



FOR SALE

N Main Street

±49,099 VPD

±1.85 Acres
Available in Booming
Summerville Market

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1844 N Main Street | Summerville, SC

Property Summary

1844 N Main Street is an approximately 1.85-acre site with excellent visibility and frontage on N Main Street (US-17 ALT). The property is conveniently positioned between I-26 and US-176. N Main Street sees $\pm 49,099$ vehicles per day. Zoned General Commercial (GC) in Berkeley County. There are two (2) existing curb cuts allowing easy ingress and egress. There is water to the site, but no sewer. The property is in close proximity to the rapidly growing areas of Nexton, Carnes Crossroads and Cane Bay.

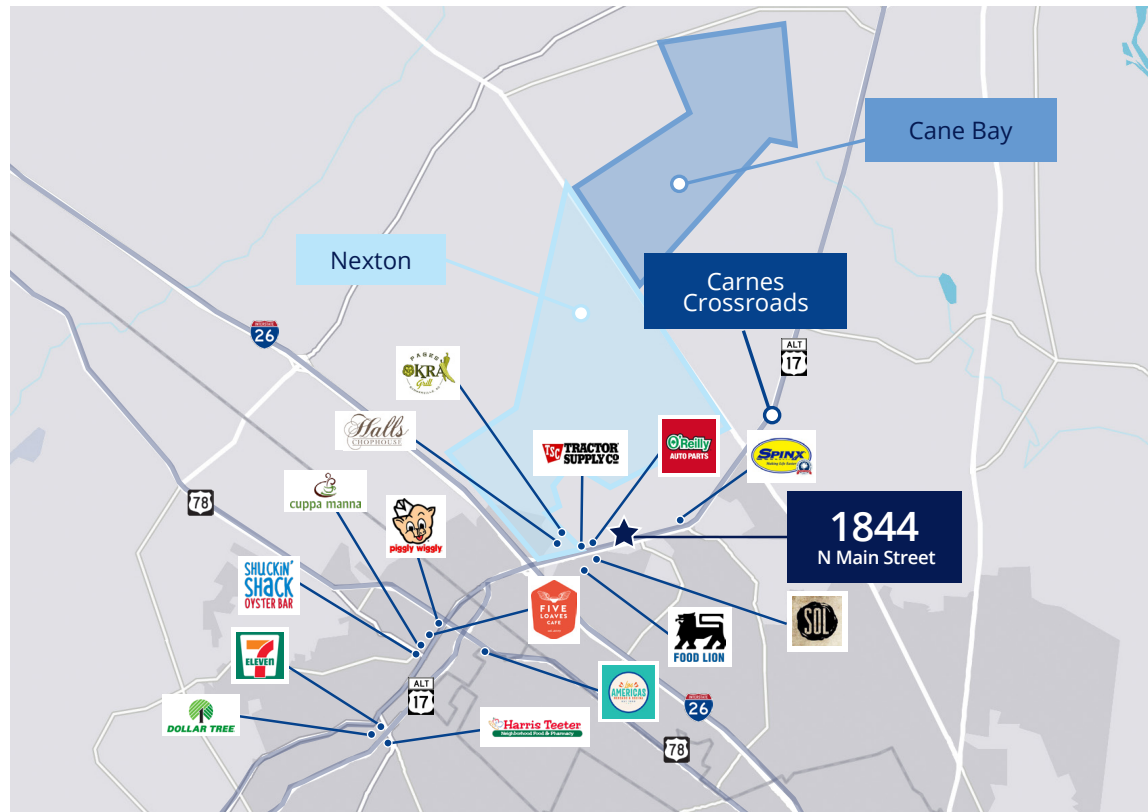
Summerville is flourishing—supported by steady home demand, rising regional employment and balanced market conditions that create confidence for future growth. Its blend of small-town charm and strong development momentum makes it an appealing destination for new investment and long-term opportunity.

Key Specifications

Address	1844 N Main Street, Summerville, SC 29483
TMS #	222-13-00-044
Size	± 1.85 acres
Zoning	GC- General Commercial (<i>Berkeley County</i>)
Utilities	Water available; Sewer not available
Traffic	N Main St - $\pm 49,099$ VPD I-26 - $\pm 89,700$ VPD St James Ave $\pm 38,700$ VPD

Sale Price

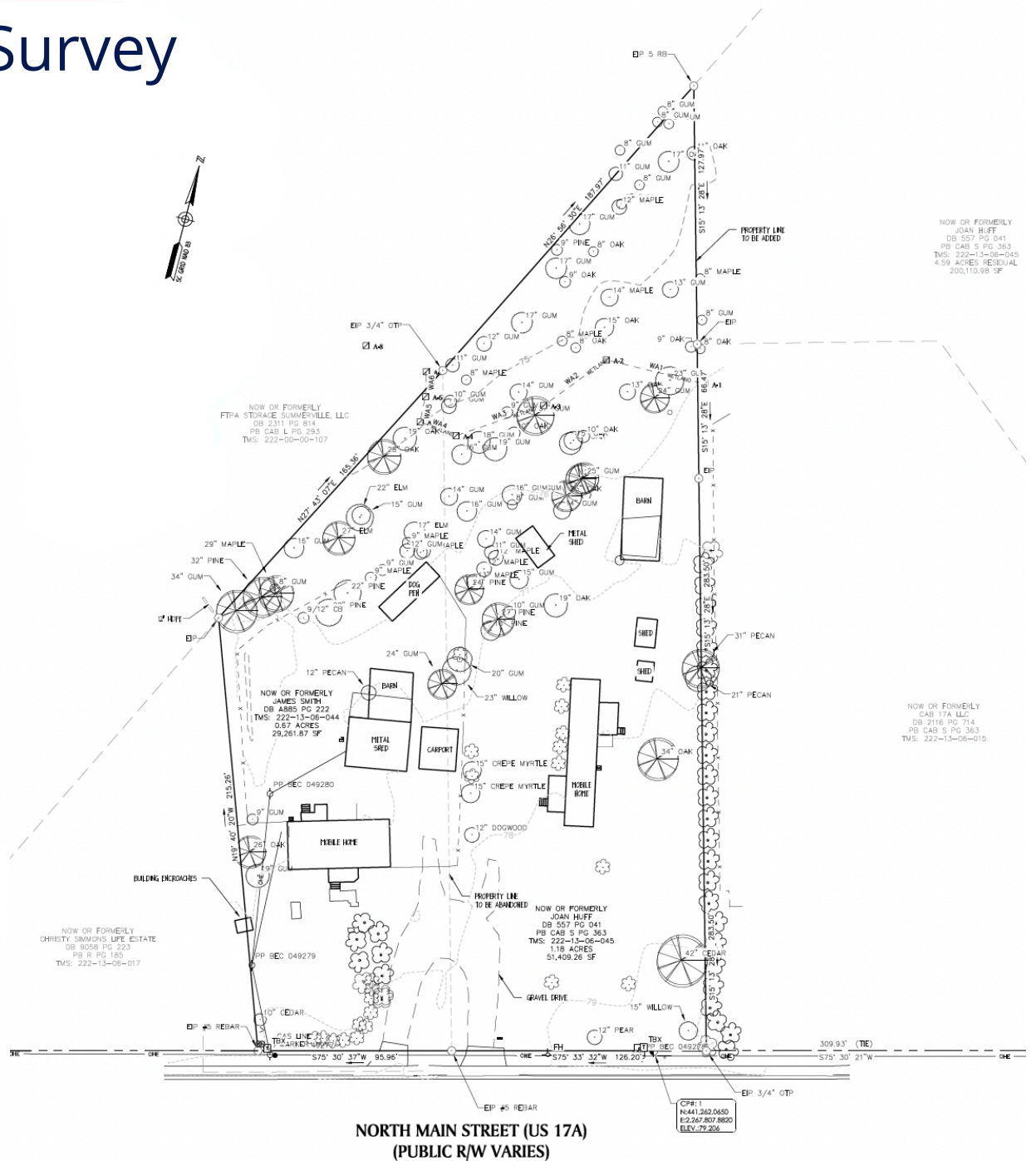
\$880,000



Existing Conditions Survey

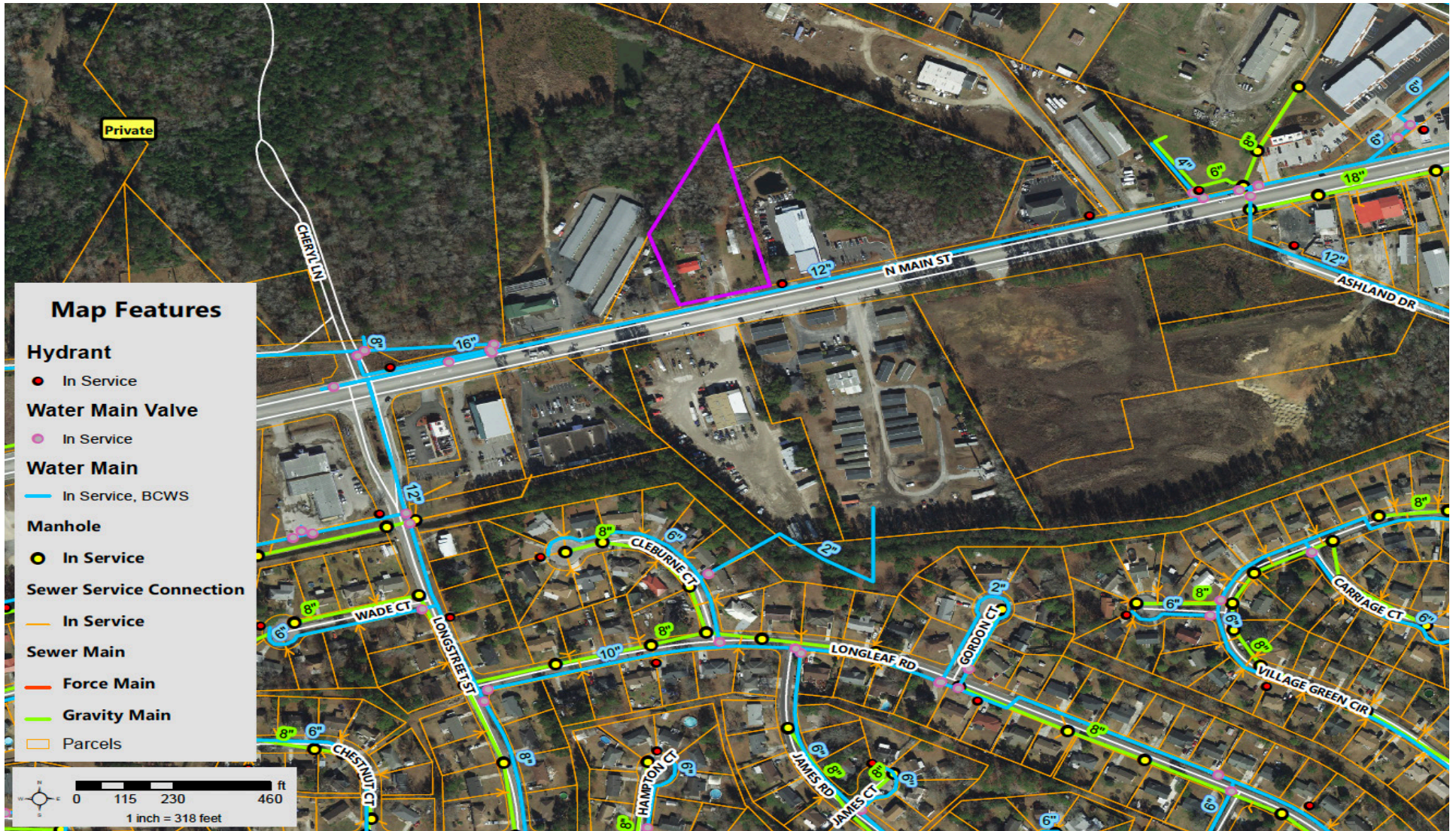
LEGEND

	BUILDING OUTLINE
	CONCRETE CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING R/W
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	UNDERGROUND ELECTRICAL (LEVEL B)
	UNDERGROUND COMMUNICATIONS (LEVEL B)
	WATER LINE (LEVEL B)
	HIGH PRESSURE STEAM (LEVEL B)
	GAS LINE (LEVEL B)
	SANITARY LINE
	STORM DRAIN
	UNDERGROUND ELECTRICAL (LEVEL C)
	OVERHEAD ELECTRIC AND COMMUNICATION LINES
	UNDERGROUND COMMUNICATIONS (LEVEL C)
	WATER LINE (LEVEL C)
	HIGH PRESSURE STEAM (LEVEL C)
	GAS LINE (LEVEL C)
	TREE LINE
	COMMUNICATION MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC TRANSFORMER/ JUNCTION BOX
	FIRE HYDRANT
	GAS VALVE
	GAS METER
	GAS VENT
	GUY WIRE
	LIGHT POLE
	POST INDICATOR VALVE
	POWER POLE
	SEWER CLEANOUT
	SEWER MANHOLE
	TELEPHONE PEDESTAL/JUNCTION BOX
	TELEVISION PEDESTAL/ JUNCTION BOX
	WELL
	WATER METER
	WATER VALVE



NORTH MAIN STREET (US 17A)
(PUBLIC R/W VARIES)

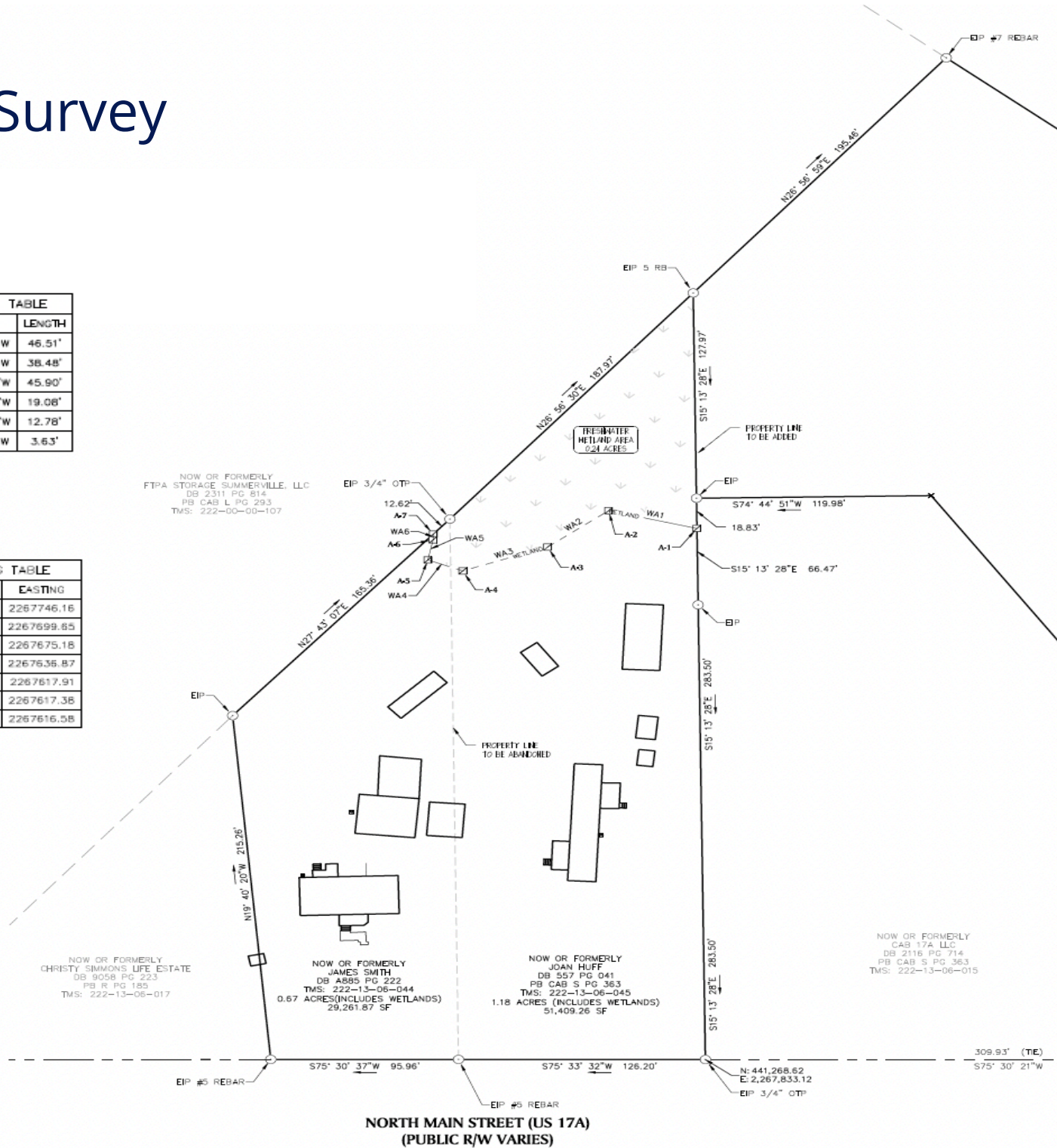
Utility Map



Wetland Survey

WETLAND LINE TABLE		
LINE	DIRECTION	LENGTH
WA1	S89° 16' 46"W	46.51'
WA2	S39° 29' 15"W	38.48'
WA3	S56° 35' 34"W	45.90'
WA4	N83° 29' 48"W	19.06'
WA5	N02° 23' 43"W	12.78'
WA6	N12° 42' 14"W	3.63'

WETLAND FLAG TABLE		
FLAG	NORTHING	EASTING
A-1	441588.13	2267746.16
A-2	441587.55	2267699.89
A-3	441557.65	2267675.18
A-4	441532.58	2267636.87
A-5	441534.74	2267617.91
A-6	441547.51	2267617.38
A-7	441551.04	2267616.58



309.93' (TIE)
S75° 30' 21"W

N: 441,268.62
E: 2,267,833.12
EIP 3/4" OTP

S75° 33' 32"W 126.20'

S75° 30' 37"W 95.96'

S15° 13' 28"E 283.50'
S15° 13' 28"E 283.50'
S15° 13' 28"E 66.47'

S74° 44' 51"W 119.98'

S15° 13' 28"E 127.97'

N26° 56' 59"E 198.46'

N19° 40' 20"W 215.26'

N27° 43' 07"E 168.36'

N26° 56' 59"E 187.97'

EIP 5 RB

EIP 3/4" OTP

EIP

EIP

EIP

EIP #6 REBAR

EIP #5 REBAR

EIP #7 REBAR



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