

# FOR SALE



COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

1.53 AC

## PAD-READY DEVELOPMENT SITE

### 0 Northwoods Blvd | North Charleston, SC

Pad ready development site in Northwoods Mall next to movie theater. Perfect for restaurant, retailer or hotel. Bustling area with plenty of traffic!

**DIRECTIONS:** Take I-26 to Ashley Phosphate Road Exit. Merge onto Northwoods Blvd. and property will be on the right.

**For Sale:** **\$1,300,000**

**Total Available:** **1.53 Acres**

**County:** **Charleston**

**Tax ID:** **484-16-00-059**

**Traffic Count:** **40,800 VPD 2021  
(via Rivers Ave)**



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Brent Case, CCIM • Julia Donovan, CCIM, CIPS





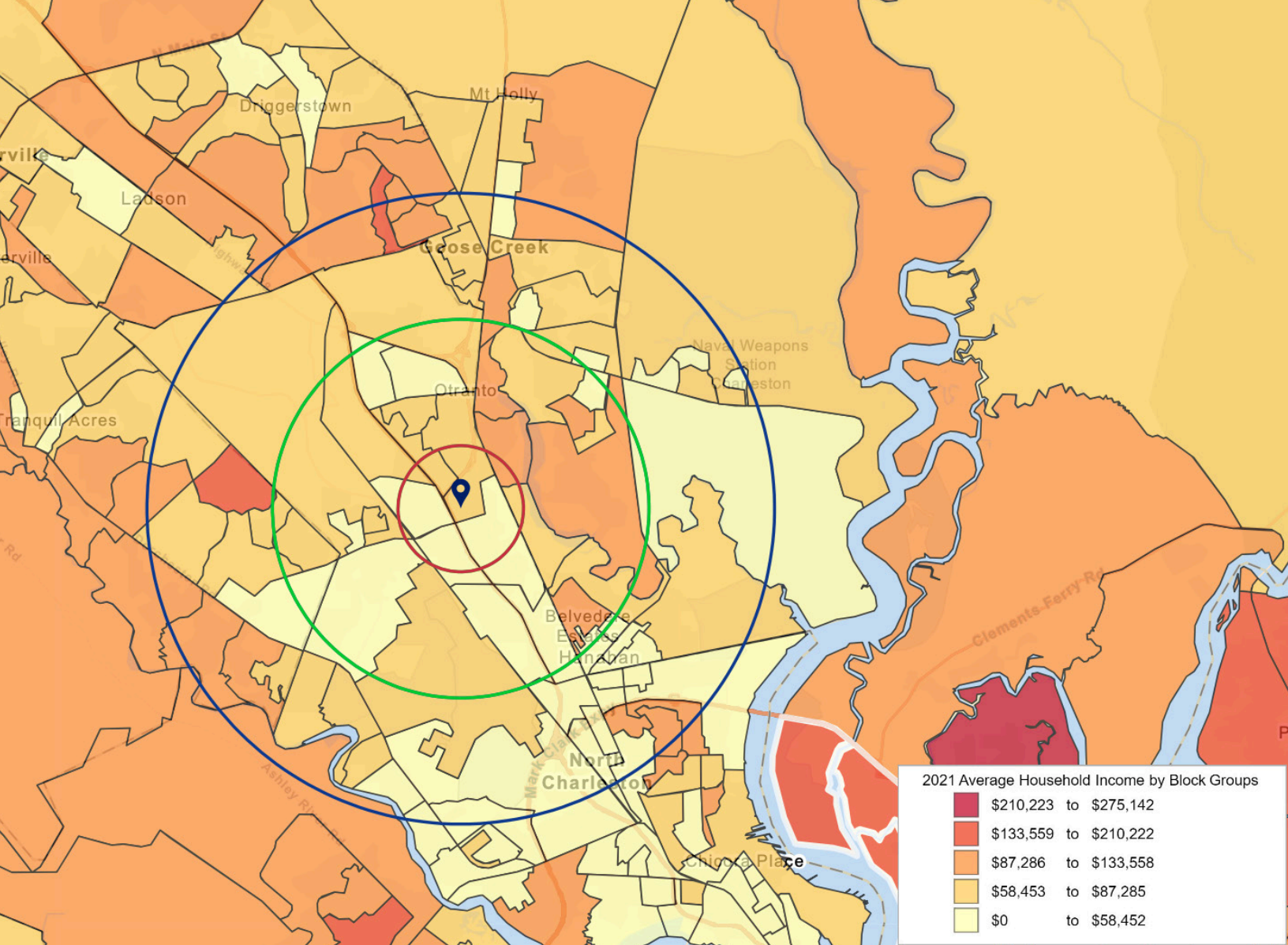
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All demographics based on Esri forecasts for 2021

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	9,761	54,191	83,909
Total Households:	3,956	20,431	31,031
Average HH Income:	\$57,086	\$71,630	\$73,300



**2,461**  
Businesses  
within 5 Miles



**40,204**  
Employees  
within 5 Miles



**83,909**  
Population  
within 5 Miles



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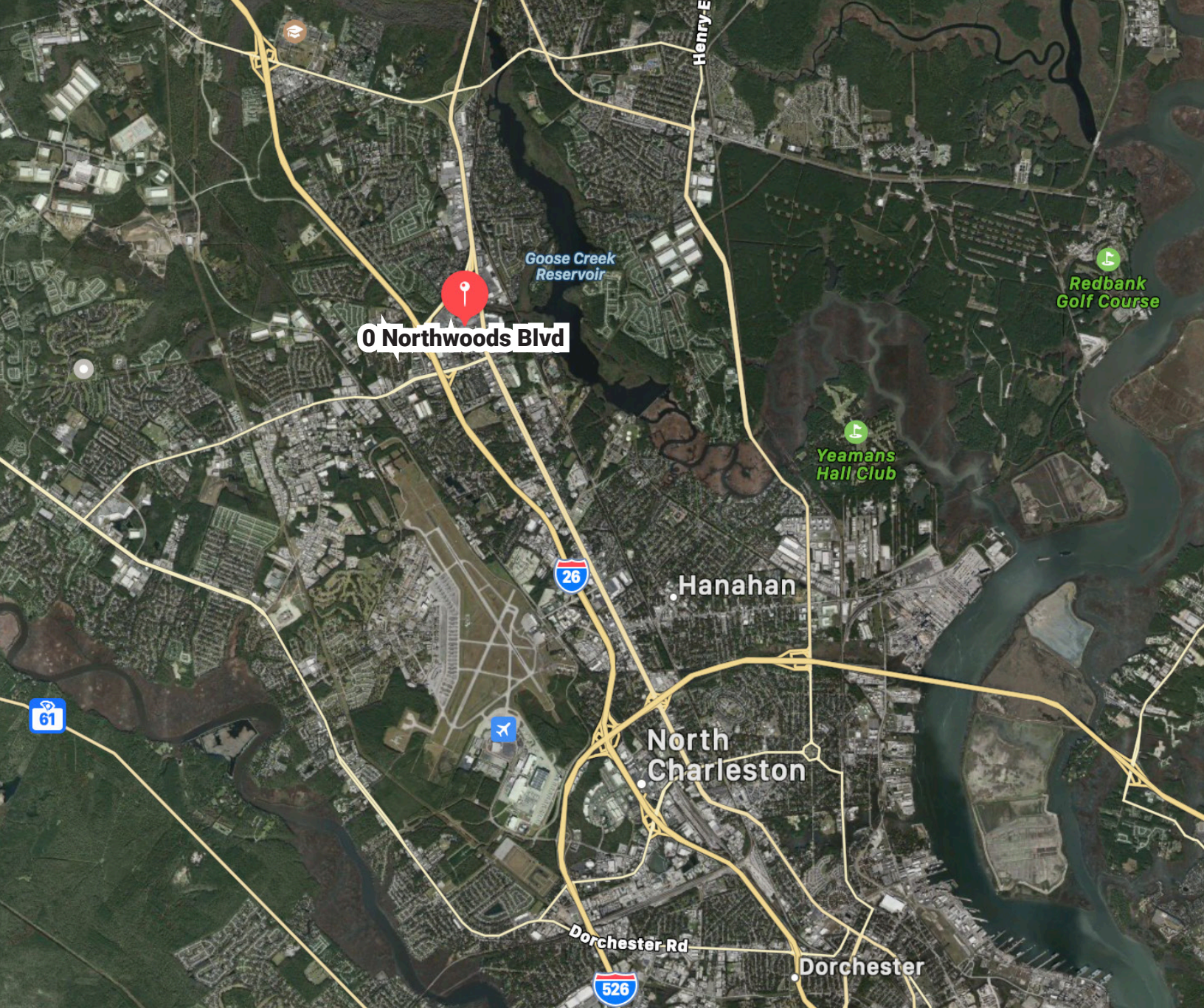


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Senior Broker

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