



LADSON ROAD

PALMETTO COMMERCE PKWY

VACANT LAND FOR SALE

0 Ladson Road
North Charleston, SC 29456



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM
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OFFERING SUMMARY

Price: \$3,500,000

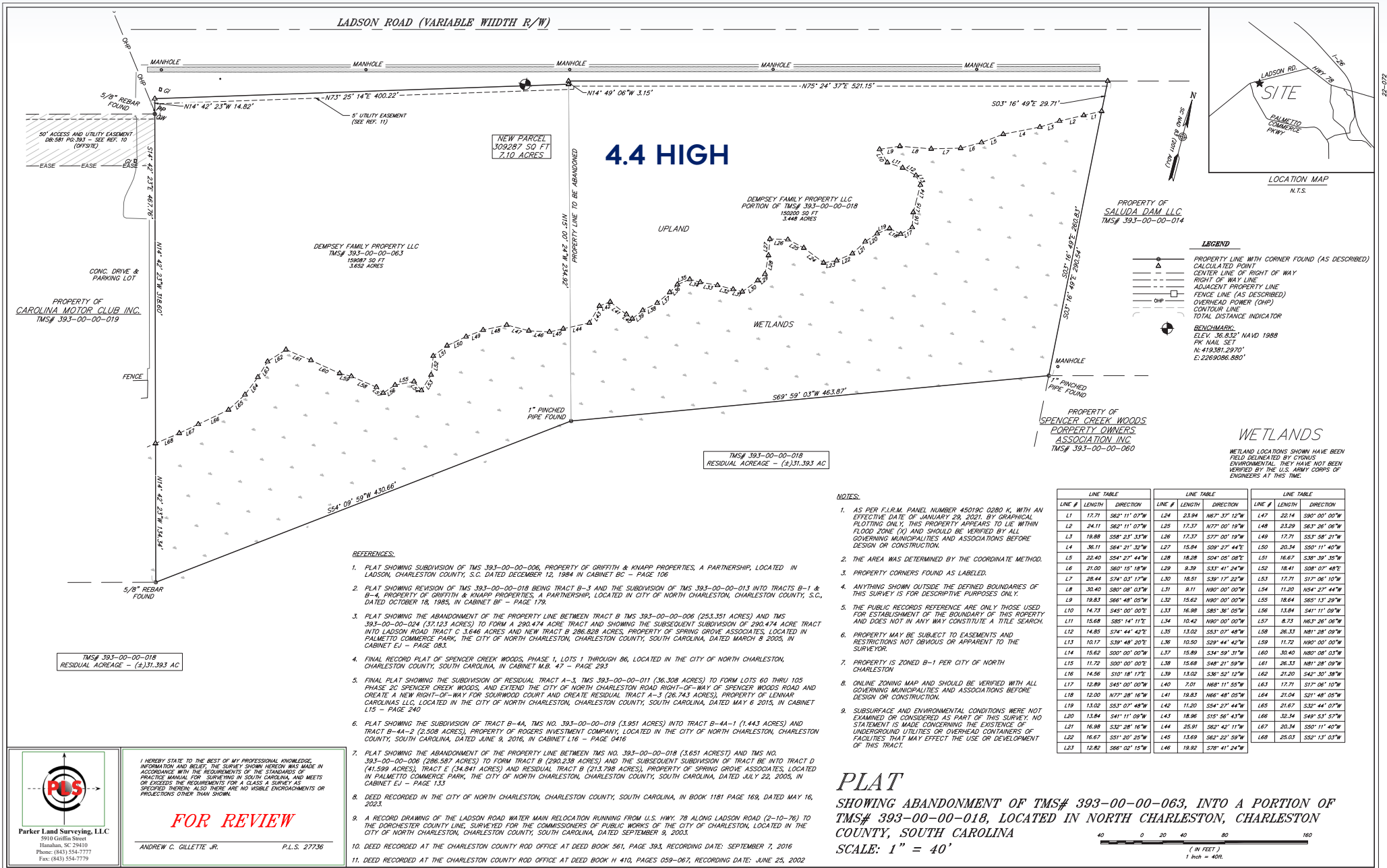
Acres: 7.10 Acres
4.4 High

Tax ID: 393-00-00-063
Portion of 393-00-00-018

Zoning: B-2: General Business (City of North Charleston)

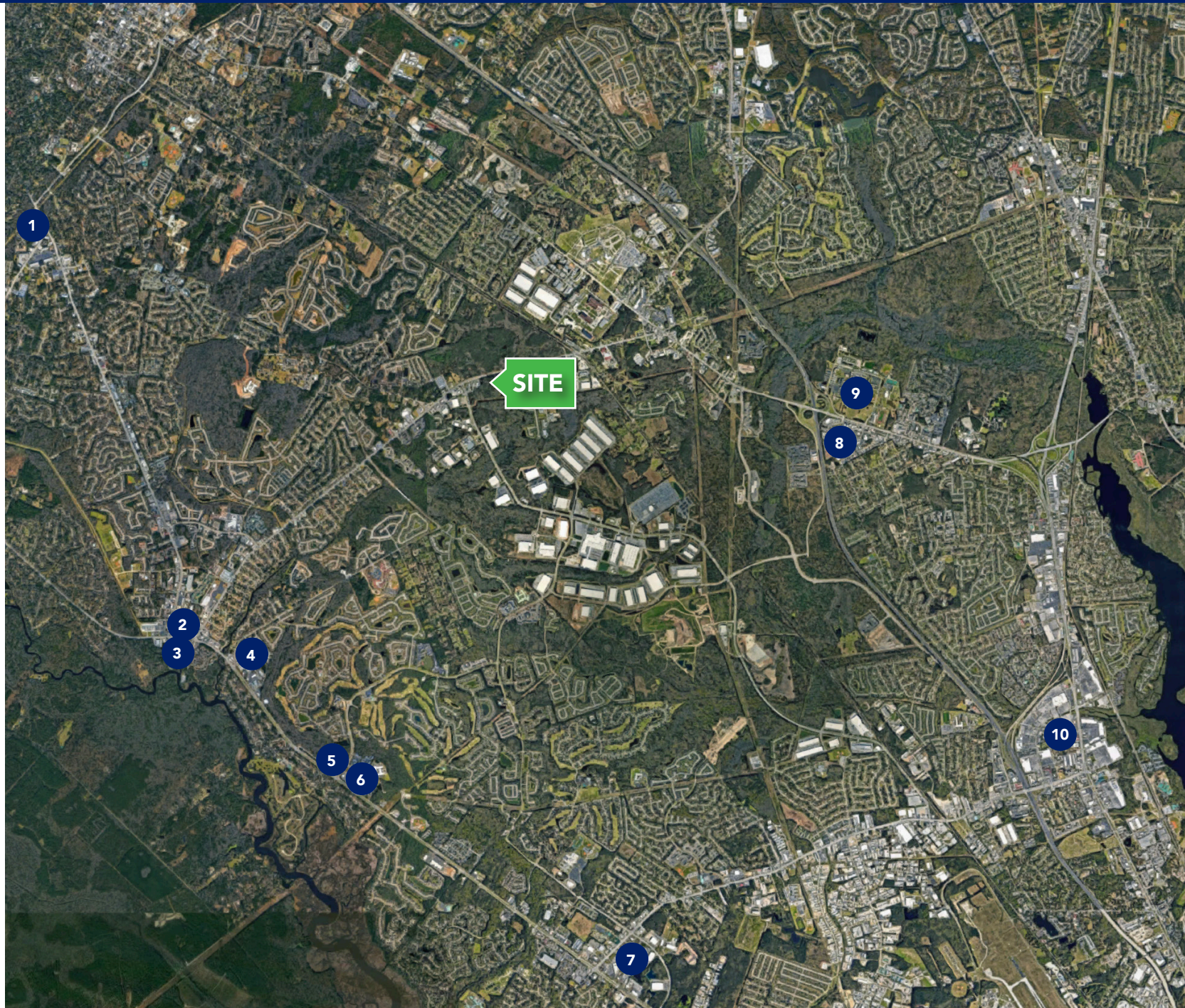
PROPERTY OVERVIEW

This site is in the heart of the growth area of North Charleston. Huge amount of frontage along Ladson Road. B-2 zoning allows for just about any use. Seller has all due diligence studies and could break ground on their own development, but wants to explore other options. 48,100 VPD in 2022.



AREA RETAILERS

- 1 Harris Teeter
Dollar Tree
Pet Supermarket
- 2 Lowes Foods
Dollar Tree
USPS
- 3 Aldi
Trident Technical College
- 4 Walmart Supercenter
Kickin' Chicken
- 5 Lowes Home Improvement
- 6 The Corner at Wescott
Harris Teeter
Top Dawg Tavern
Jersey Mike's
Great Clips
Pet Supplies Plus
Rack Room Shoes
Marshalls
Cato Fashions
- 7 Festival Centre
American Freight
Gold's Gym
Hot Pot 999
- 8 Trident Medical Center
- 9 Charleston Southern University
- 10 Northwoods Mall



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VACANT LAND FOR SALE



- 18 Minutes to Charleston International Airport
- 30 Minutes to Downtown Charleston
- 10 Minutes to Downtown Summerville

SUMMERVILLE

SITE

**LADSON ROAD
48,100 VPD**

**CHARLESTON
INTERNATIONAL AIRPORT**

NORTH CHARLESTON

MT PLEASANT

WEST ASHLEY

CHARLESTON

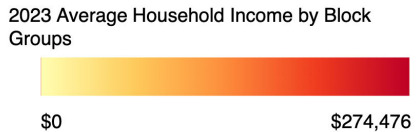
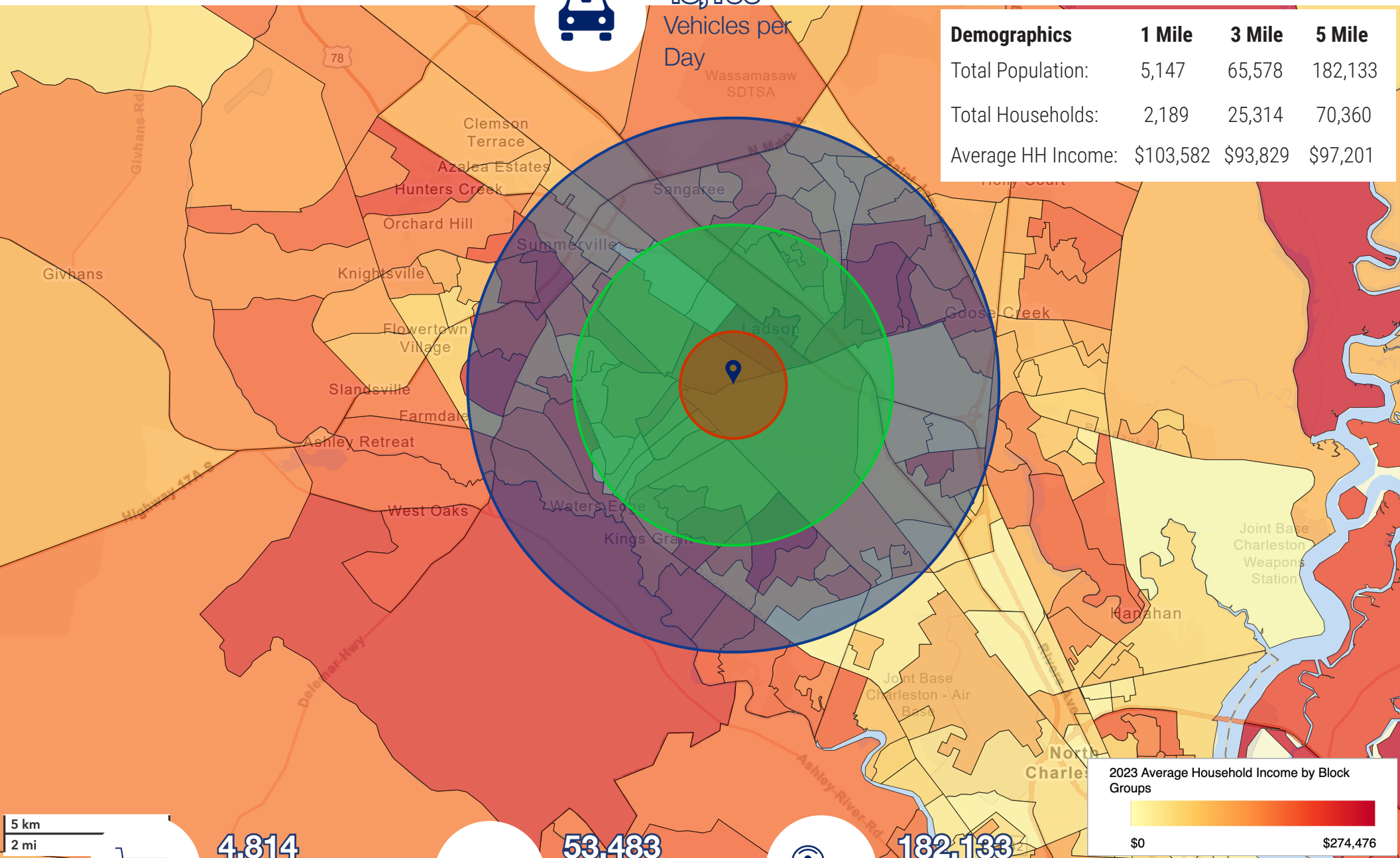
DEMOGRAPHICS



48,100

Vehicles per Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	5,147	65,578	182,133
Total Households:	2,189	25,314	70,360
Average HH Income:	\$103,582	\$93,829	\$97,201



All demographics based on Esri forecasts for 2023
SCDOT VPD 2022



4,814

Businesses
within 5 Miles



53,483

Employees
within 5 Miles



182,133

Population
within 5 Miles



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VACANT LAND FOR SALE



Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



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