

# West 5th North St. & North Laurel St.

Summerville, SC 29483



Office For Sale: \$525,000



**Carolina One**  
Commercial Real Estate®

# West 5th North St & North Laurel St

Summerville, SC 29483

## About the Property

This Commercial Pad Site in the heart of Downtown Summerville comes with engineered site plans saving the Buyer a significant amount of time. This is a shovel ready project located in an Opportunity Zone with potential great tax benefits to the Developer.

The current plans offer two variations, one building (9,373 SF total) or two buildings with a courtyard (4,225 SF per building). This is a rare opportunity to create customized office or retail space in close proximity to Downtown Historic Summerville. The speculative parking ratio is 6 per 1,000. There is an opportunity for a build-to-suit option. Additionally, there is a twin pad site available for sale, for a combined total SF of 17,376.

## Fine Details

CUSTOMIZABLE: 8,450-9,373 SF

DORCHESTER

TMS# 130-12-01-002

ZONING: PD

Shovel Ready | Opportunity Zone | Central Location

## Sales and Marketing by:



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re View from W. 5<sup>th</sup> N. St.



Bird's Eye View of Building "B" & "C"





View of Rear Toward Building "A"



Building "A" Entry from Front Parking Lot (Typical Tenant Entry)



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