

# FULLY ENTITLED PROPOSED BUILD AWENDAW, SC

6185 North Highway 17, Awendaw, SC 29429

# FOR SALE



**COLDWELL BANKER  
COMMERCIAL**

**ATLANTIC**

**JAMES A. DINGLE**

Senior Broker

843.822.4311 | [jdingle@cbcatlantic.com](mailto:jdingle@cbcatlantic.com)

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## 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

Undisclosed



### ZONING

PD



### COUNTY

Charleston County



### ACRES

1.5 Acres



### BUILDING SIZE

Proposed  
9,390 SF

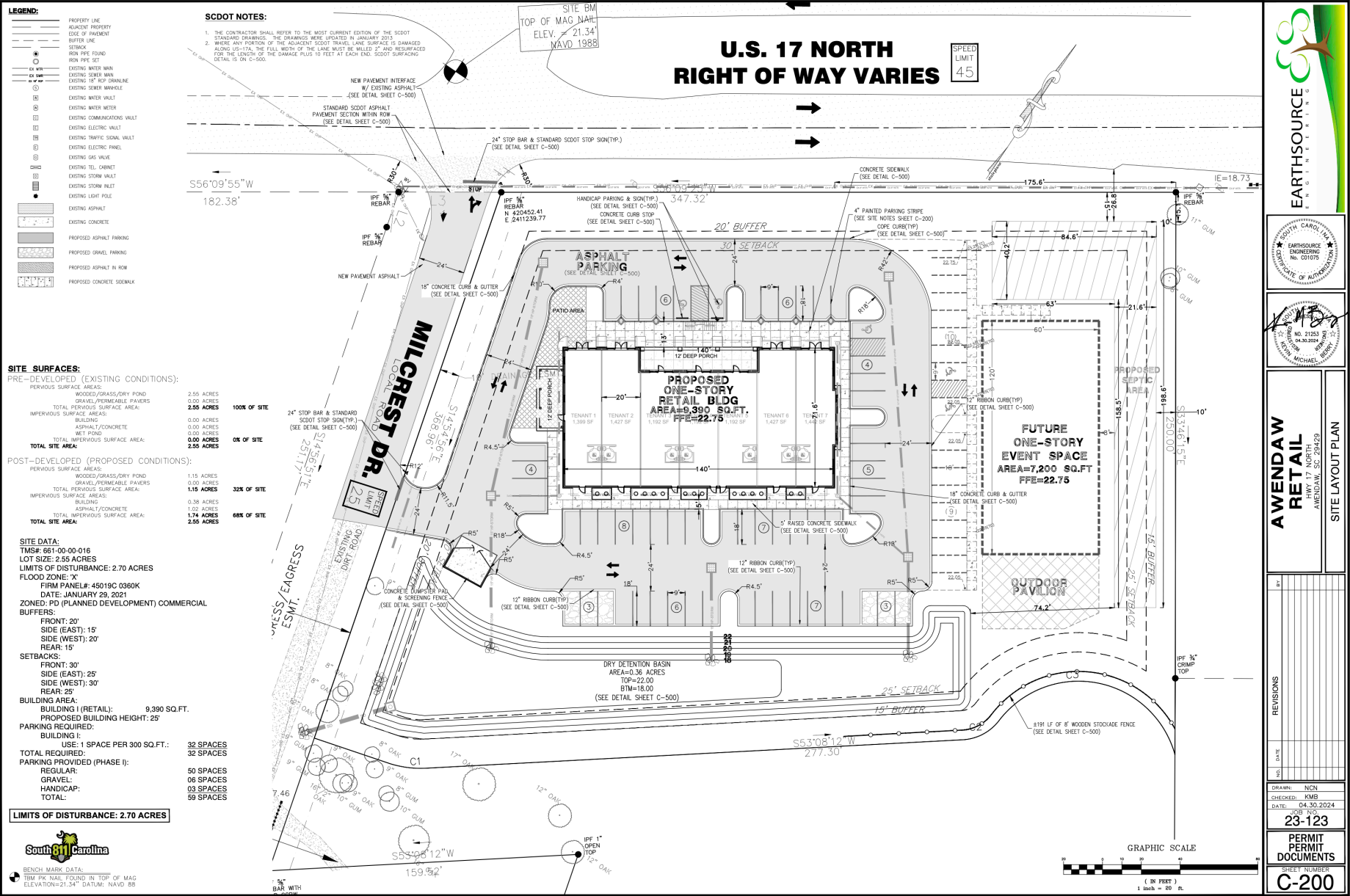


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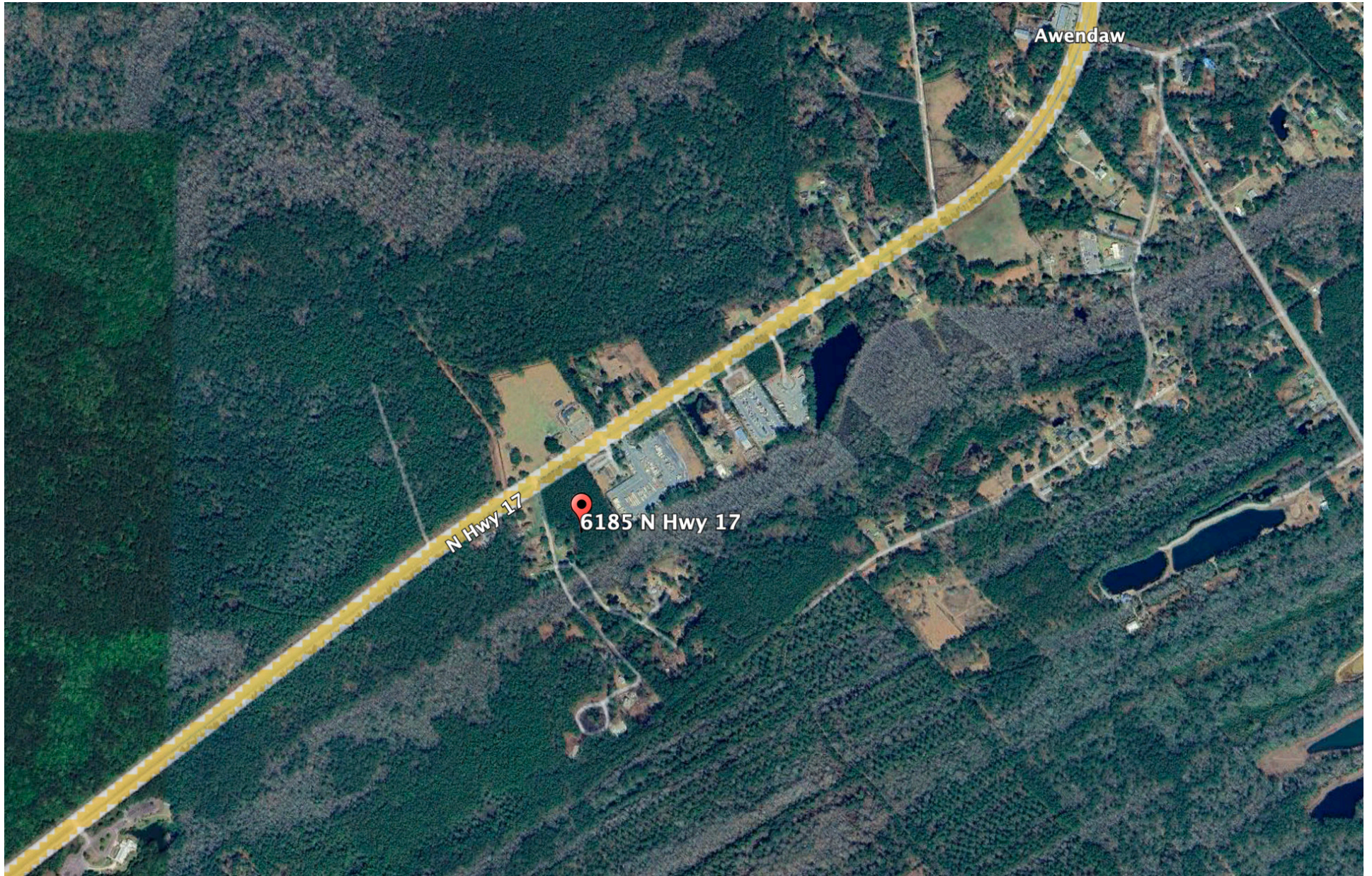
# SITE PLAN





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## AERIAL MAP





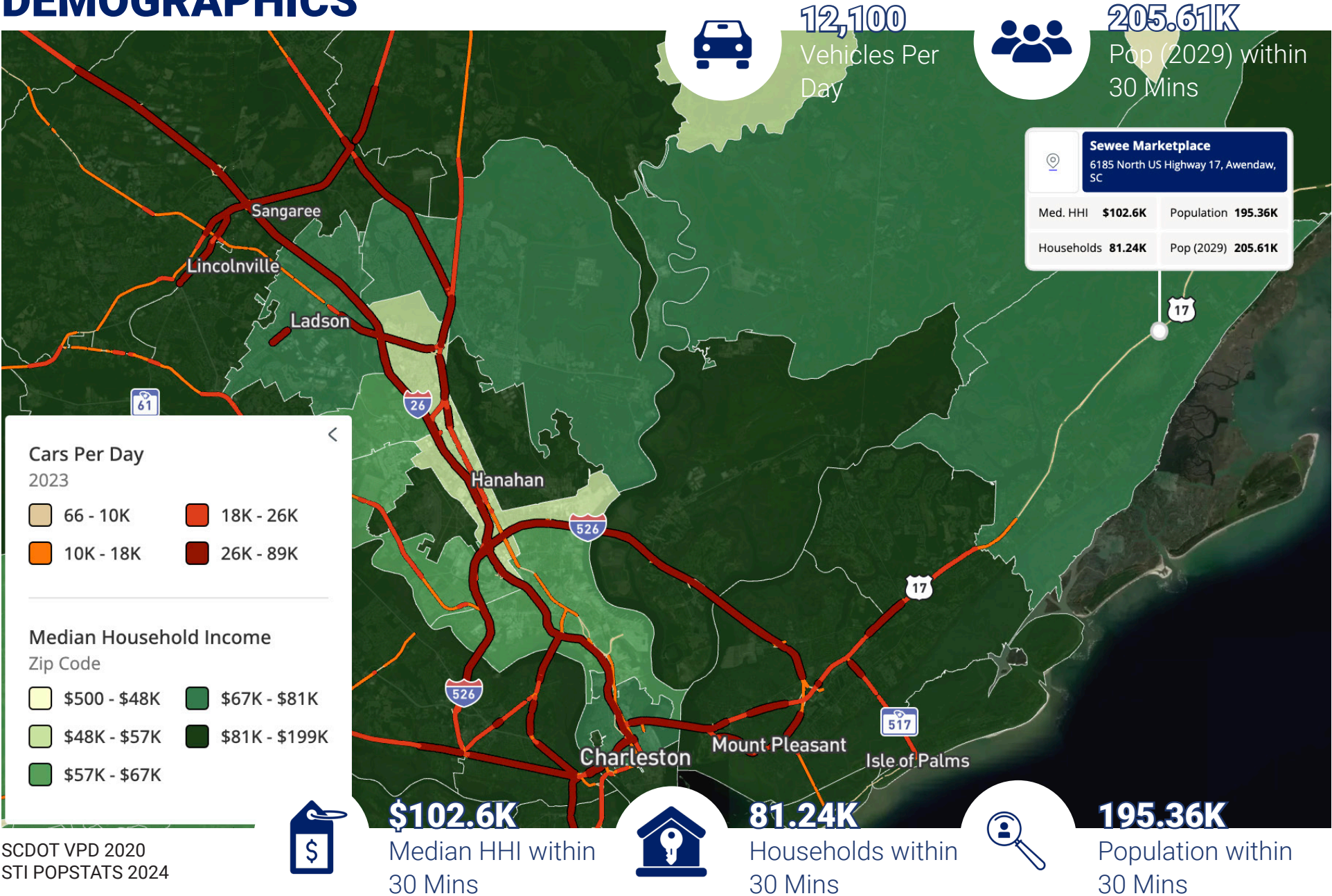
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# MARKET MAP





DEMOGRAPHICS





3506 W Montague Ave Suite 200  
 North Charleston, SC 29418  
 843.744.9877  
[cbcatlantic.com](http://cbcatlantic.com) | [cbcretailatlantic.com](http://cbcretailatlantic.com)

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