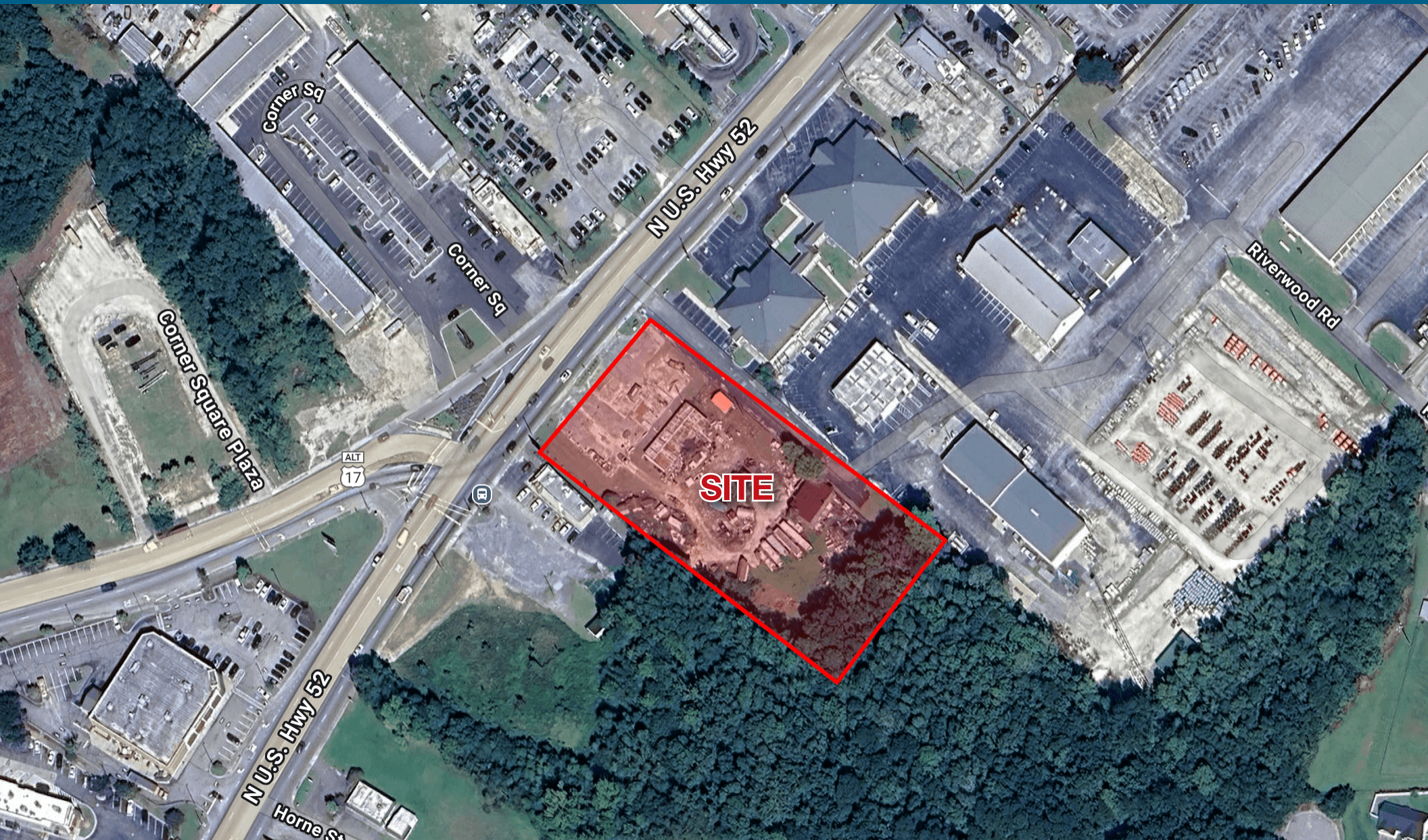


# ±2 ACRE COMMERCIAL LAND FOR SALE

**NAI**Charleston



**408 N. HIGHWAY 52**  
MONCKS CORNER, SC 29461

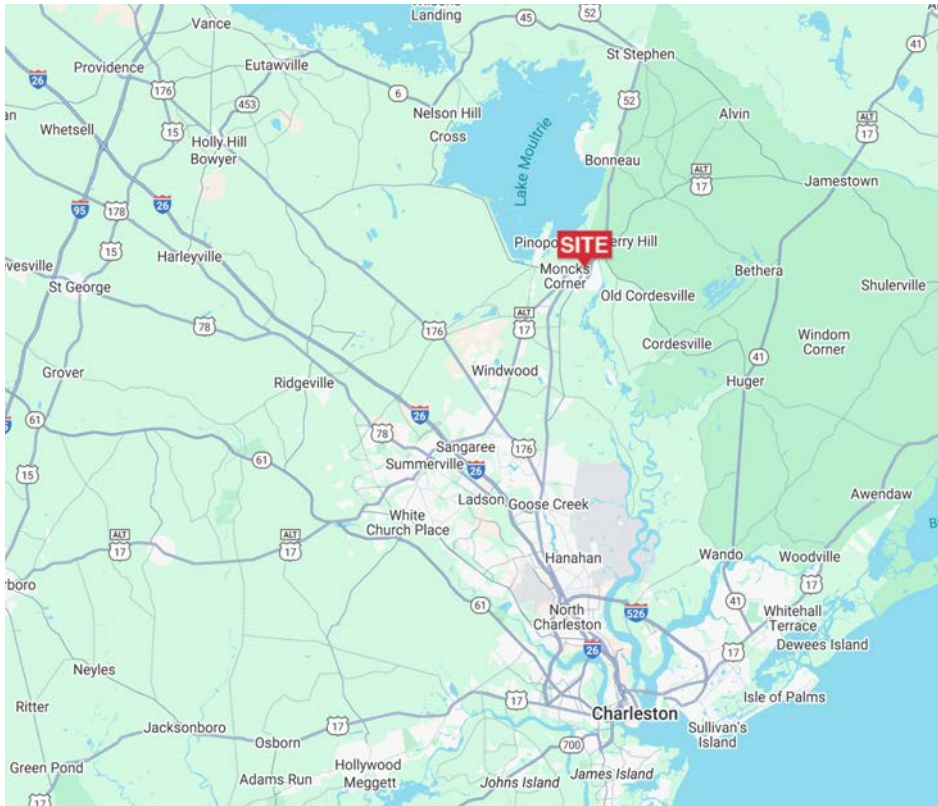
Will Sherrod, CCIM  
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wsherrod@naicharleston.com

Whit Jones  
757.585.0071  
wjones@naicharleston.com



# SUMMARY

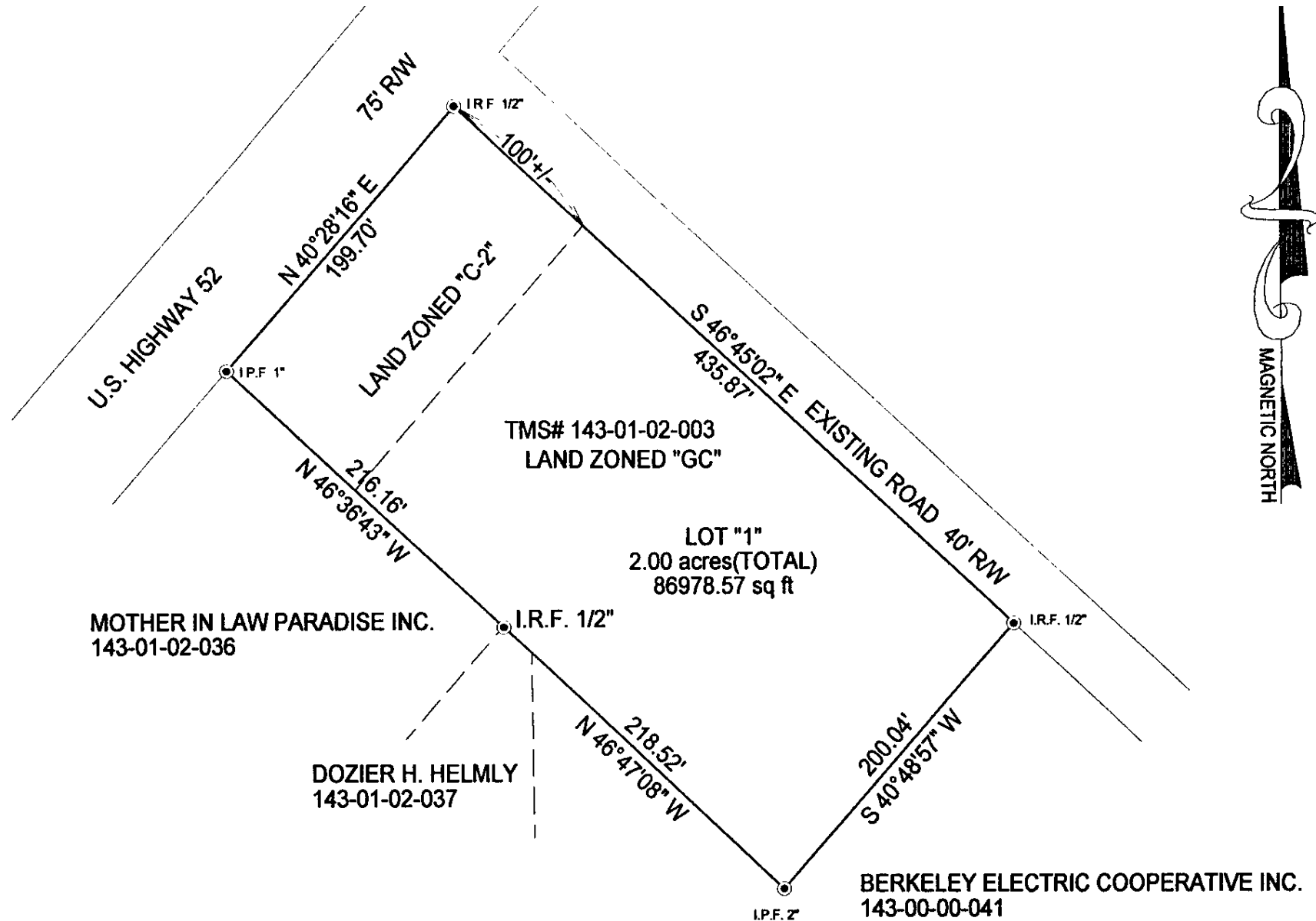
Approximately ±2 acres of land at the intersection of Hwy 17-A and Hwy 52 in Moncks Corner. Located in an opportunity zone with excellent visibility and accessibility, it is an ideal location for a QSR, gas station or convenience store, or retail development. Split zoning with the frontage Zoned C-2 in the Town of Moncks Corner, and the rear is Zoned GC in Berkeley County. The property has a recognized environmental issue that likely will require a VCC to be established by any buyer. Call agent for details.



## Offering Summary

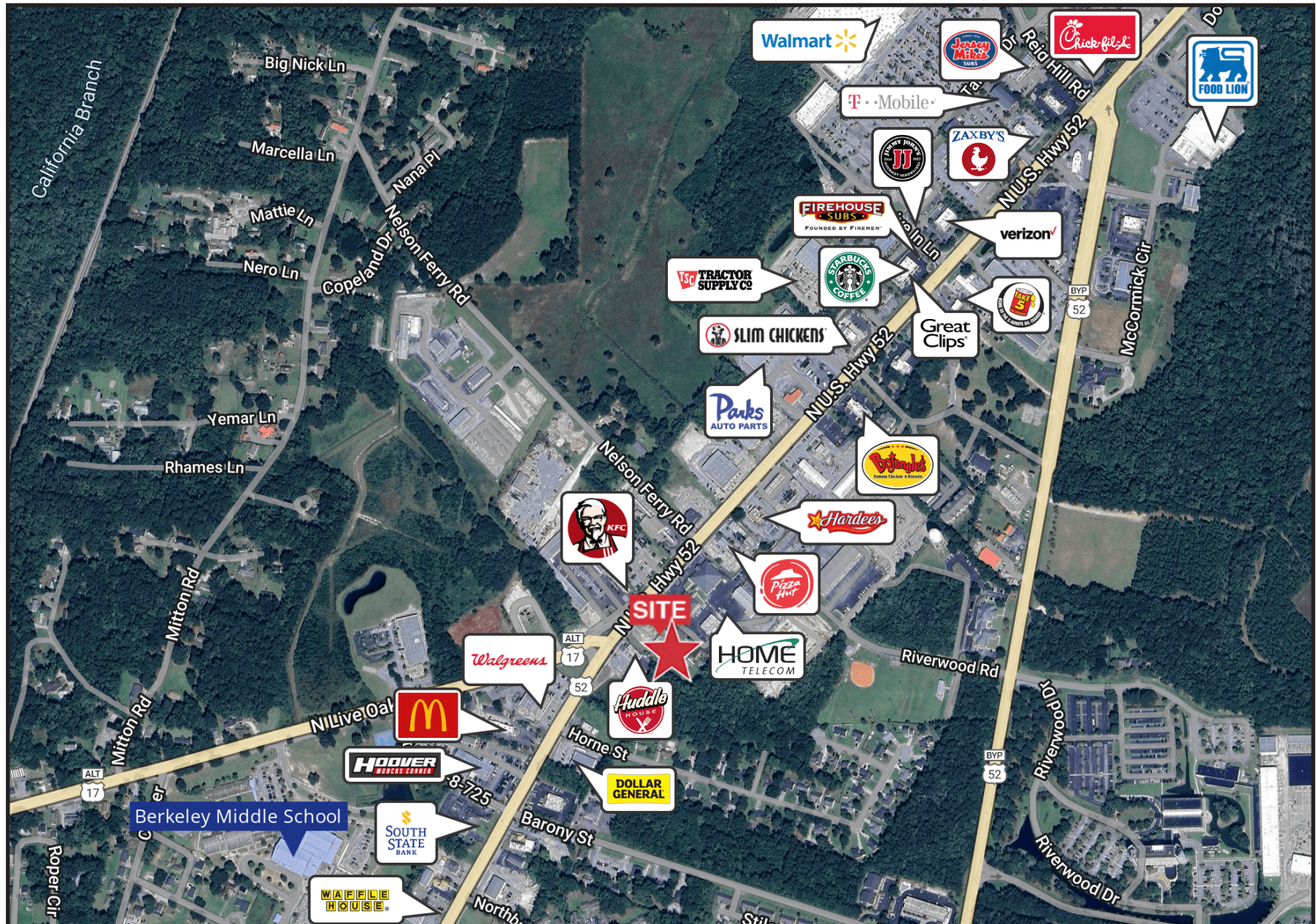
Sale Price:	\$1,700,000
Parcel Size:	±2 AC
Ideal Uses:	Retail, gas station, QSR, etc.
Exposure:	±200 feet of frontage along Hwy 52
Traffic Counts:	29,600 VPD (SCDOT - 2023)
Zoning:	Front Zoned C-2 (Town of Moncks Corner) & Rear Zoned GC (Berkeley County)
County:	Berkeley County
TMS #:	143-01-02-003

# SURVEY





# AREA MAP





# DEMOGRAPHICS

## DRIVE TIMES

	5 minutes	10 minutes	15 minutes
<b>Census 2020 Summary</b>			
Population	2,542	16,504	32,314
Households	990	5,941	11,620
Average Household Size	2.54	2.71	2.75
<b>2024 Summary</b>			
Population	2,868	17,645	34,609
Households	1,132	6,426	12,580
Families	781	4,630	9,240
Average Household Size	2.51	2.69	2.72
Owner Occupied Housing Units	803	4,920	10,244
Renter Occupied Housing Units	329	1,506	2,336
Median Age	37.7	37.3	37.3
Median Household Income	\$74,350	\$72,331	\$79,488
Average Household Income	\$83,210	\$86,364	\$94,013
<b>2029 Summary</b>			
Population	3,150	18,890	38,378
Households	1,268	7,033	14,206
Families	873	5,046	10,403
Average Household Size	2.46	2.63	2.67
Owner Occupied Housing Units	930	5,549	11,411
Renter Occupied Housing Units	338	1,484	2,795
Median Age	38.8	38.4	38.3
Median Household Income	\$79,921	\$80,163	\$88,221
Average Household Income	\$93,453	\$98,889	\$108,103
<b>Trends: 2024-2029 Annual Rate</b>			
Population	1.89%	1.37%	2.09%
Households	2.30%	1.82%	2.46%
Families	2.25%	1.74%	2.40%
Owner Households	2.98%	2.44%	2.18%
Median Household Income	1.46%	2.08%	2.11%





## CONTACT:

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*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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