

LADSON, SC

# 3678 LADSON RD

## 1.5 ACRES AVAILABLE FOR LEASE OR SALE

## PROJECT DETAILS

3678 LADSON RD • 1.5 ACRES AVAILABLE FOR LEASE OR SALE • RETAIL

**AVAILABLE SPACE** 1.5 Acres

**TRAFFIC COUNTS** 42,900 ADT on Ladson Rd

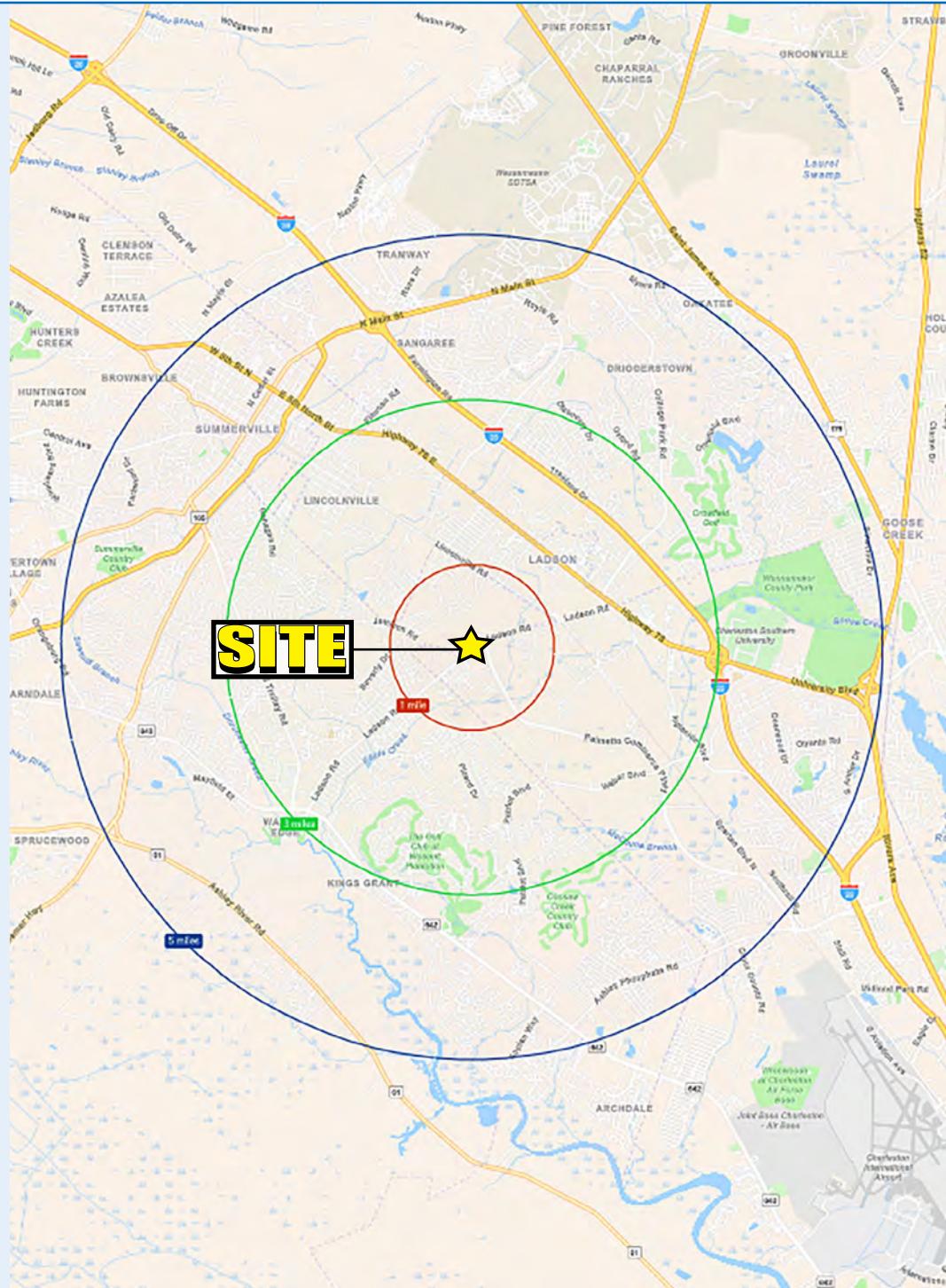
**PROPERTY HIGHLIGHTS**

- Prime Pad Site available on Ladson Rd near Palmetto Commerce Intersection
- Join co-tenants Dutch Bros, Chipotle and Chick-Fil-A
- TMS# 154-04-00-014
- Zoned: B-2 (General Business) - North Charleston
- Ladson Rd: 42,900 ADT

**COUNTY** Dorchester

**MARKET** Charleston

	1 MILE	3 MILE	5 MILE
	7,221	69,619	175,094
	4,503	50,948	145,634
	\$85,440	\$79,908	\$80,982



SITE  
AERIAL



SITE  
AERIAL



SITE PLAN





NORTH CAROLINA

# LADSON

Ladson is located in southwestern Berkeley County, northern Charleston County, and southeastern Dorchester County. It is bordered to the southwest by the town of Summerville, to the south by the city of North Charleston, to the east by the city of Goose Creek, and to the northwest by Sangaree. It has a growing population of approximately 15,000 residents who appreciate its easy access to I26 and Rte. 78. Ladson's Exchange Park, a large events center that consistently draws crowds from all three counties and beyond, hosts the annual Coastal Carolina Fair. The broad-based appeal of this 10-day multi-dimensional extravaganza brings special attention to the city each year.

For a taste of rural and suburban living all in one place, Ladson, SC, is the place to live. Many would say the city is at its best every April and May when the weather is the most ideal. It is a diverse community whose residents are just as likely to speak Italian or Spanish as they are English.



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