

FOR SALE



Moncks Corner Retail/Commercial Land

1.4 Acres • Town of Moncks Corner C-2 • Charleston MSA



# DISCLAIMER



This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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# Highlights

ADDRESS Old Hwy 52  
Monck Corner, SC

SALE PRICE \$395,000

ACREAGE 1.4 Acres

ZONING C-2 General Commercial

MUNICIPALITY Town of Moncks Corner

TMS 142-00-01-026



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LAND AND INVESTMENT REAL ESTATE

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**BIG  
LOTS!**

**FARMERS  
home  
FURNITURE**  
*for Your Life*  
**HARBOR  
FREIGHT**  
**FAMILY  
DOLLAR**

**SITE**

**Old Hwy 52 9,900 VPD**

**Valero**

**Berkeley  
Home  
Pharmacy**  
*"There's no place like home"*

Image © 2024 Airbus



# AERIAL



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52

Moncks Corner  
Regional Recreation  
Complex

Berkeley Middle  
School

Berkeley County  
Administrative  
Complex

FARMERS  
home  
FURNITURE  
HARBOR  
FREIGHT  
FAMILY  
DOLLAR

BIG  
LOTS!

52

Auto  
Zone

BURGER  
KING

SONIC

Advance  
Auto Parts

Parker's  
kitchen

52

Hwy 52

52

O'Reilly  
AUTO PARTS

WAFFLE  
HOUSE

SITE

9,900 VPD

Berkeley  
Home  
Pharmacy

CVS  
pharmacy

Little Caesars  
Pizza

NAPA

COASTAL kds  
dental & braces

TACO  
BELL

GENES  
JEWELRY & PAWN

CAPTAIN D's  
SEAFOOD KITCHEN

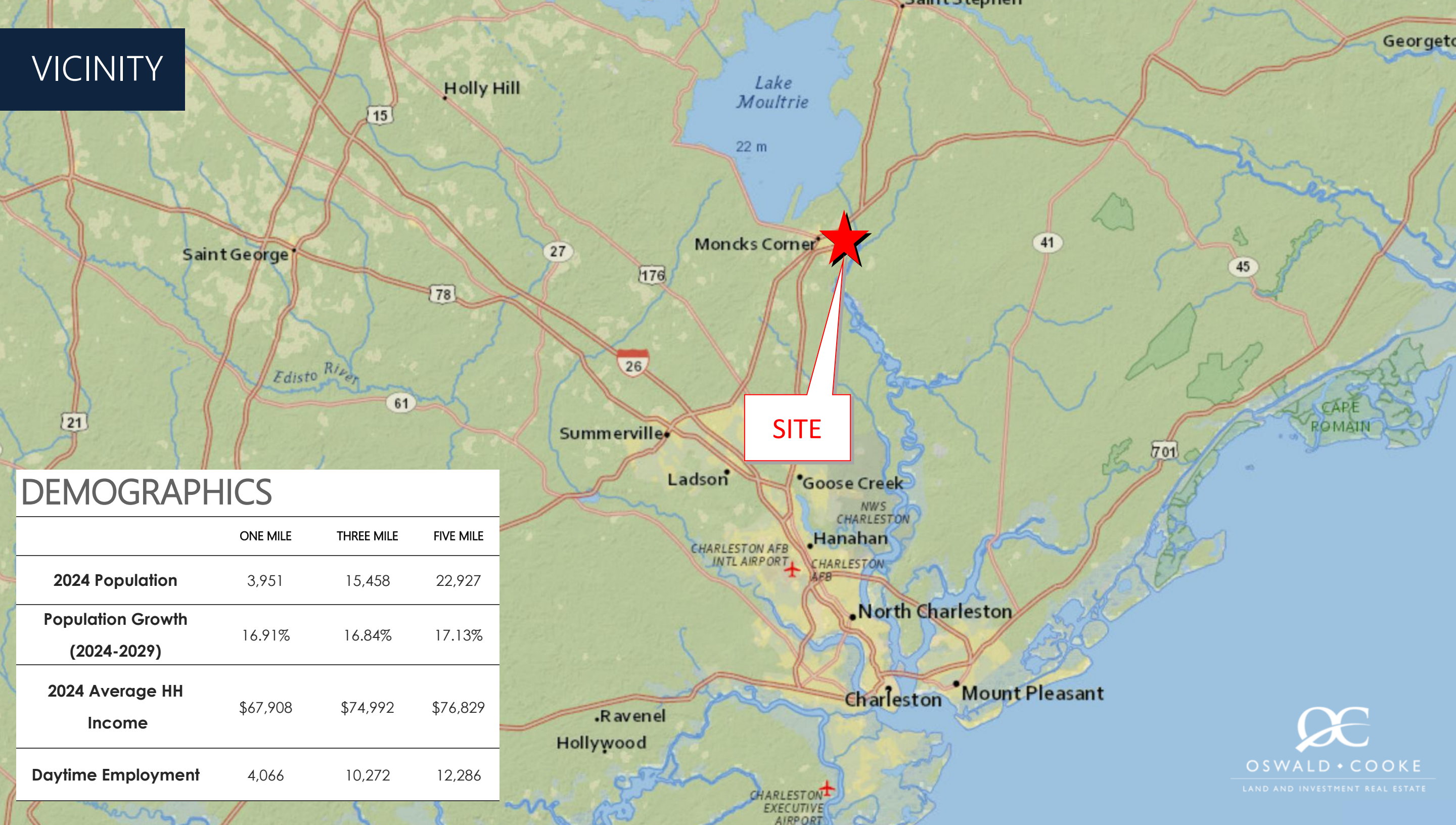
Pointe North  
Church

planet  
fitness

Image © 2024 Airbus



VICINITY

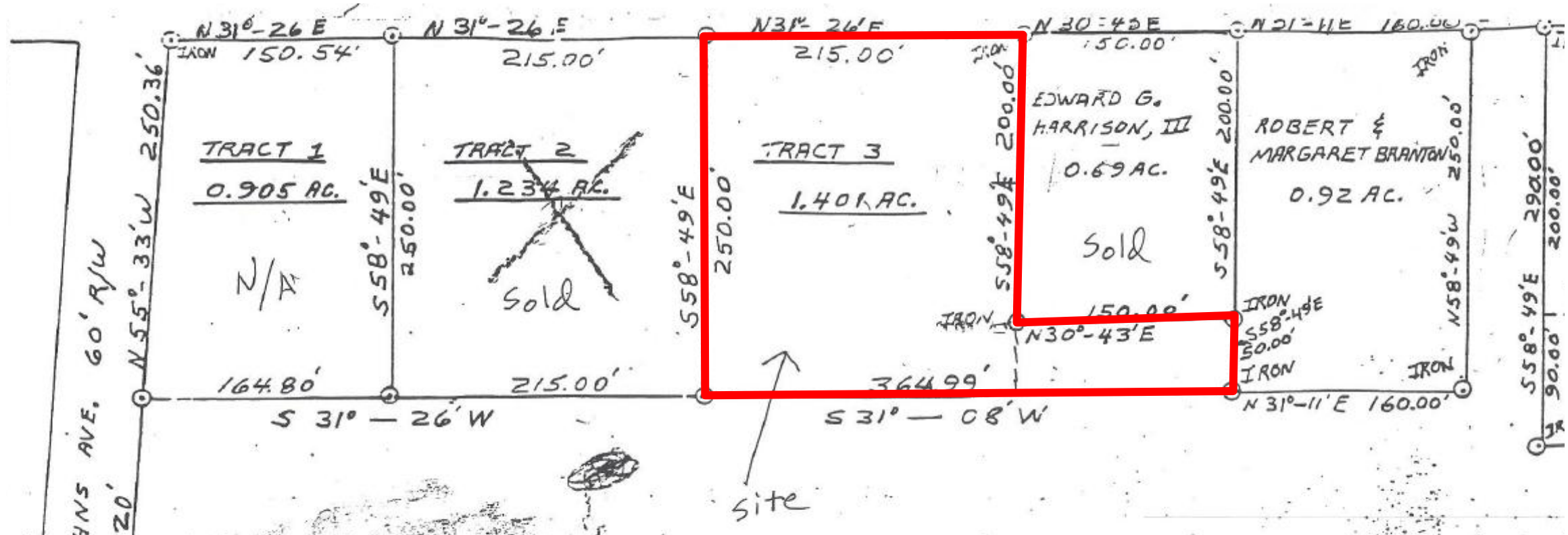


DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,951	15,458	22,927
Population Growth (2024-2029)	16.91%	16.84%	17.13%
2024 Average HH Income	\$67,908	\$74,992	\$76,829
Daytime Employment	4,066	10,272	12,286



# SURVEY



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# ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

*\*Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



For more information contact:

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