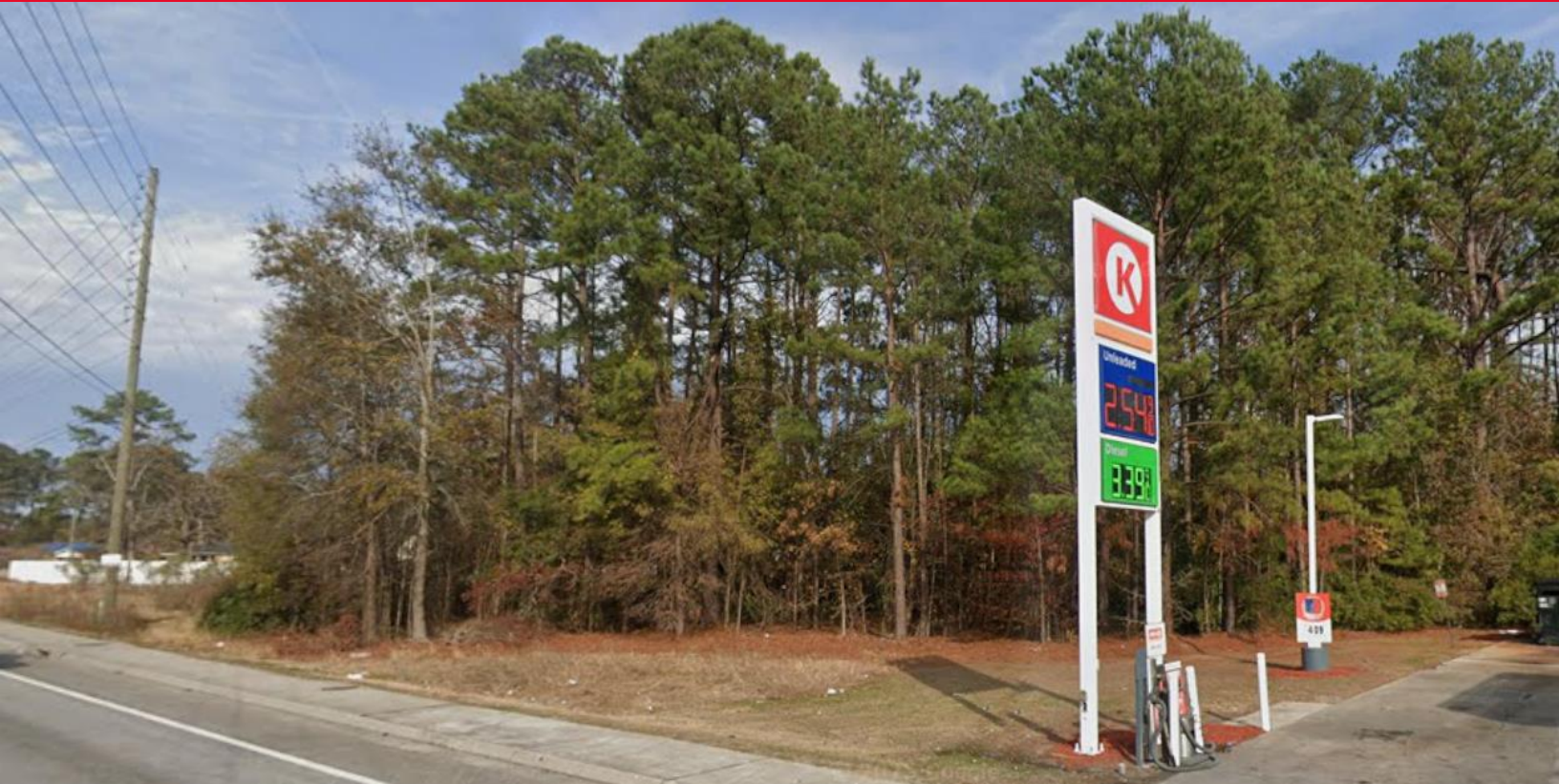


FOR SALE - \$475,000

**830 College Park Road
Ladson, SC**

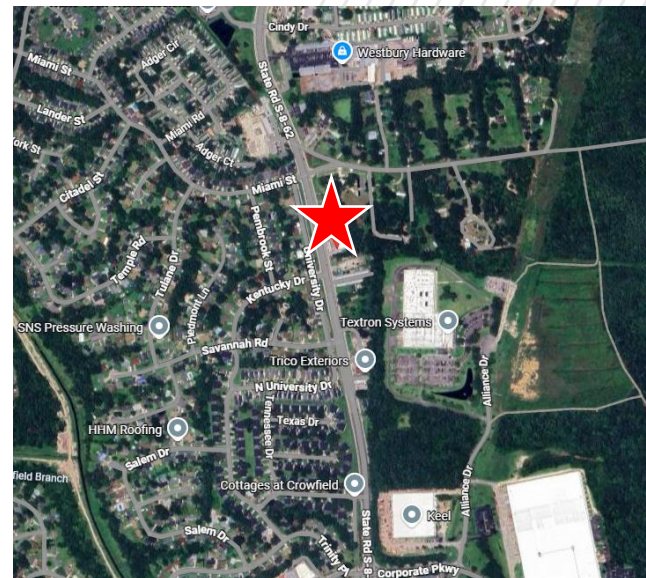


PROPERTY HIGHLIGHTS

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.

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

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



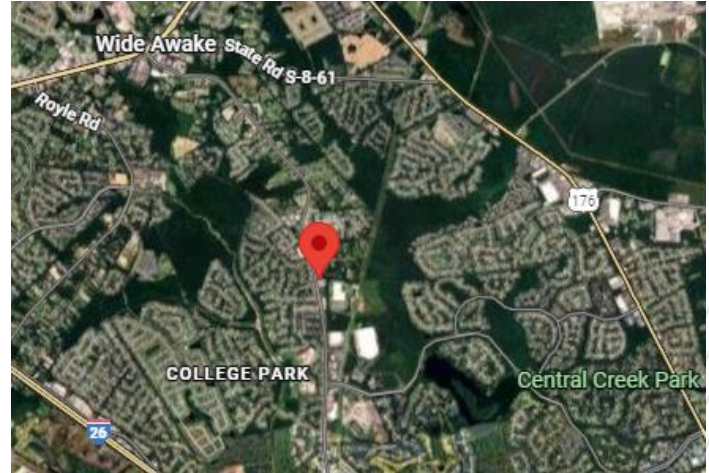
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FOR SALE - \$475,000

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LEGAL INFORMATION

TAX PARCEL ID	233-08-03-009
2024 RE TAXES	Reach out to Broker
ZONING	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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