

# FULLY ENTITLED PROPOSED BUILD AWENDAW, SC

6185 North Highway 17, Awendaw, SC 29429

FOR SALE



FULLY ENTITLED PROPOSED BUILD AWENDAW, SC FOR SALE

# OFFERING SUMMARY



A rare opportunity to acquire a fully entitled, shovel-ready 1.5-acre commercial parcel located directly on Highway 17 in the heart of Awendaw, SC. Situated adjacent to the Awendaw Post Office, this high-visibility lot offers exceptional access and frontage for retail, office, or service-oriented development.

Included Entitlements:

- Land Disturbance Permit
- Zoning Permit
- Approved Civil Site Plans
- DHEC Permit for Onsite Wastewater System
- Boundary & Tree Survey
- Wetland Survey
- Jurisdictional Determination Letter (JDL)

This property is development-ready with all key infrastructure approvals in place. The seller will subdivide the residual parcel at closing and retain shared access easements.

Whether you're a builder, developer, owner/operator, this is a strategic opportunity to break ground immediately in a growing and underserved market corridor.

Contact us today to learn more or schedule a site tour.



## PRICE

\$1,000,000



## ACRES

1.5 Acres



## ZONING

PD



## BUILDING SIZE

Proposed  
9,390 SF



## COUNTY

Charleston County



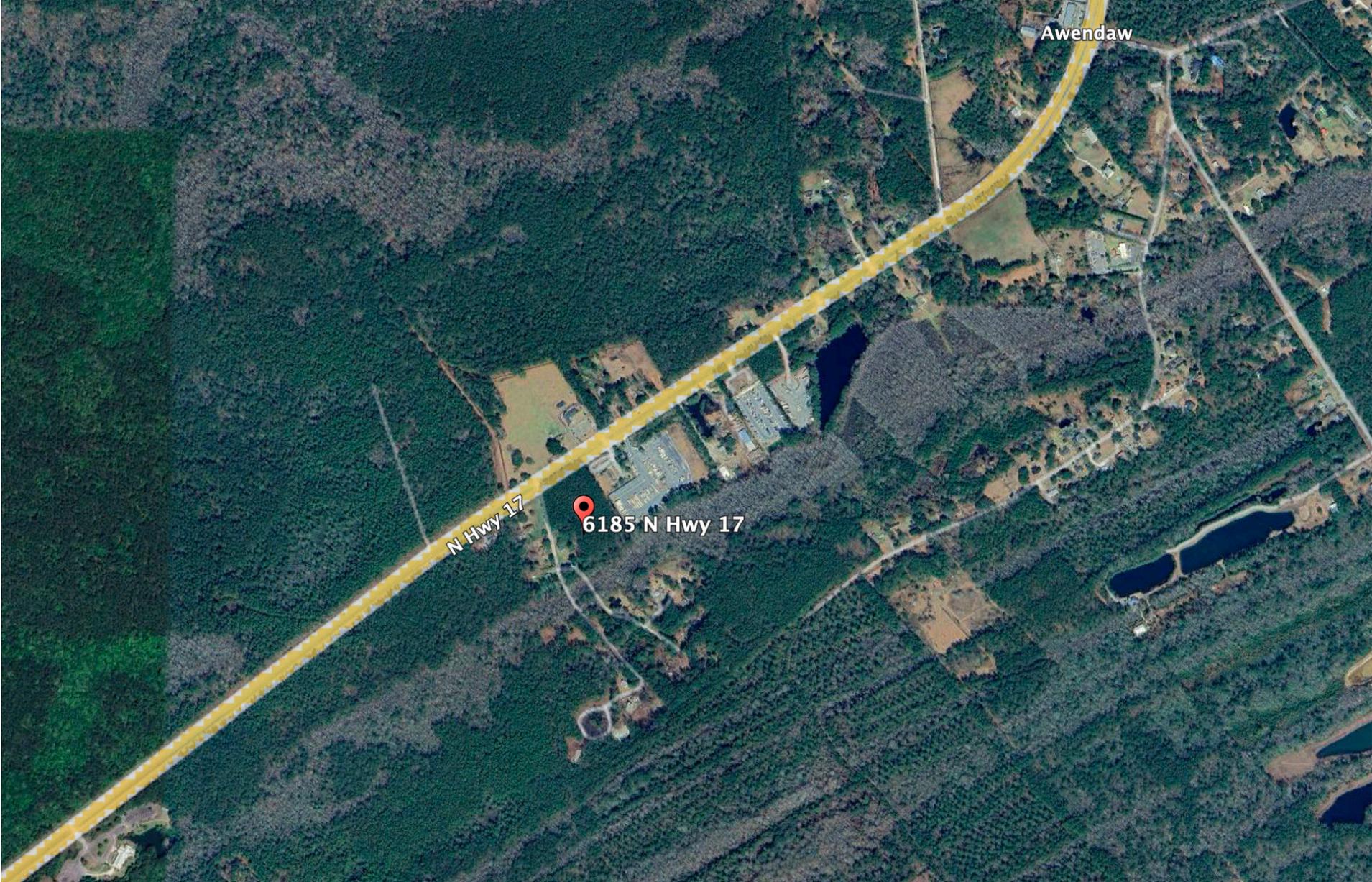
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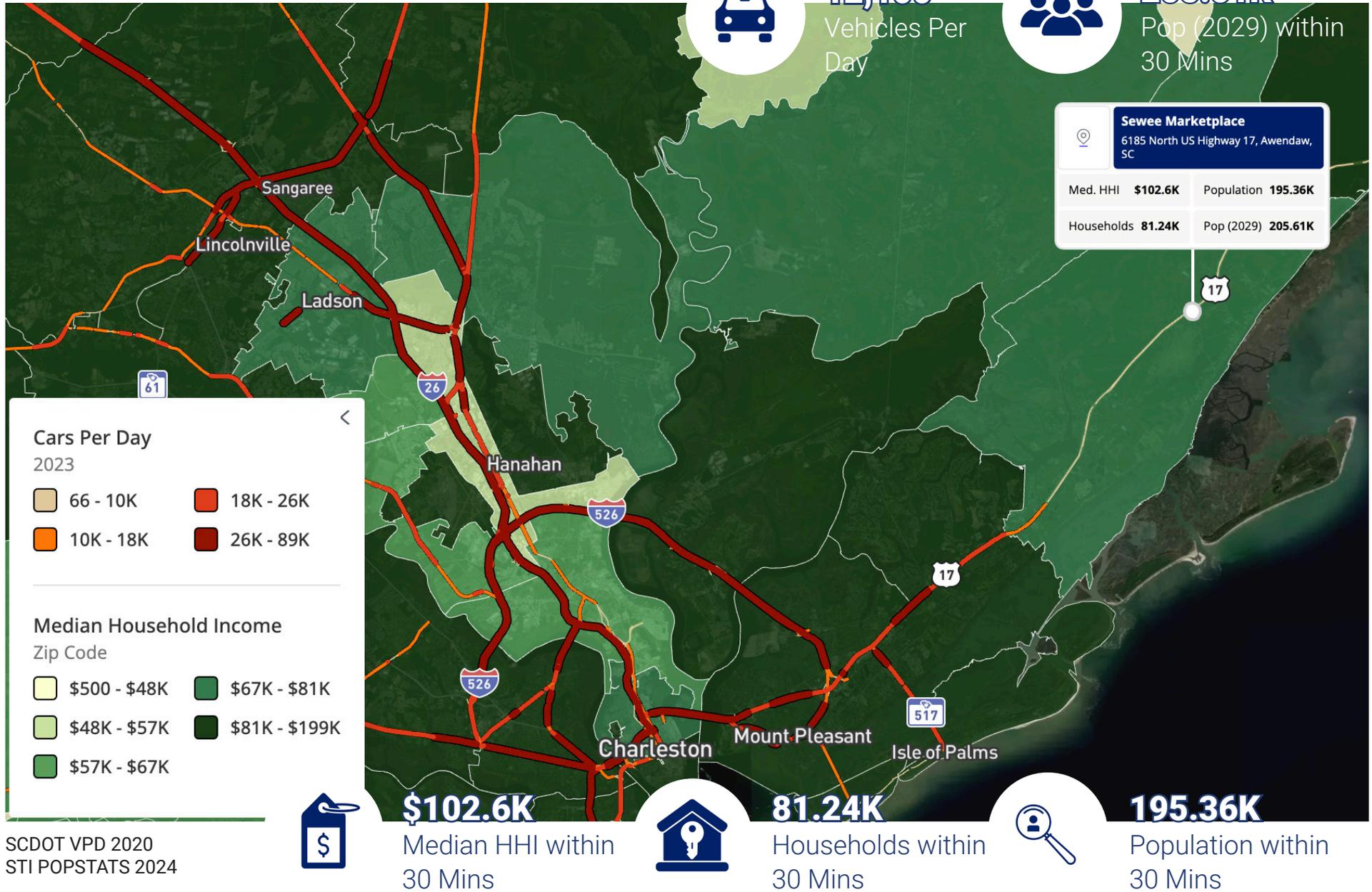
# AERIAL MAP



# MARKET MAP



# DEMOGRAPHICS



SCDOT VPD 2020  
STI POPSTATS 2024



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