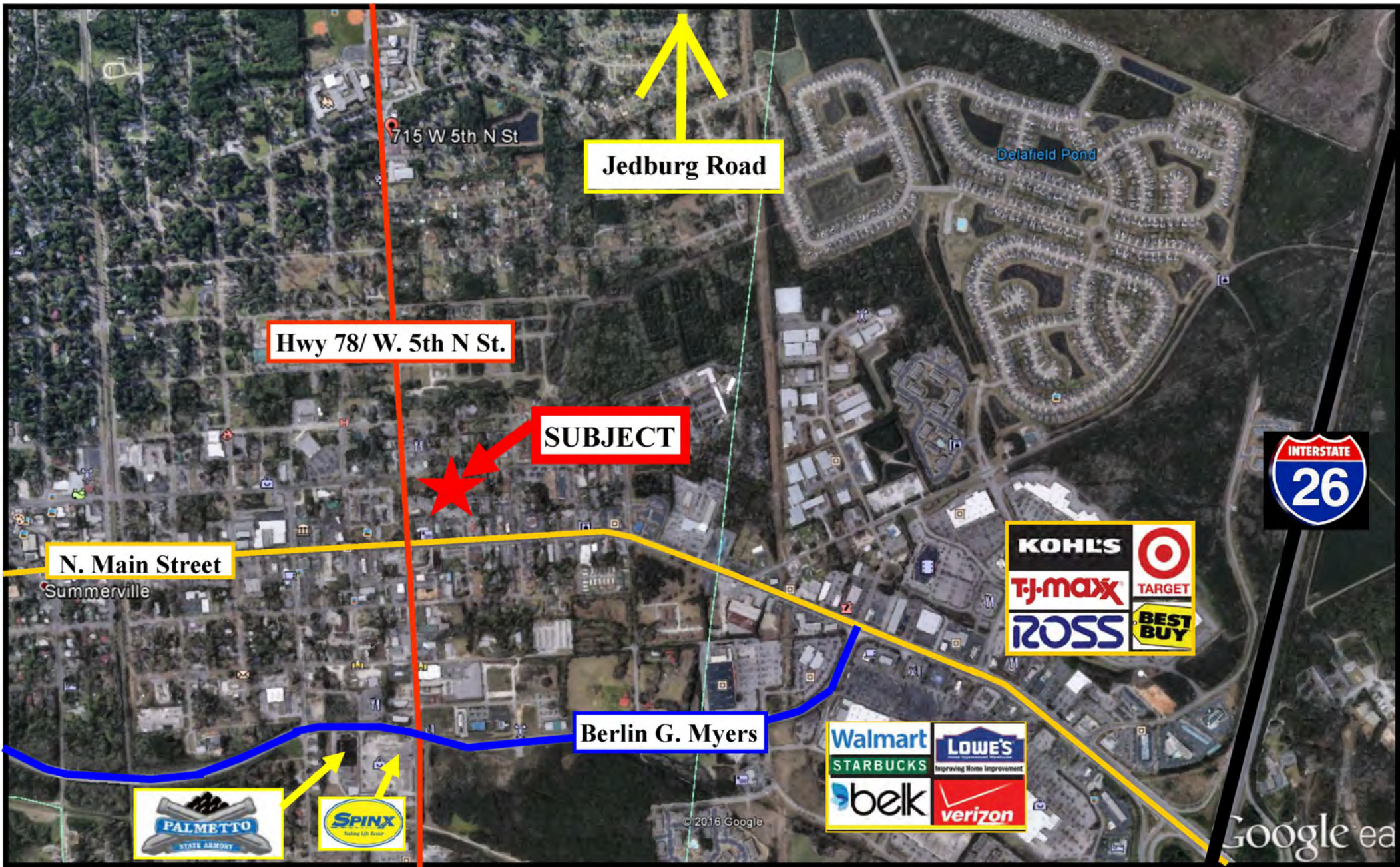
- In Town- great corner lots just 1 block off Main Street minutes to I-26 and convenient to all services and amenities.
- Approximately .89 acres with many possible uses
- Variety of professional offices, retail outlets and residential properties in the immediate area
- Purchase at \$600,000

Robert L. Pratt
RE/MAX Pro Realty
9209 University Blvd
Charleston, SC 29406
843-576-2705 (Office)
Robert@robertpratt.com

©2013 RE/MAX, LLC. All Rights Reserved

Each Office Independently Owned and Operated. Information is deemed reliable but not guaranteed.



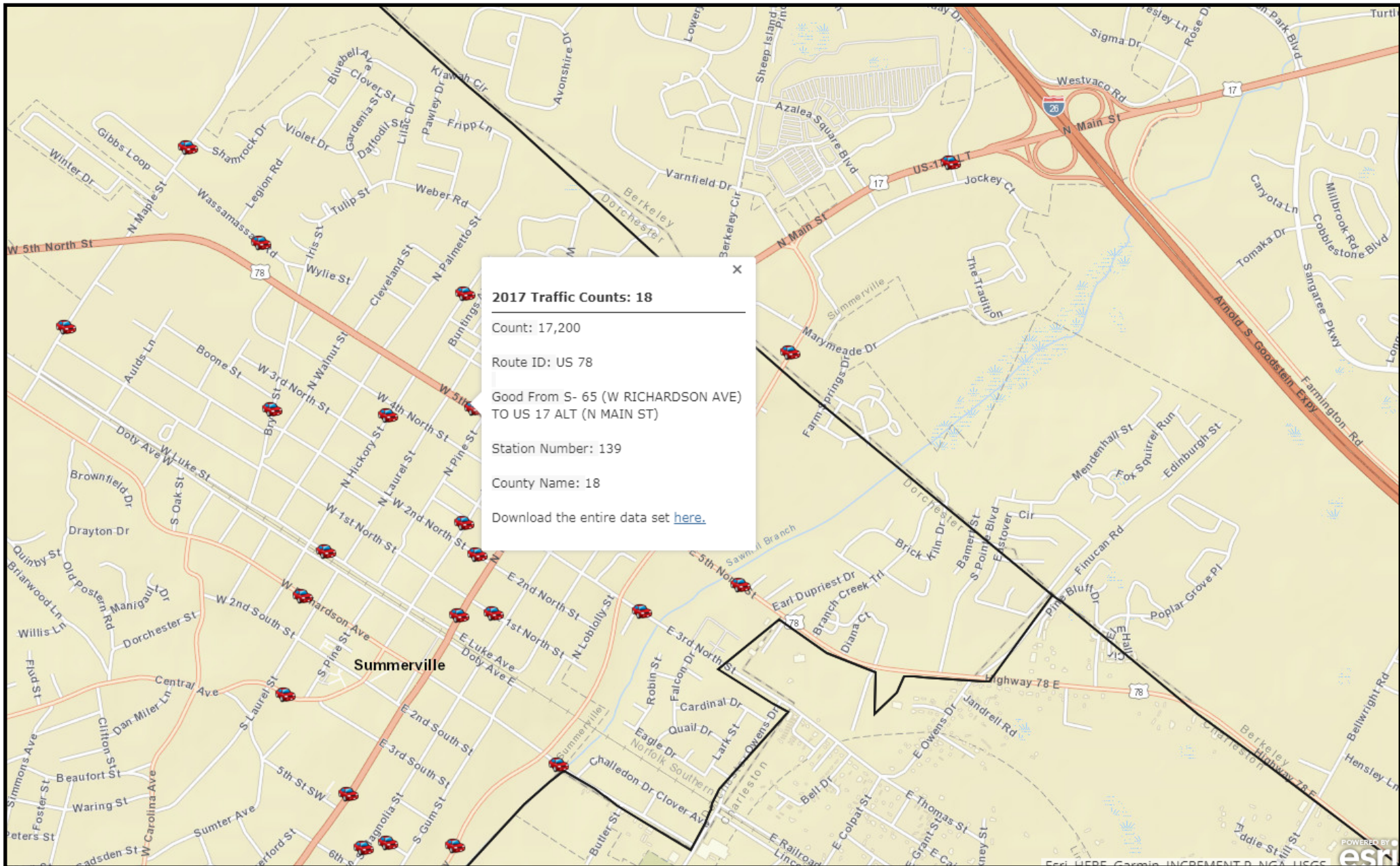


©2013 RE/MAX, LLC. All Rights Reserved

Each Office Independently Owned and Operated. Information is deemed reliable but not guaranteed.

Robert L. Pratt
RE/MAX Pro Realty
9209 University Blvd
Charleston, SC 29406
843-576-2705 (Direct)
843-576-2716 (Assistant)
robert@robertpratt.com





2017 Traffic Counts: 18

Count: 17,200

Route ID: US 78

Good From S- 65 (W RICHARDSON AVE)
TO US 17 ALT (N MAIN ST)

Station Number: 139

County Name: 18

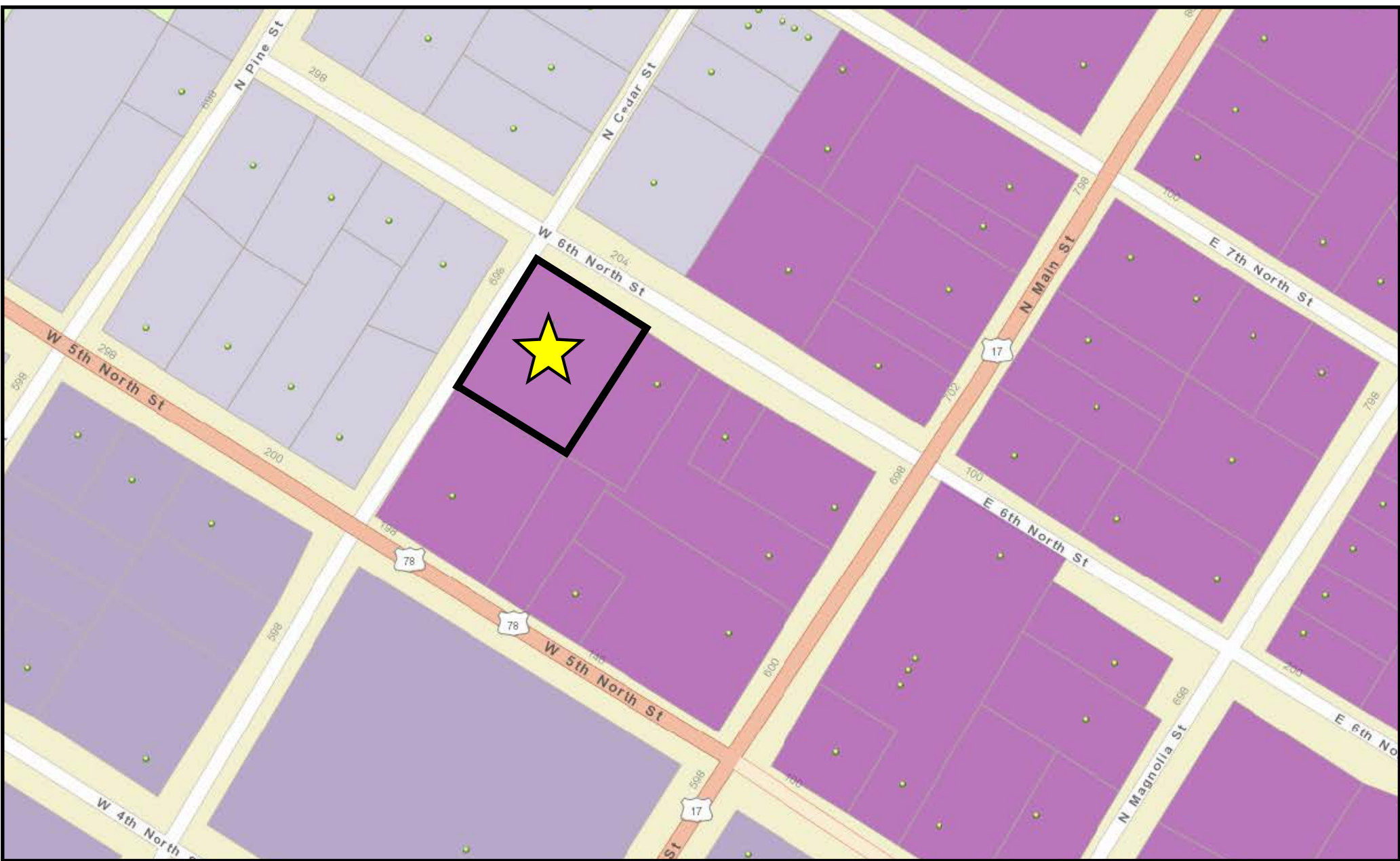
Download the entire data set [here](#).

©2013 RE/MAX, LLC. All Rights Reserved

Each Office Independently Owned and Operated. Information is deemed reliable but not guaranteed.

Robert L. Pratt
 RE/MAX Pro Realty
 9209 University Blvd
 Charleston, SC 29406
 843-576-2705 (Direct)
 843-576-2716 (Assistant)
 robert@robertpratt.com





©2013 RE/MAX, LLC. All Rights Reserved

Each Office Independently Owned and Operated. Information is deemed reliable but not guaranteed.

Robert L. Pratt
RE/MAX Pro Realty
9209 University Blvd
Charleston, SC 29406
843-576-2705 (Direct)
843-576-2716 (Assistant)
robert@robertpratt.com



3.3 TABLE OF PERMITTED USES

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
RESIDENTIAL															
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P	C/E	C/E	C/E	P	—
Accessory Dwelling Unit	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
2-4 Unit Dwelling	P	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Townhome	P	P	P	P	—	—	C	P	P	P	P	—	—	—	—
Multifamily Dwelling (5+ units/ bldg)	—	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Manufactured Housing	C	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Group Home (<9 residents)	P	P	P	P	P	P	P	P	P	P	P	—	—	—	—
Group Home (>9 residents)	—	P	P	P	—	—	—	C	P	P	P	—	—	—	—
Residential Care Facilities	—	C	C	C	—	—	—	C	C	C	C	—	—	—	—
LODGING															
Home Stay Bed and Breakfast (Up to 5 guest rooms)	C	P	P	P	C	C	C	C	—	P	P	—	—	P	—
Bed and Breakfast Inn (6-10 guest rooms)	C	C	P	P	—	—	—	C	—	P	P	—	—	P	—
Inn (Up to 24 Rooms)	—	C	C	C	—	—	—	—	—	P	P	—	—	—	—
Hotel/Extended Stay (No Room Limit)	—	—	C	C	—	—	—	—	—	—	P	P	—	—	—
Short Term Rental	C	C	P	P	C	SE	SE	C	C	P	P	—	—	—	—
Recreational Vehicle Park	—	—	—	—	—	—	—	—	P	—	P	P	—	—	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

3 Use Provisions | 3.3 Table of Permitted Uses

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
OFFICE/SERVICE															
ATM	—	C	C	P	—	—	—	—	—	C	P	—	—	—	—
Banks, Credit Unions, Financial Services	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Business Support Services	—	P	P	P	—	—	—	—	—	P	P	—	—	—	—
Cash Advance/Payday Lending/Title Loan Services	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Funeral Homes/Crematoria	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Home Occupation	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
Kennels	—	—	—	P	—	—	—	—	—	—	P	P	P	P	—
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	—	—	P	P	P	P	—	—
Medical Clinic/Urgent Care	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Personal Services	—	C	C	C	—	—	—	—	—	C	P	P	P	—	—
Professional Services	—	C	C	P	—	—	—	—	—	P	P	P	P	—	—
Small Equipment Repair/Rental	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Studio – Art, dance, martial arts, music	—	P	P	P	—	—	—	—	—	P	P	P	—	—	—
Veterinary Services	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—
COMMERCIAL/ENTERTAINMENT															
Adult Establishment	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—
Alcoholic Beverage Sales Store	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Bar/Tavern/Night Club	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Entertainment, Indoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Entertainment, Outdoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
P: Permitted Use C: Conditional Use SE: Special Exception E: In Existing Building Only RF: Retail Frontage Only — Prohibited use															

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS								SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands	
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
General Commercial	—	C	P	P	—	—	—	—	—	C	P	P	—	—	—	
General Commercial – Use Greater than 100,000 sf	—	—	—	P	—	—	—	—	—	—	P	P	—	—	—	
Mobile Food Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C	
Mobile Retail Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C	
Open Air Retail	—	—	—	P	—	—	—	—	—	—	P	—	—	—	—	
Outside Display/Sales	—	C	C	C	—	—	—	—	—	C	C	P	—	—	—	
Restaurant	—	P	P	P	—	—	—	—	—	P	P	P	P	P	P	
Tobacco/Tobacco Alternatives Sales Store	—	—	C	C	—	—	—	—	—	—	C	C	—	—	—	
CIVIC USES & PARKS																
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Facility	C	P	P	P	C	C	C	P	P	P	P	P	P	P	P	
Cultural Facility	C	P	P	P	—	—	—	P	P	P	P	P	—	P	P	
Conference/Convention Center	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P	
Government Facility	—	P	P	P	—	—	—	—	—	P	P	P	P	—	P	
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Facilities, Indoor	C	P	P	P	SE	SE	SE	P	P	P	P	P	P	P	P	
Recreation Facilities, Outdoor	P	P	P	P	SE	SE	P	P	P	P	P	P	P	P	P	
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—	
EDUCATIONAL/INSTITUTIONAL																
Educational Campus	SE	P	P	P	SE	SE	SE	SE	SE	P	P	P	P	—	P	
Family Child Day Care Home (6 or less children)	C	P	P	P	C	C	C	C	C	P	P	P	P	C	—	

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
Group Child Care Home (7-12 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Commercial Child Care Center (More than 13 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Community Advocacy Facility	—	C	P	P	—	—	—	—	—	P	P	—	—	—	—
Correctional Institution	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Halfway House	—	—	—	—	—	—	—	—	—	SE	SE	—	—	—	—
Homeless Shelter	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—
VEHICULAR															
Drive-Thru/Drive-In Facility	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Gas/Fueling Station	—	—	—	C	—	—	—	—	—	—	C	C	C	—	—
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Parking Lot/Structure – Principal Use	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P
Theater, Drive-In	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—
Vehicle Rental/Leasing/Sales	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Vehicle Services – Maintenance/Repair	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—
Water/Marine-Oriented Facilities	—	—	—	—	—	—	—	—	—	—	P	P	—	—	P
INDUSTRIAL/WHOLESALE/STORAGE															
Distribution Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—
Landfill	—	—	—	—	—	—	—	—	—	—	—	—	SE	—	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS								SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands	
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
Light Manufacturing Workshops/ Brewery	—	—	C	C	—	—	—	—	—	—	P	P	P	—	—	
Manufacturing & Production, Light	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—	
Manufacturing & Production, Heavy	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	
Materials Recovery & Waste Transfer Facilities	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P	
Recycling Collection Stations	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P	
Storage - Outdoor Storage Yard	—	—	—	C	—	—	—	—	—	—	C	P	P	C	P	
Storage – Self-Service	—	—	C	C	—	—	—	—	—	C	P	P	P	—	—	
Truck Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Warehousing	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Wholesaling and Distribution	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—	
AGRICULTURE																
Animal Production	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Backyard Pens/ Coops/Beehives	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	
Equestrian Centers	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Forestry	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nurseries & Garden Centers	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—	
Roadside Stands/ Farmer's Markets	P	P	P	P	—	—	—	—	—	P	P	—	—	P	P	

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

3 Use Provisions | 3.3 Table of Permitted Uses

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
INFRASTRUCTURE															
Aviation Services	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—
Minor Infrastructure/Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Major Infrastructure/Utilities	—	—	—	—	—	—	—	—	—	—	—	C	C	SE	SE
Wireless Facility, Small	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless	SE	SE	SE	C	SE	SE	SE	SE	SE	C	C	C	C	C	C
<i>P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use</i>															



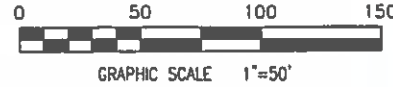
Robert L. Pratt
 RE/MAX Pro Realty
 9209 University Blvd
 Charleston, SC 29406
 843-576-2705 (Direct)
 843-576-2716 (Assistant)
 robert@robertpratt.com



ASSOCIATED SURVEYORS OF SUMMERVILLE
 P.O. BOX 6, SUMMERVILLE, S.C. 29484
 843-873-1061
 ASSOCIATEDSURVEYORSLLC@GMAIL.COM
 COPYRIGHT 2015 BY ASSOCIATED SURVEYORS, LLC OF SUMMERVILLE



LINE	BEARING	DISTANCE
L1	S 31°30'54" W	2.72'
L2	N 59°52'25" W	23.22'
L3	N 58°13'41" W	23.06'



LOCATION MAP N.T.S.

AGENCY BLOCK

REFERENCE

- 1) PLAT BY W. MICHAEL LINES DATED FEBRUARY 28, 1974 PLAT BOOK C PAGE 20
- 2) PLAT BY J.W. FOSTER DATED MAY 1920 PLAT BOOK A PAGE 14
- 3) PLAT BY W. MICHAEL LINES DATED AUGUST 1964 PLAT BOOK E PAGE 79
- 4) PLAT BY J.W. FOSTER DATED DECEMBER 21, 1985 PLAT BOOK A PAGE 54
- 5) PLAT BY E.M. SEABROOK JR DATED SEPTEMBER 1, 1972 PLAT BOOK PAGE B 196

PLAT SHOWING TMS: 130-15-15-001 &
 TMS: 130-15-15-003 IN DETMOLD BLOCK 101,
 BEING COMPILED INTO ONE TRACT CONTAINING
 1.67 ACRES AS REQUESTED BY ROBERT PRATT

NOTES

- 1) THIS NO. 130-15-15-003 & 130-15-15-001 OWNED BY PR PROPERTIES OF SUMMERVILLE LLC
- 2) ZONED B3
- 3) THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FIRM PANEL NO.45007300250, DATED DECEMBER 4, 1985
- 4) THIS PROPERTY WAS SURVEYED BY REFERENCE PLATS AND FIELD INFORMATION. NO TITLE SEARCH WAS PERFORMED BY ME NOR THIS COMPANY AS TO THE CLEAR TITLE TO THE PROPERTY.
- 5) THIS PROPERTY MAY BE SUBJECT TO OTHER UTILITY EASEMENTS, SUCH AS STORM SEWER, SANITARY SEWER, ELECTRIC, AND/OR TELEPHONE, THAT WERE NOT FOUND BY THE REFERENCE DEEDS OR PLATS NOTED HEREON. THIS PLAT DOES NOT DEFINE OR ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY OF THESE EASEMENTS, UNLESS NOTED SPECIFICALLY HEREON.
- 6) IF THE SIGNATURE UPON THIS PAPER IS NOT IN RED INK ALONG WITH A RAISED EMBOSSED SEAL THIS DOCUMENT IS NOT AN ORIGINAL SURVEY. VIEWER MAY BE WAARY OF ITEMS THAT MAYBE ADDED AND OR CHANGED FROM THE ORIGINAL DRAWING.

I, JOHN DAVID BASS, HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THERE ARE NO VISIBLE, TO THE SURVEYOR WHEN ON SITE, ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE NOTED ABOVE.

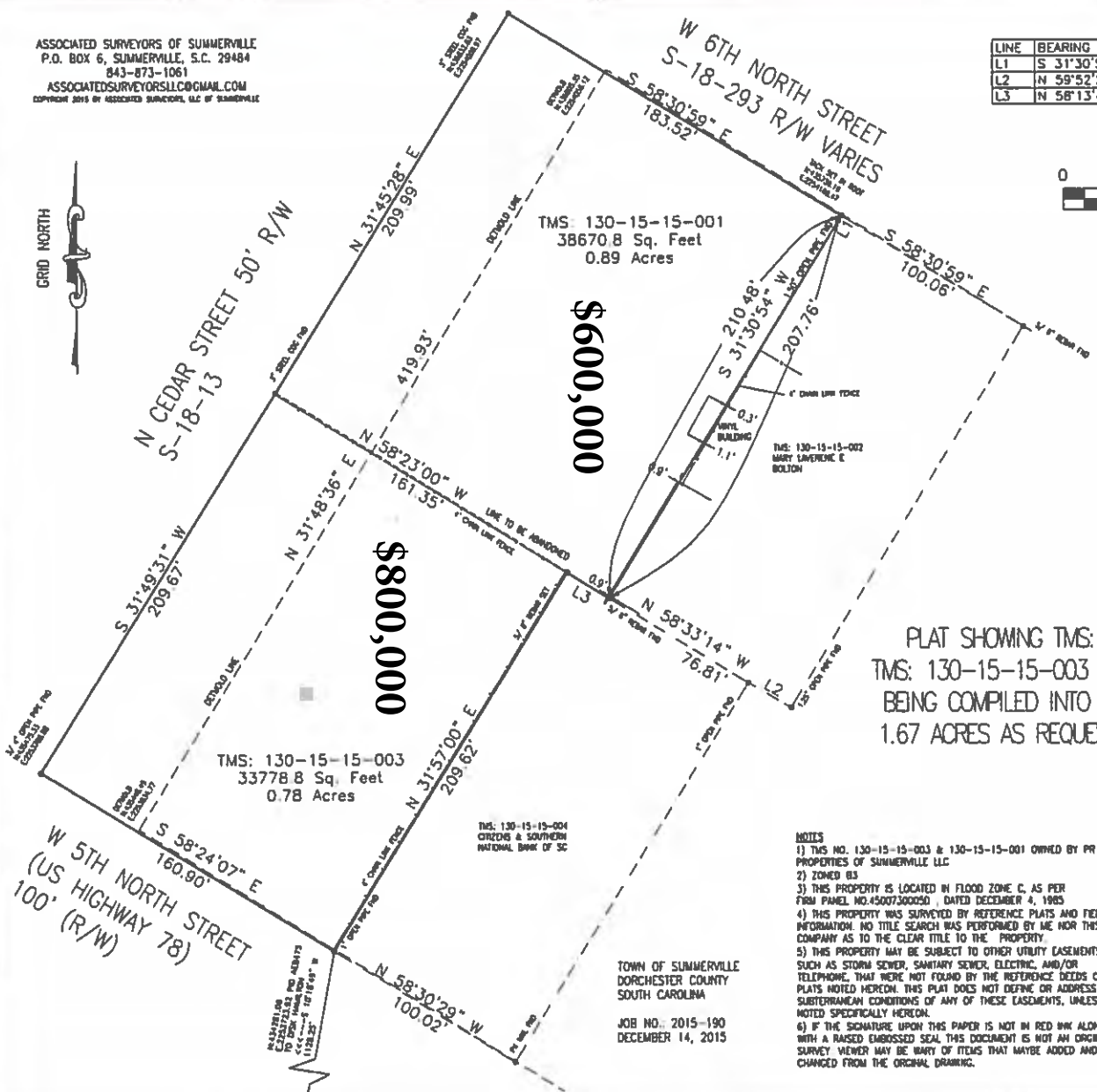
JOHN DAVID BASS, PLS.
 S.C. REGISTRATION NO. 15388

TOWN OF SUMMERVILLE
 DORCHESTER COUNTY
 SOUTH CAROLINA

JOB NO.: 2015-190
 DECEMBER 14, 2015

\$600,000

\$800,000



Robert L. Pratt
 RE/MAX Pro Realty
 9209 University Blvd
 Charleston, SC 29406
 843-576-2705 (Direct)
 843-576-2716 (Assistant)
 robert@robertpratt.com

