

±1.32 AC COMMERCIAL LAND

Sam Rittenberg Boulevard, Charleston, SC 29407



FOR SALE

PETSMART

CITADEL MALL

Panera BREAD

GameStop POWER TO THE PLAYERS

stella nova SPA SALON & BEAUTY BOUTIQUE

Sam Rittenberg Blvd

The Bank of South Carolina

INTERSTATE 526

ZEN ASIAN FUSION

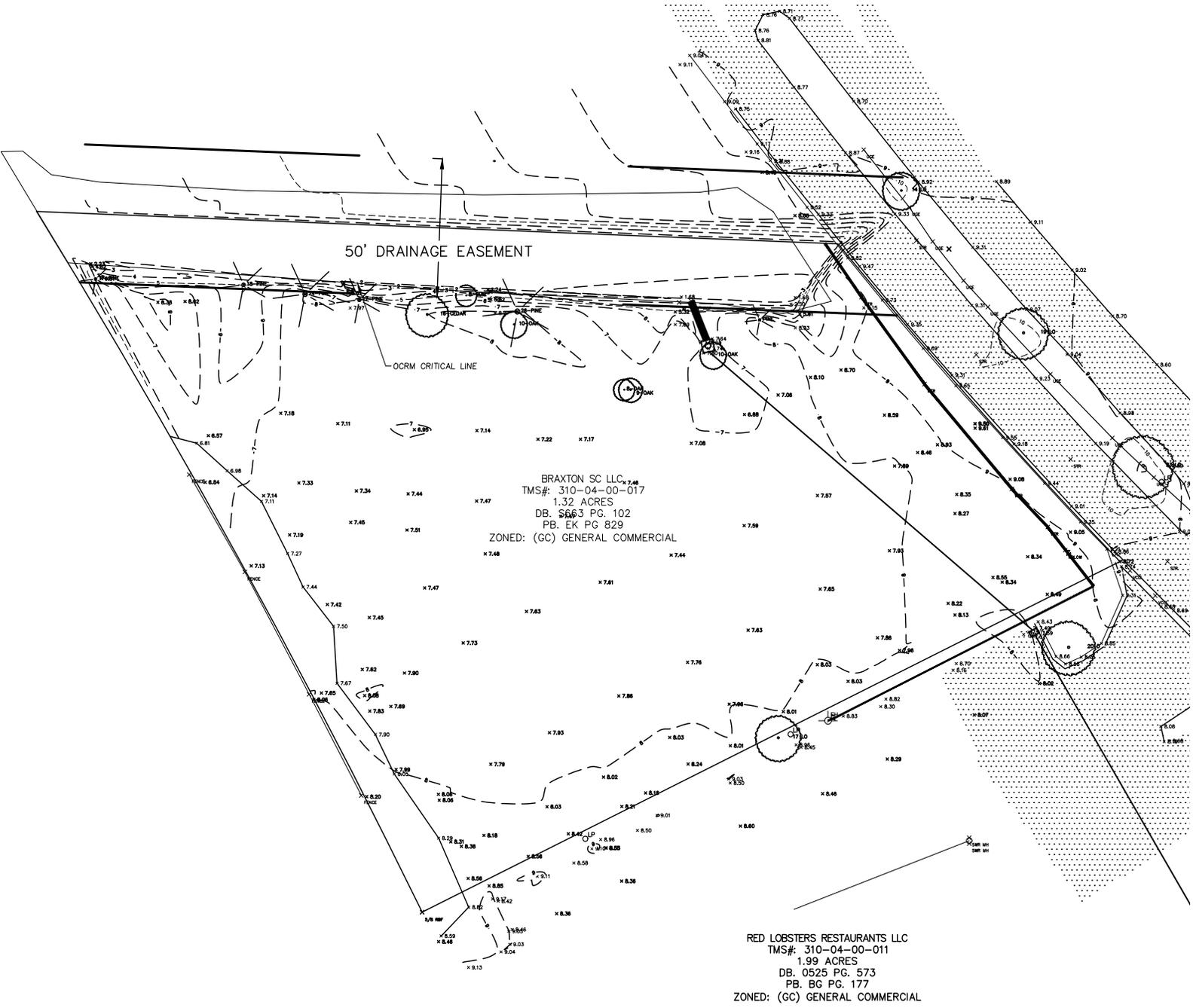
PROPERTY HIGHLIGHTS:

- ±1.32 acre of cleared, mixed-use land in West Ashley
- Situated next to PetSmart in a prominent location directly off I-526 with great visibility from the interstate
- 28,100 VPD (2022) on Sam Rittenberg by Citadel Mall & 43,900 VPD (2022) on I-526 across from the property site
- Walking distance to Epic Center/Citadel Mall and easy access to Charleston International Airport & downtown Charleston
- Excellent opportunity for retail, office, or hospitality
- Zoning: GB (General Business), City of Charleston
- TMS #: 310-04-00-017
- **Offering Price: \$1.2 million**

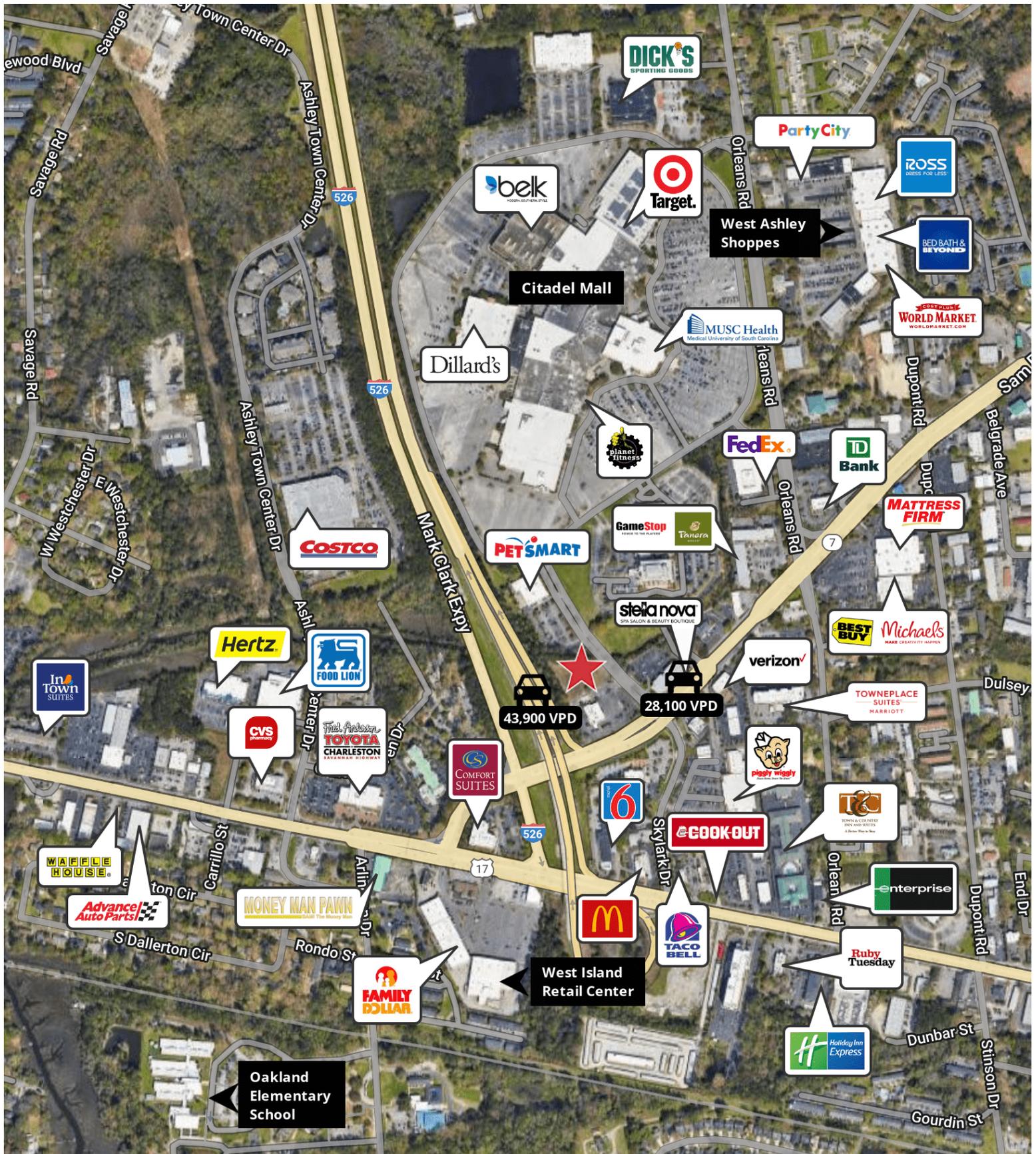
For more information:

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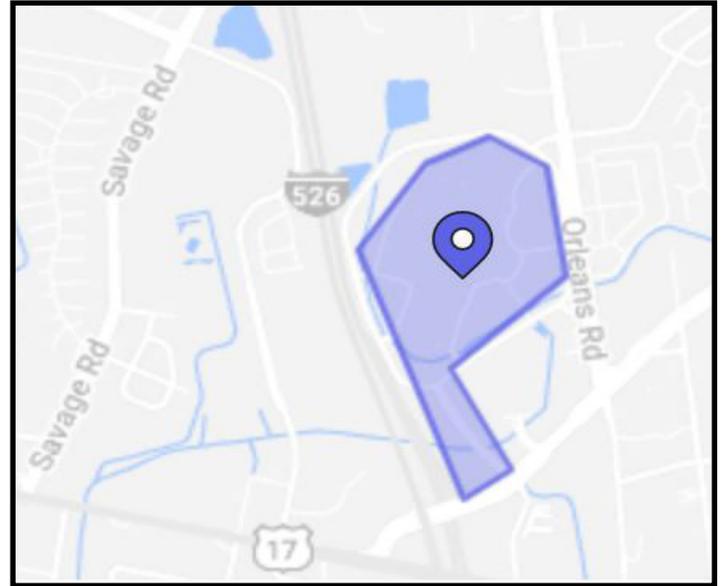
Retailer Map



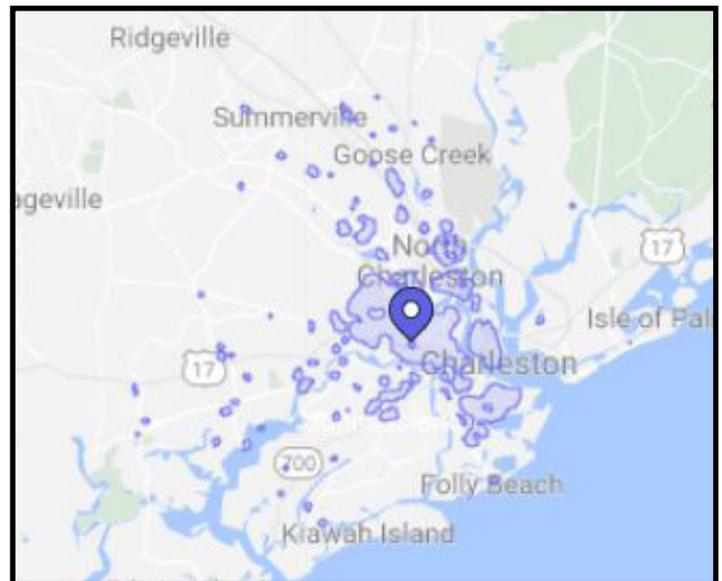
True Trade Area -

maps the area where customers live and work, creating identifiable customer profiles for target audiences

<u>Category</u>	<u>70% Traffic</u>
Population	188620
Population Density	2598.46
Family Households	75323
Median Household Income	53276.7
Average Household Income	72420.66
Age <18	35562
Age 18 - 24	23081
Age 25 - 34	37038
Age 35 - 44	23435
Age 45 - 54	21471
Age 55 - 64	22701
Age 65+	25332



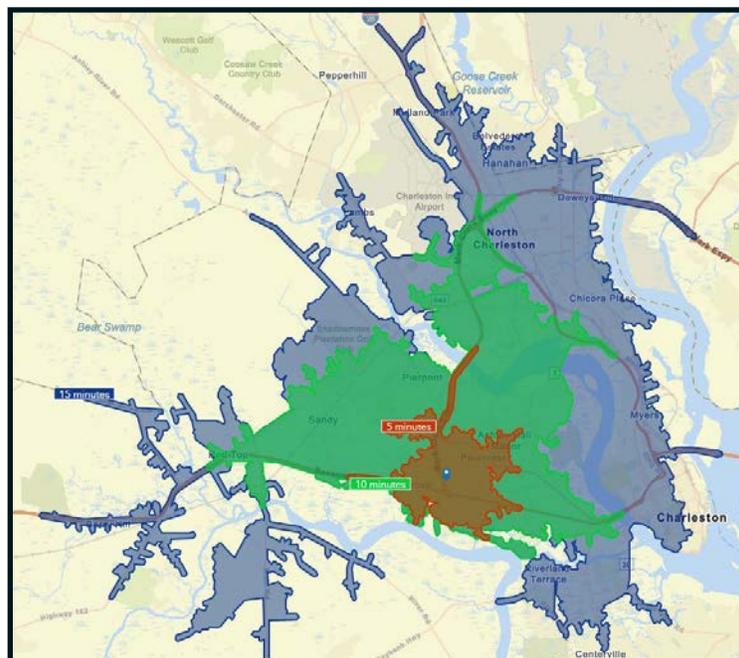
Subject Area Outline



True Trade Area Map

Demographics Based on Drive Time

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	12,149	62,571	149,101
Households	5,903	27,559	62,173
Families	2,958	15,351	33,888
Average Household Size	2.06	2.20	2.29
Owner Occupied Housing Units	2,694	14,887	31,673
Renter Occupied Housing Units	3,209	12,672	30,500
Median Age	34.9	36.1	33.6
2020 Summary			
Population	12,862	74,025	173,119
Households	6,244	32,819	72,554
Families	3,013	17,745	38,328
Average Household Size	2.06	2.19	2.29
Owner Occupied Housing Units	2,755	17,408	35,649
Renter Occupied Housing Units	3,489	15,411	36,905
Median Age	37.6	37.9	35.7
Median Household Income	\$52,643	\$60,935	\$54,999
Average Household Income	\$70,328	\$82,536	\$80,011
2025 Summary			
Population	13,339	77,167	186,062
Households	6,480	34,257	78,150
Families	3,088	18,369	40,846
Average Household Size	2.06	2.19	2.29
Owner Occupied Housing Units	2,827	17,972	37,210
Renter Occupied Housing Units	3,653	16,285	40,940
Median Age	39.0	39.0	36.8
Median Household Income	\$55,586	\$66,039	\$58,580
Average Household Income	\$76,850	\$91,139	\$87,742





Contact Us

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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.