

2.8 ACRES FOR SALE

DETENTION POND

MONUMENT
SIGN

TO SC HWY 41

BUILDING 5-A
RETAIL
12,275 SQ. FT.

BUILDING 5-A
RETAIL
12,275 SQ. FT.

PROPOSED NURSERY/FOREST
LANDSCAPE

RIGHT TURN
IN ONLY

N MAIN ST: 42,000 VPD 2026

FOR SALE

2063 N Main Street
Summerville, SC 29486



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

 **SALE PRICE**
\$3,500,000

 **COUNTY**
Berkeley

 **TOTAL AVAILABLE**
2.8 Acres

 **ZONING**
GC- General
Commercial

 **TAX ID**
2221404046

PROPERTY OVERVIEW

- 2.80 Acres For Sale to be developed.
- 42,000 AADT 2022 (SCDOT).
- All utilities are at the site.
- Property located on a corner with two access points.
- Value buy located between Nexton and Carnes Crossroads
- Seller would entertain a build to suit as well.
- Very broad zoning allowing most commercial businesses.

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This is a rare opportunity to acquire a high-potential commercial development positioned for strong long-term income and value growth. Based on projected rental rates of approximately \$35.00 per square foot, the proposed 24,650 SF development has the potential to generate an estimated annual gross income of approximately \$862,750. At a projected 7% capitalization rate, the property could support an estimated stabilized valuation of approximately \$12.3 million.

Even more compelling, the property is being offered with permits already in place, significantly reducing development timeline and risk. Extensive due diligence materials – including wetland studies, soil reports, groundwater analysis, and site evaluations – have already been completed and are available upon request, providing investors and developers with a valuable head start toward bringing this project to life.

AERIAL



2.8 ACRES

N Main St

N Main St

N Main St

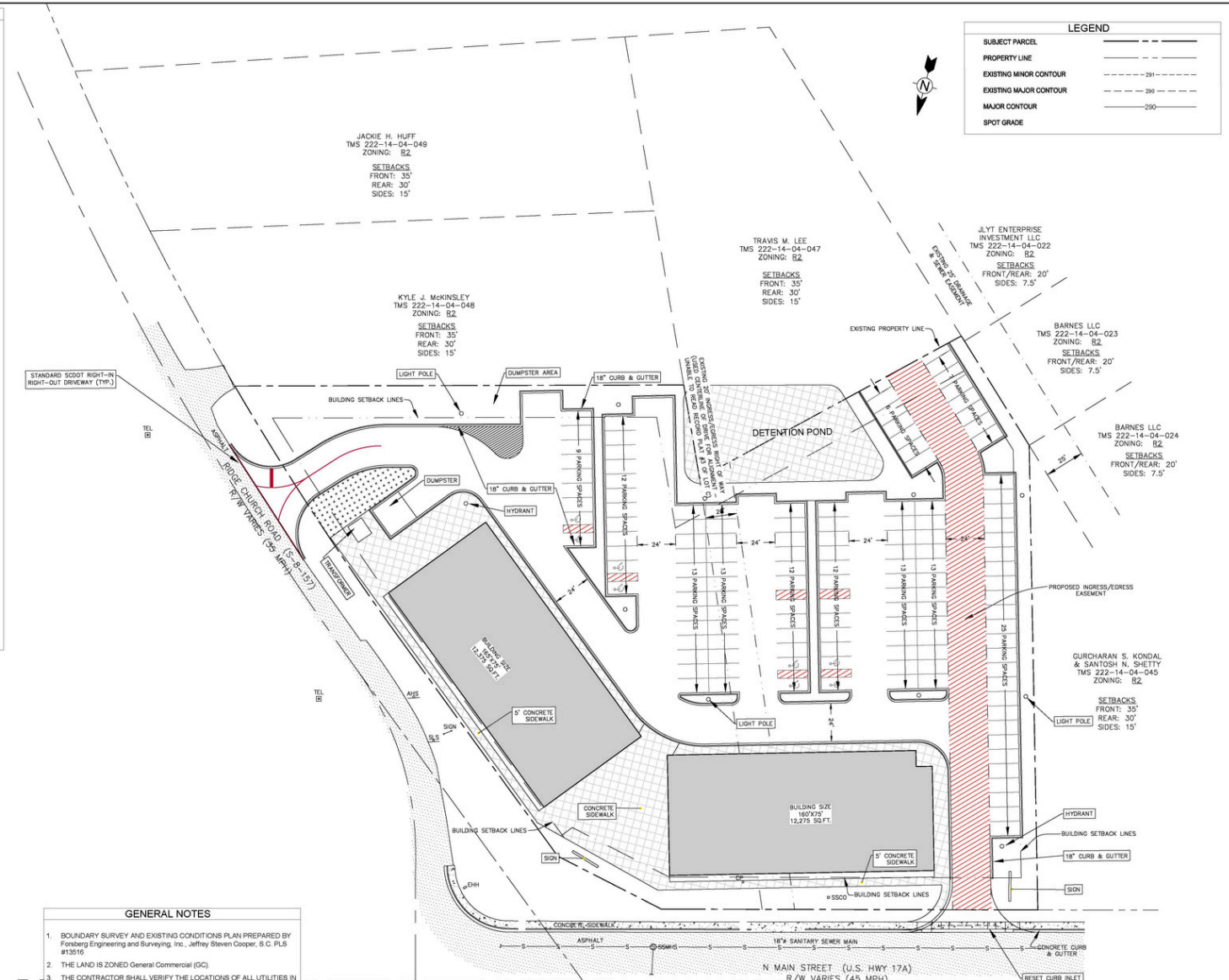
Ridge Church Rd

Thunderbird Dr

Thunderbird Dr

SITE PLANS

- ### CONSTRUCTION NOTES
1. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
 2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND DESIGN ENGINEER.
 3. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER AND DESIGN ENGINEER.
 4. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS.
 5. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
 6. ALL SITE WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.
 7. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
 8. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASH-OUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
 9. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
 10. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SURFACE.
 11. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 12. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
 13. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
 14. STONE USED FOR MACHINE PLACED DRIP-SHAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOLDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESS SHOWN ON THE DRAWINGS.
 15. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
 16. ALL RIP RAP STONE SHALL BE HAND OWNED AND SHALL CONFORM TO SOUTH CAROLINA HIGHWAY DEPARTMENT STANDARDS.
 17. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONAL.



LEGEND

SUBJECT PARCEL	---
PROPERTY LINE	---
EXISTING MINOR CONTOUR	--- 20 ---
EXISTING MAJOR CONTOUR	--- 200 ---
SPOT GRADE	---

118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MA 01772
CARLOS.FERRERA@MPCONSULTANTS.COM

GC District - Dimensional Standards

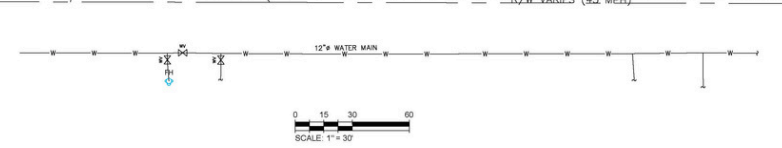
Per the Berkeley County Subdivision and Dimensional Standards Guide (1/14/2021)

CRITERIA	GC REQUIRED	SUBJECT PROPERTY
Minimum Lot Size	0.30 acre	2.86 acres
Front Yard Setback	20 feet	20 feet
Side Yard Setback	10 feet	10 feet
Rear Yard Setback	20 feet	20 feet
2nd Street Frontage Setback	20 feet	20 feet
Open Drainage Setback (O.D.S.)	20 feet	20 feet
Maximum Impervious Coverage	80%	80%
Maximum Building Height (Base)	42 feet	20 feet
Maximum Building Height (with Bonus)	55 feet	N/A
Accessory Structure Setback	5 feet (may be in front yard)	N/A
Accessory Structure Size Limit	65% of primary structure	N/A

PARKING REQUIREMENTS

CRITERIA	REQUIRED	PROPOSED
RETAIL 65% (1 SPACES PER 250 SF)	64	64
RESTAURANT 35% (1 SPACES PER 125 S.F.)	69	71
TOTAL SPACES	133	135

- ### GENERAL NOTES
1. BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN PREPARED BY Forsberg Engineering and Surveying, Inc., Jeffrey Steven Cooper, S.C. PLS #13516
 2. THE LAND IS ZONED General Commercial (GC).
 3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES IN THE FIELD. DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
 4. REFER TO Berkeley County PARCEL NUMBER TMS 222-14-04-046.
 5. THE PARCEL IS LOCATED IN 2063 N. Main Street, Berkeley County, South Carolina
 6. REFERENCED PARCEL RECORDED BERKELEY REGISTRY OF DEEDS: Deed Book/Page: 5399 - 278 - Plat: 2024018432



REVISIONS

No.	DATE	DESCRIPTION

PROJECT: TMS # 222-14-04-046
N. MAIN STREET & BRIDGE CHURCH ROAD
BERKELEY COUNTY SOUTH CAROLINA
2063 N. MAIN ST MALL
2063 NORTH MAIN STREET
SUMMERVILLE, SOUTH CAROLINA 29585

PROPERTY OWNER:
2883 N MAIN LLC
462 ASHEY ST
SUMMERVILLE, SC 29585

SHEET TITLE
LAYOUT AND MATERIALS PLAN

SCALE: 1" = 30'
DATE: 2/19/2025
DRAWN BY: CEL
CHECKED BY: CEL
FILE: 2053MAIN.dwg

DRAWING NO.
C-102

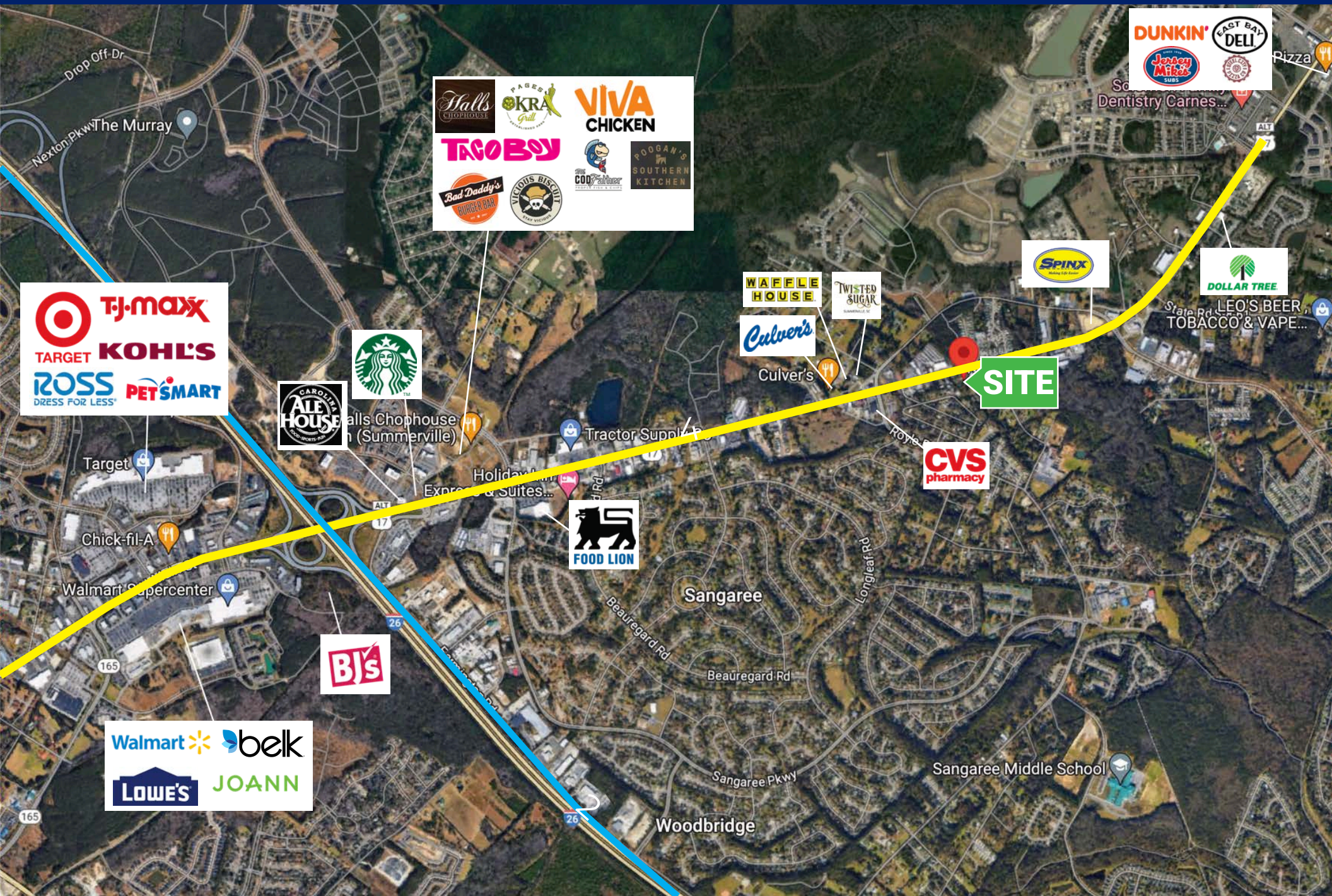
AREA MAP



DEVELOPMENT



AREA RETAILERS

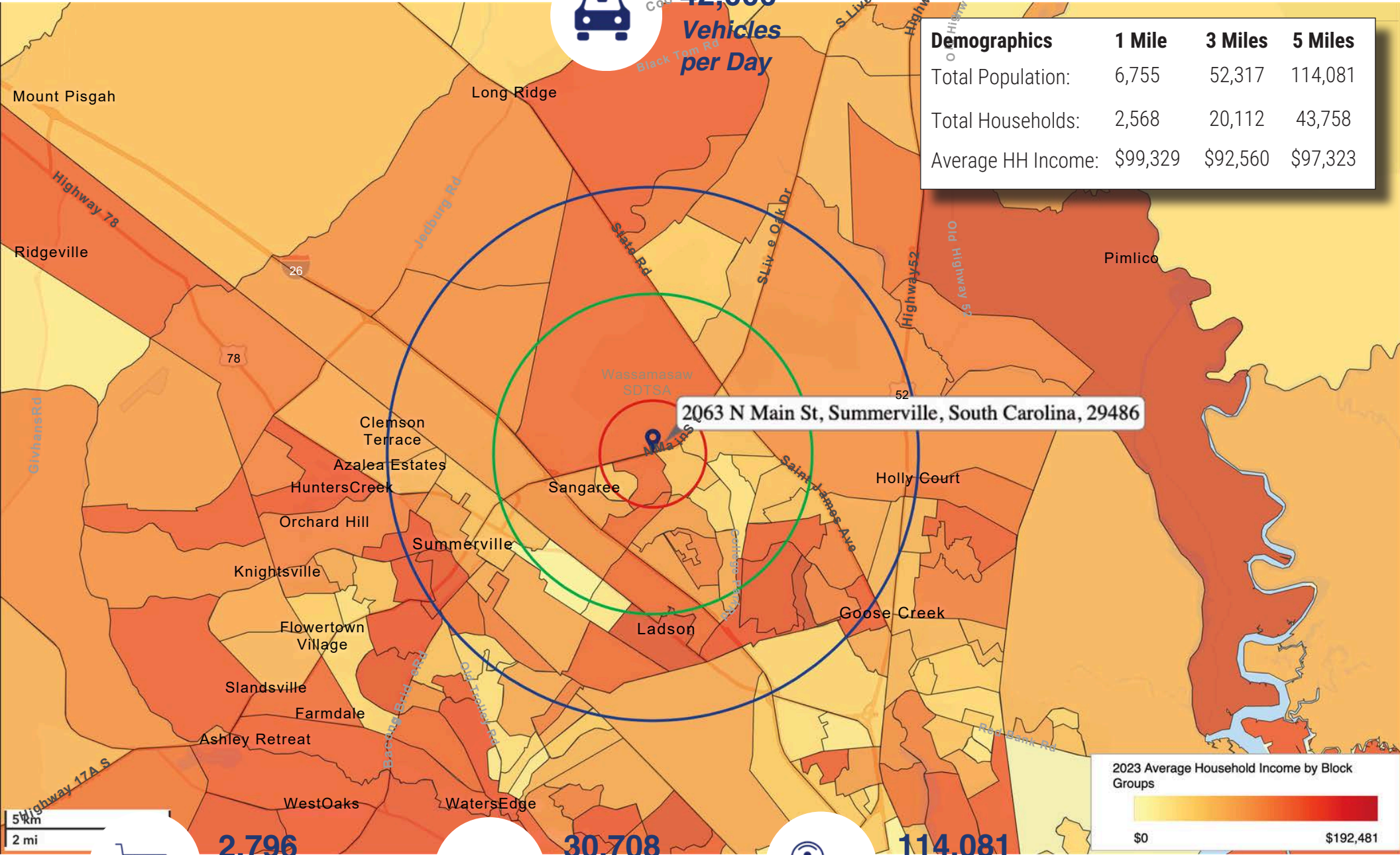


DEMOGRAPHICS



42,000
Vehicles
per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,755	52,317	114,081
Total Households:	2,568	20,112	43,758
Average HH Income:	\$99,329	\$92,560	\$97,323



2063 N Main St, Summerville, South Carolina, 29486



5 Km
2 mi

2,796
Businesses
within 5 Miles



30,708
Employees
within 5 Miles



114,081
Population
within 5 Miles

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DUMPSTER AREA

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**COLDWELL BANKER
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FOR SALE