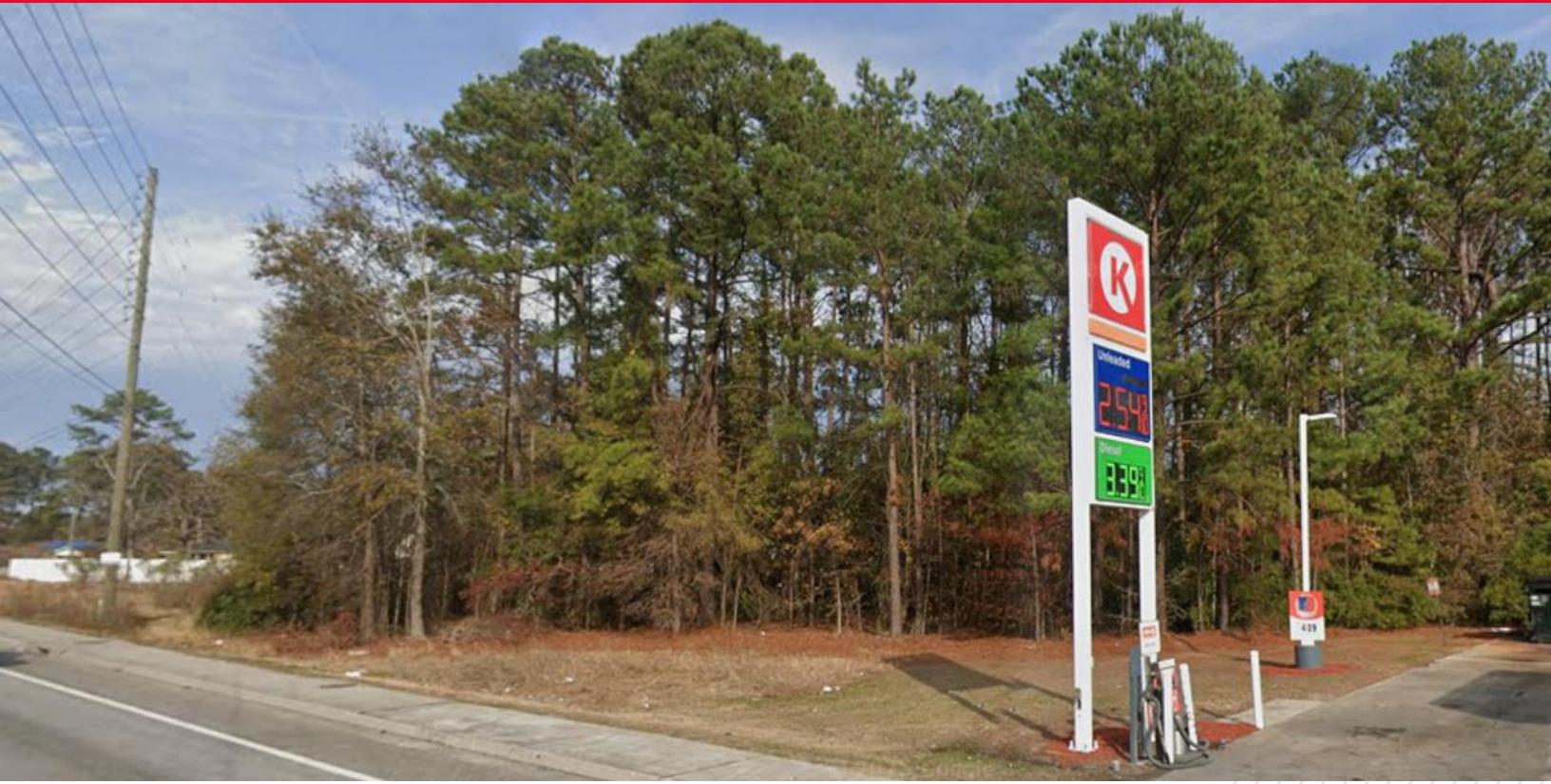


**FOR SALE - \$475,000**  
**830 College Park Road**  
**Ladson, SC**



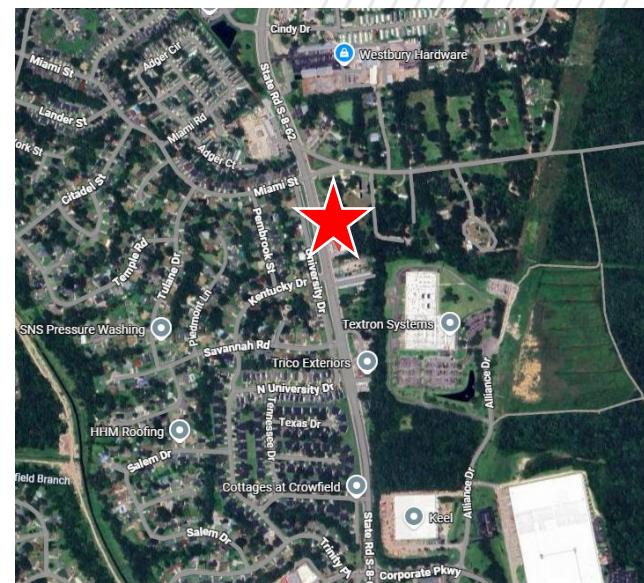
### PROPERTY HIGHLIGHTS

Strategically located +/- 0.7 acres of raw land along busy College Park Road, offering exceptional visibility to consistent daily traffic. This compact parcel provides easy access to Ladson, Summerville, Goose Creek and I-26. The site is situated in a rapidly growing corridor surrounded by new residential and retail development.

<b>LAND ACRES</b>	+- 0.7
<b>SALE PRICE</b>	\$475,000
<b>TRAFFIC COUNTS</b>	17,200 VPD
<b>ASSET TYPE</b>	Raw Land

<b>3-MILE (POP.)</b>	59,571
<b>5-MILE (POP.)</b>	128,889
<b>AVG HH. INCOME</b>	\$73,897
<b>ZONING</b>	General Commercial

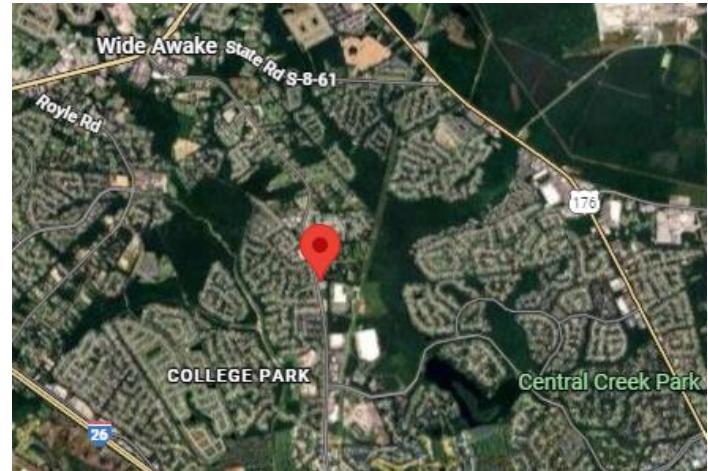
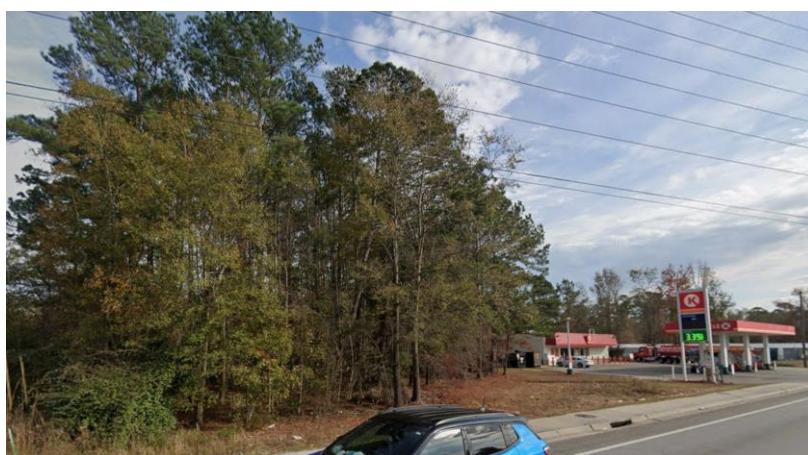


**JEFF SCHEIDECKER**  
 Account Manager  
 +1 314-384-8662  
 jeff.scheidegger@cushwake.com

**JAMES LEWIS**  
 Transaction Manager  
 +1 314-391-2757  
 james.lewis@cushwake.com

**BRADY DASHIELL**  
 Senior Associate  
 +1 443-655-4334  
 brady.dashiell@cushwake.com

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#### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	233-08-03-009
<b>2024 RE TAXES</b>	Reach out to Broker
<b>ZONING</b>	General Commercial



#### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

#### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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