

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

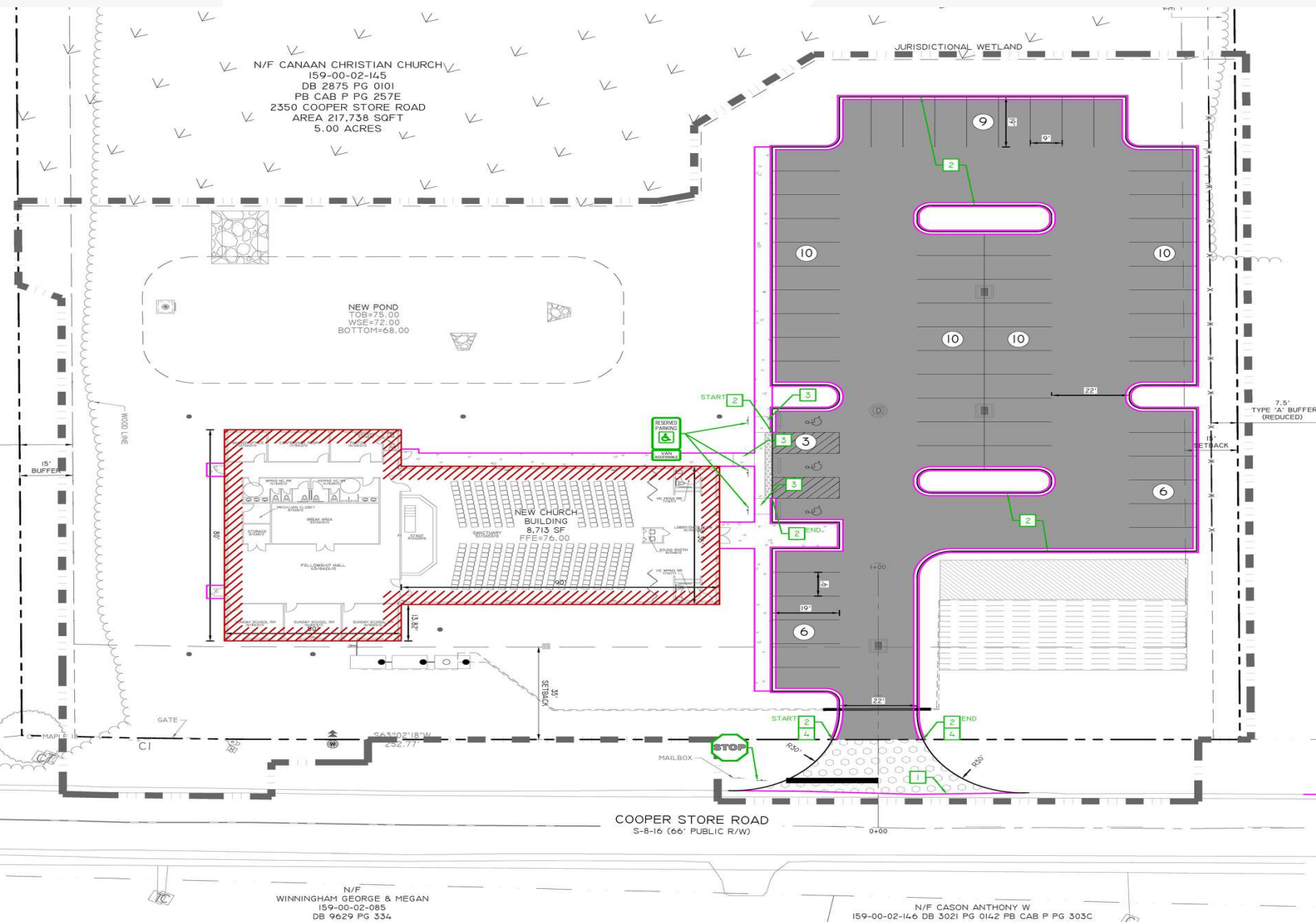
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Additional Photos





POST-DEVELOPMENT PROPERTY COVERAGE					
(SEE DEMOLITION PLAN FOR PRE-DEVELOPED)					
BUILDING =	8,713	SF	0.20	ACRES	4%
PAVEMENT / WALKS =	22,101	SF	0.51	ACRES	10%
POND =	3,501	SF	0.08	ACRES	2%
WOODS =		SF	0.00	ACRES	0%
GRASS =	183,423	SF	4.21	ACRES	84%
TOTAL =	217,738	SF	5.00	ACRES	100%

Area Map

