

For Sale

**±8,825 SF**

Special Purpose Property



## 2350 Cooper Store Rd

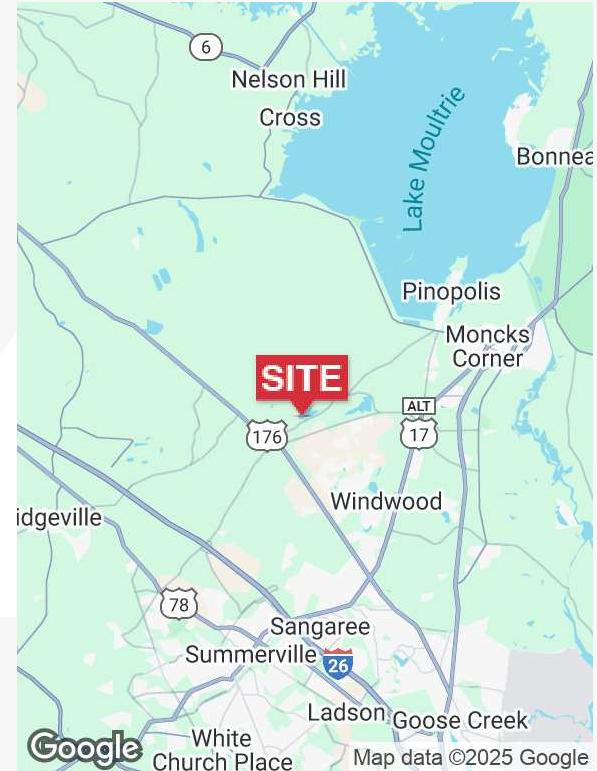
Moncks Corner, South Carolina 29461

### Property Description

2350 Cooper Store Road in Moncks Corner, SC features a newly constructed ±8,825 SF commercial facility situated on ±5 acres of land. The property is zoned Flex-1 (F-1) by Berkeley County, which allows for a range of uses including churches, indoor and outdoor recreation, schools, public and government offices. Strategically located just northeast of the Cane Bay retail corridor, the site offers convenient access to a rapidly growing residential and commercial area, making it ideal for businesses looking to serve the expanding Cane Bay and Summerville markets. The property's size, recent construction, and flexible zoning provide a strong opportunity for owner-occupants seeking a modern facility in a high-growth region.

### Property Highlights

- Brand new ±8,825 SF freestanding building on ±5 AC
- Ideal for a church, school, indoor/outdoor recreation, public/government office
- Zoned: Flex-1 (F-1); Berkeley County
- TMS #: 159-00-02-145
- **Sale Price: \$1.75 million**



For more information

**Will Sherrod, CCIM**

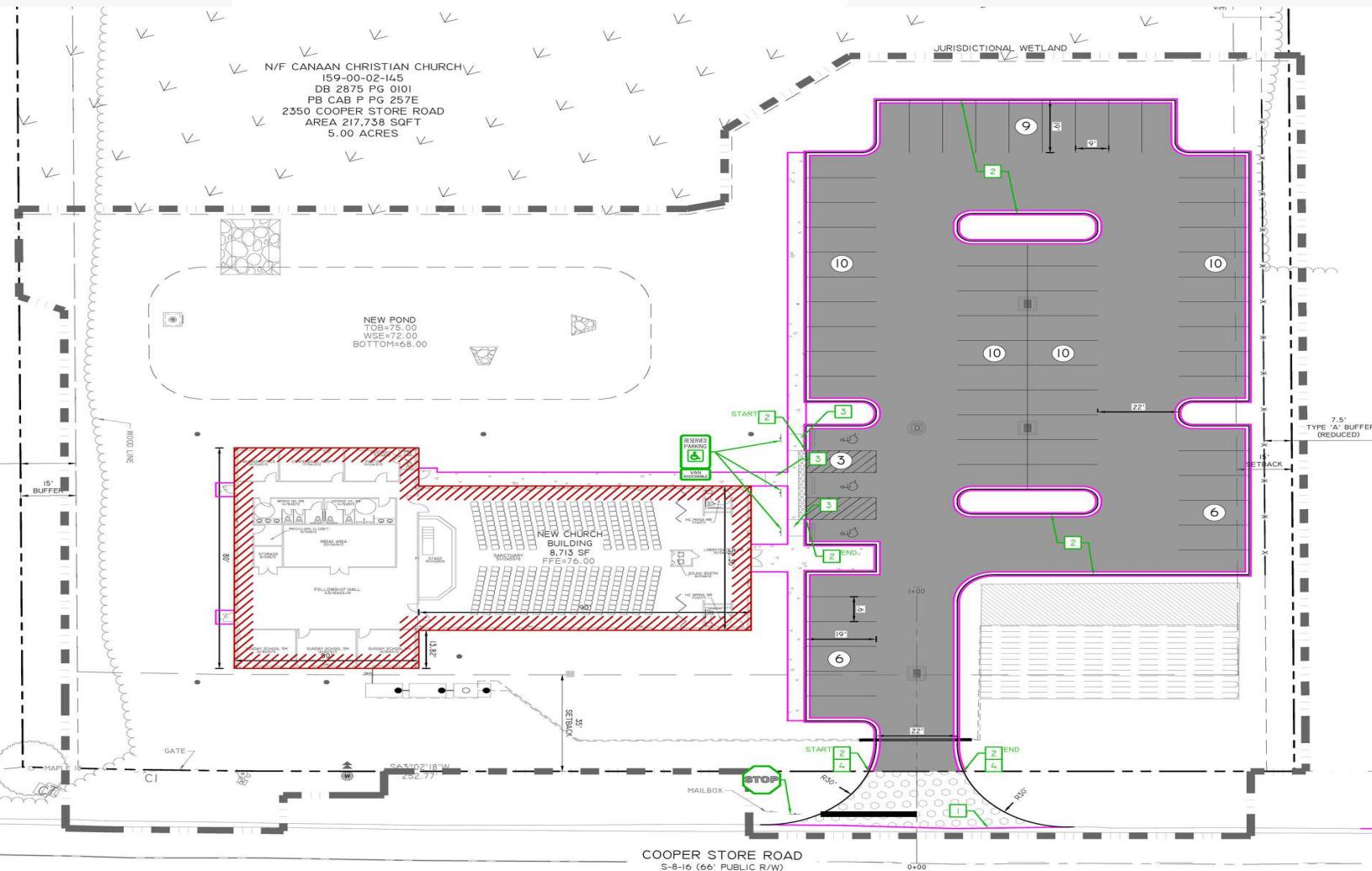
843 364 3796

wsherrod@naicharleston.com

## Additional Photos



## Site Plan



N/F  
WINNINGHAM GEORGE & MEGAN  
159-00-02-085  
DB 9629 PG 334

N/F CASON ANTHONY W  
159-00-02-146 DB 3021 PG 0142 PB CAB P PG 303C

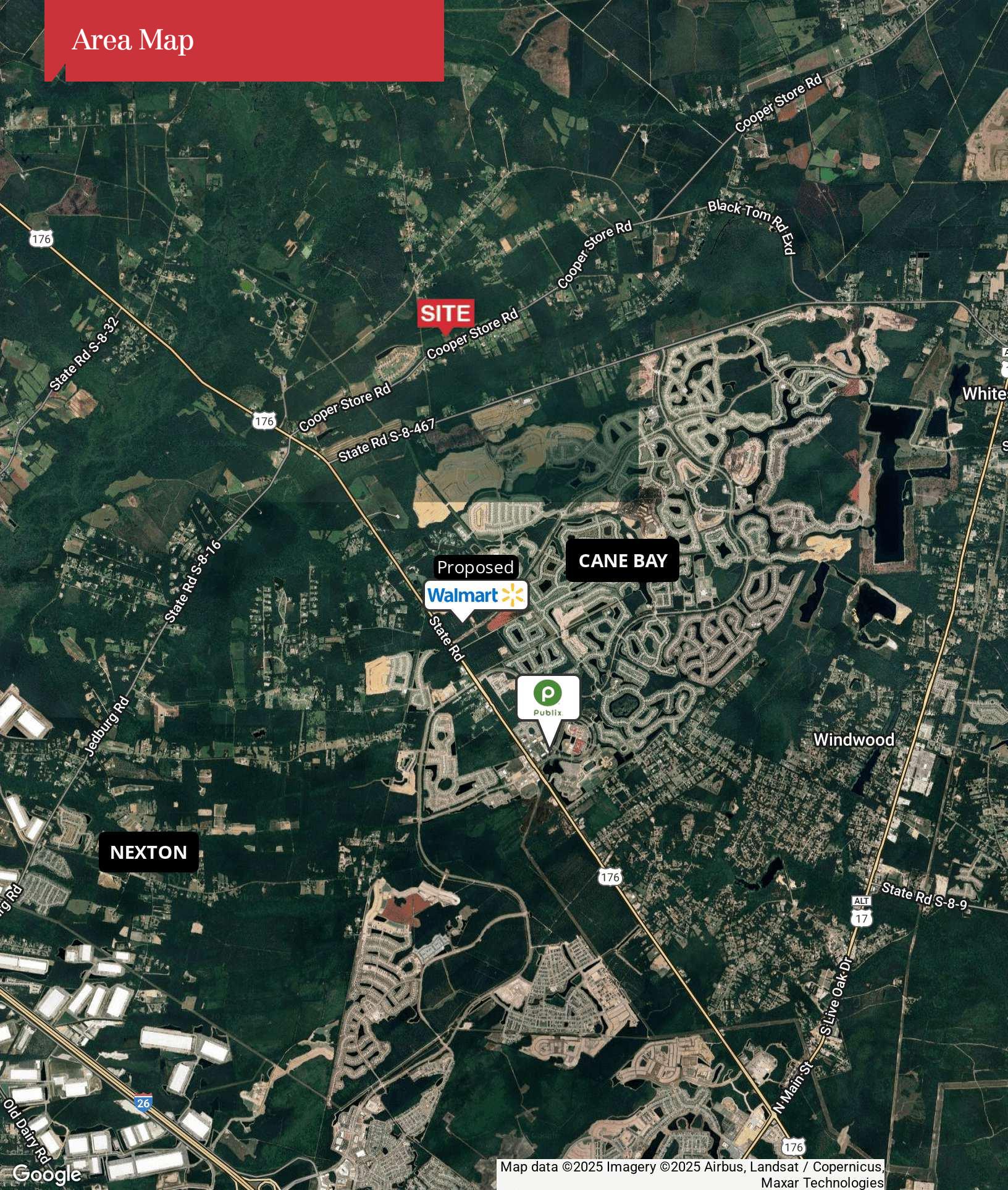
POST-DEVELOPMENT PROPERTY COVERAGE (SEE DEMOLITION PLAN FOR PRE-DEVELOPED)					
BUILDING =	8,713 SF	0.20 ACRES	4%		
PAVEMENT / WALKS =	22,101 SF	0.54 ACRES	10%	Impervious =	
POND =	3,501 SF	0.08 ACRES	2%		
WOODS =	SF	0.00 ACRES	0%		
GRASS =	183,423 SF	4.21 ACRES	84%	Pervious =	
<b>TOTAL =</b>	<b>217,738 SF</b>	<b>5.00 ACRES</b>	<b>100%</b>		

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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**NAL**Charleston

# Area Map



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