



## VACANT LAND FOR SALE

0 Ladson Road  
North Charleston, SC 29456



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

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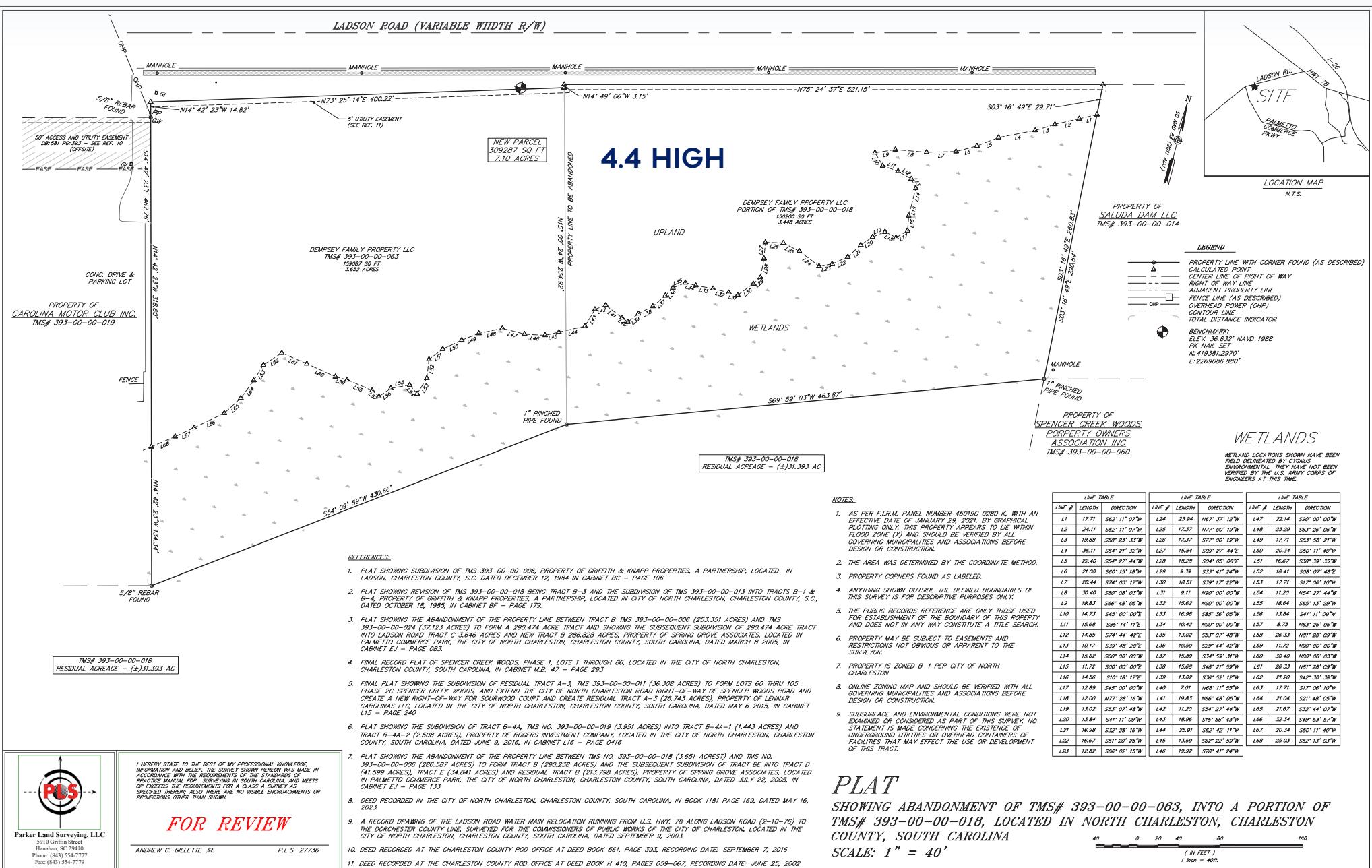


## OFFERING SUMMARY

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.

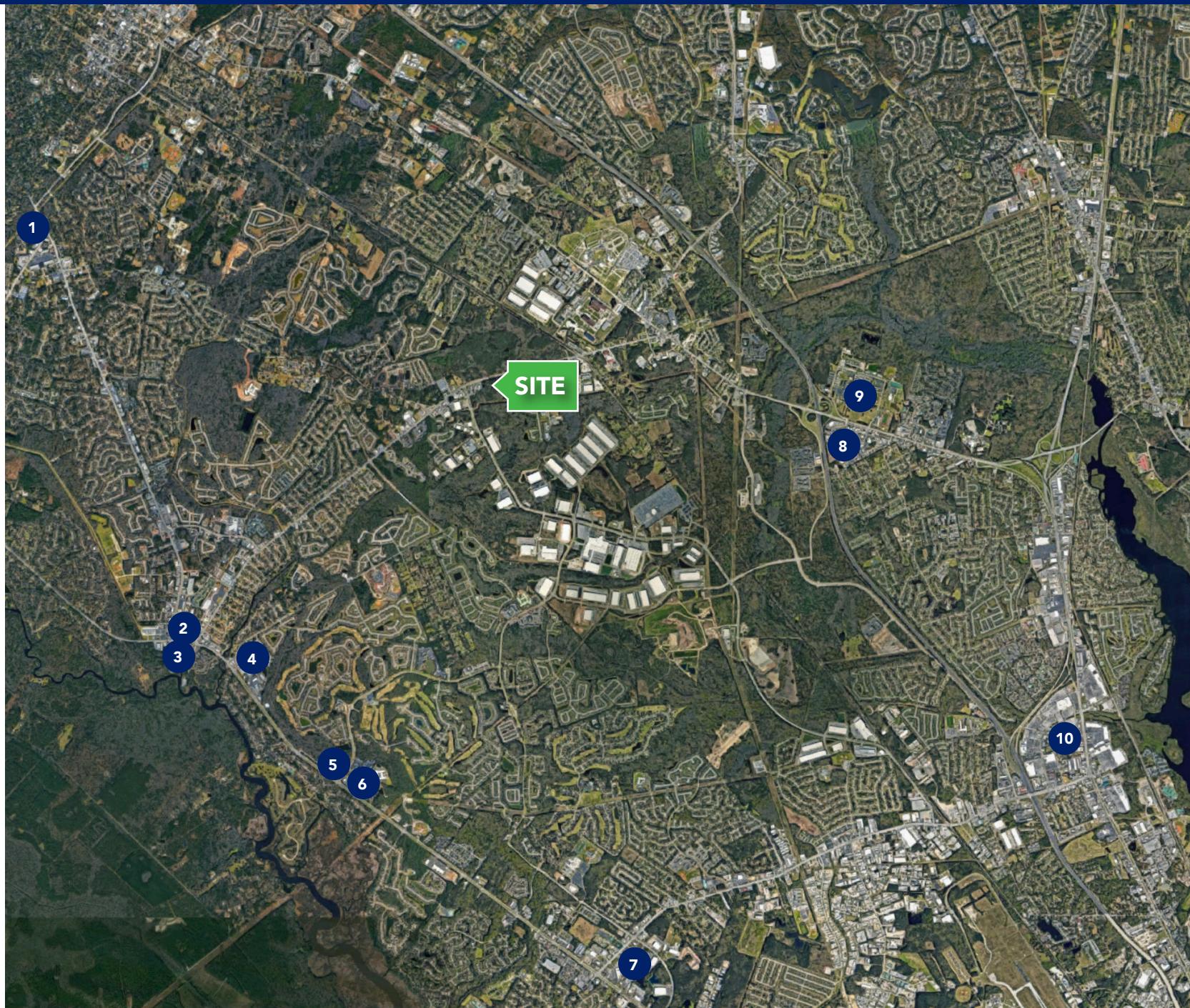


FOR REVIEW

ANDREW C. GILLETTE JR. P.L.S. 27736

# AREA RETAILERS

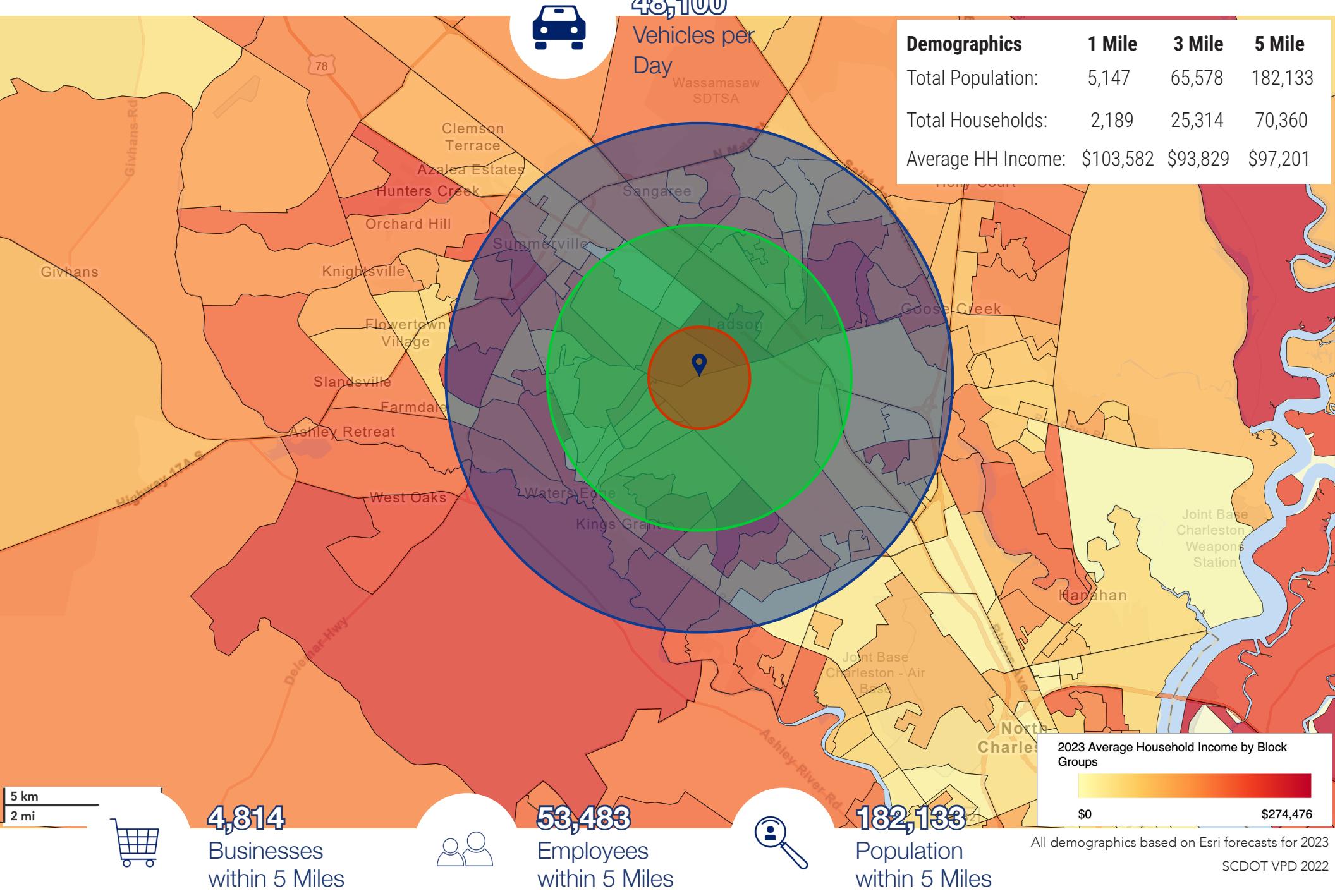
- 1 Harris Teeter  
Dollar Tree  
Pet Supermarket
- 2 Lowes Foods  
Dollar Tree  
USPS
- 3 Aldi  
Trident Technical College
- 4 Walmart Supercenter  
Kickin' Chicken
- 5 Lowes Home Improvement
- 6 The Corner at Wescott  
Harris Teeter  
Top Dawg Tavern  
Jersey Mike's  
Great Clips  
Pet Supplies Plus  
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





SCDOT VPD 2022

# DEMOGRAPHICS



0 Ladson Road | North Charleston, SC 29456

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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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