

**FOR SALE**

# COMMERCIAL DEVELOPMENT TRACT

38.87 +/- Acres

Nelson Ferry Road | Moncks Corner, SC 29461

VIEW THE INTERACTIVE PROPERTY TOUR:  
<http://bit.ly/3viUsEu>

**LAND**  
TOUR 360™



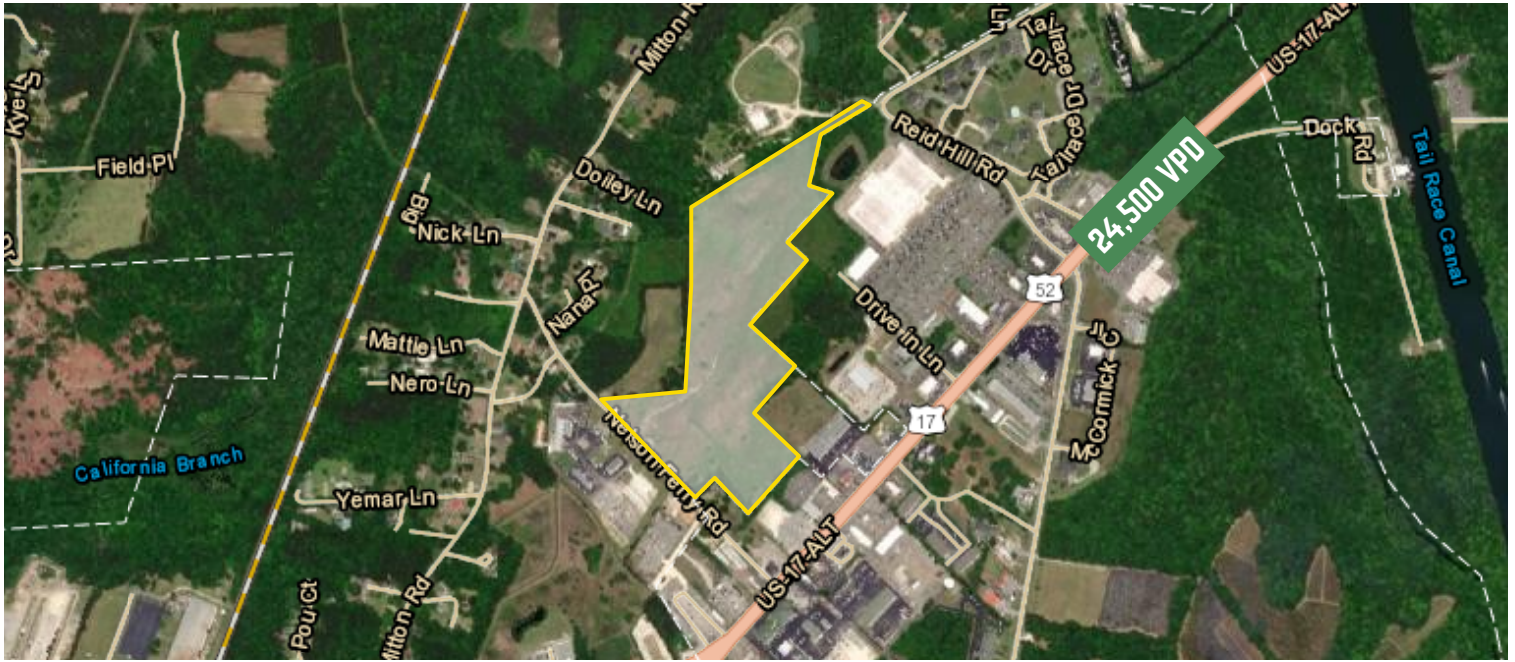
**Hunter Suggs, CCIM**  
Director of Commercial Real Estate | SC  
C: 803-603-3738  
Hsuggs@NationalLand.com

**Gregory Greer**  
Land Broker  
C: 843-754-3064  
Ggreer@NationalLand.com

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**AERIAL MAP**

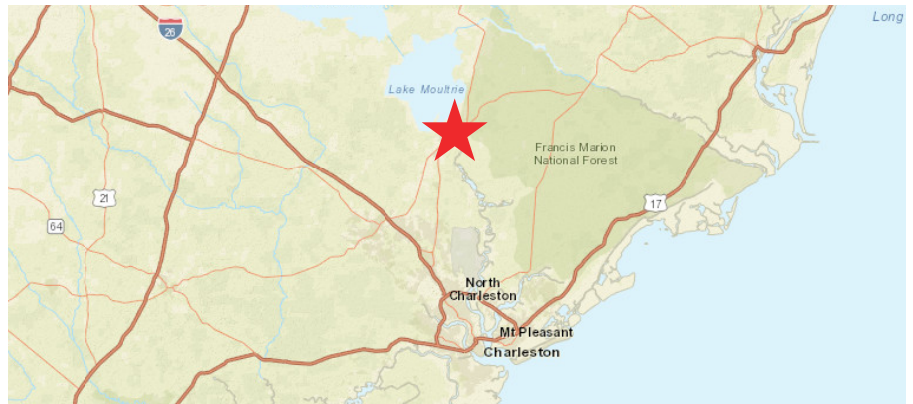


**OFFERING SUMMARY**

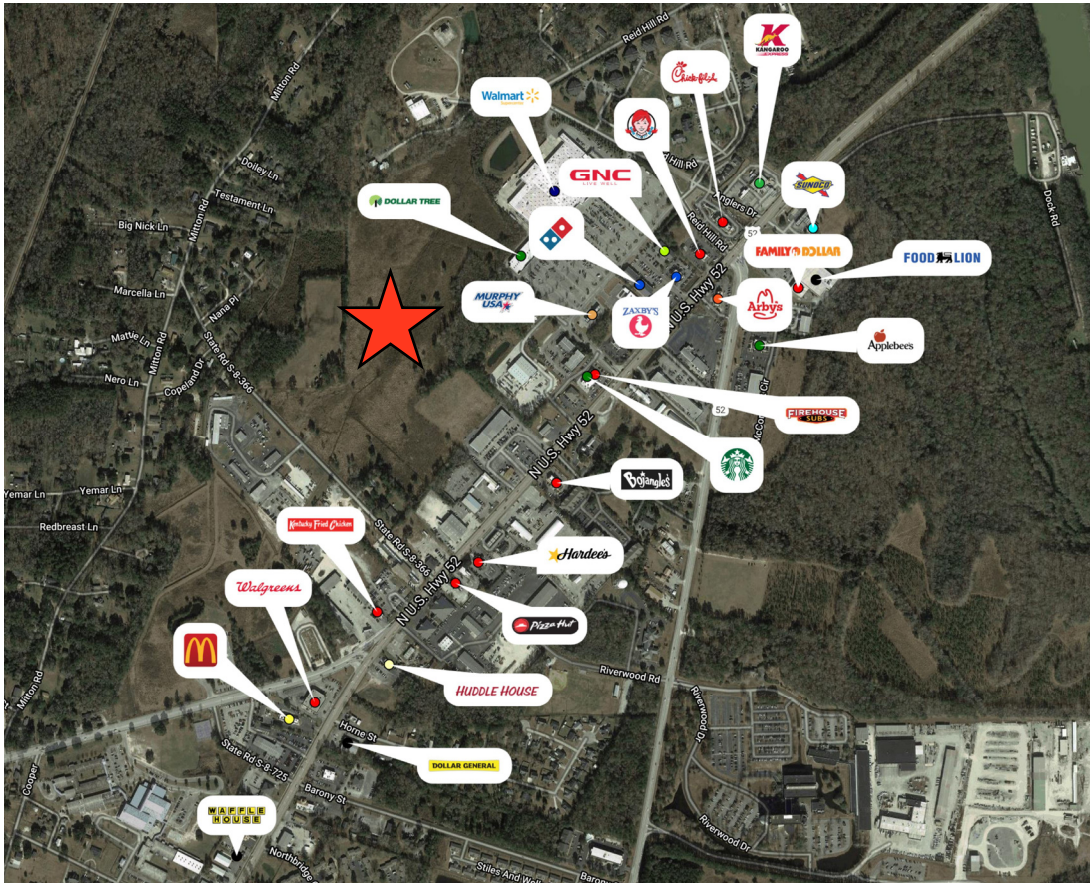
ACRES	38.87
COUNTY	Berkeley
CITY	Moncks Corner
ZONING	Flex1
PARCEL ID	123-00-00-04-015
LAT./LON.	33.208349697991, -79.98918796553
PRICE	\$2,500,000

**PROPERTY HIGHLIGHTS**

- Suited for a variety of commercial uses
- Adjacent to major retailers & existing commercial development
- All utilities are located on or very near the site
- Wetlands delineation has been completed and certified
- Tremendous investment value
- 25.5 +/- usable acres on the site

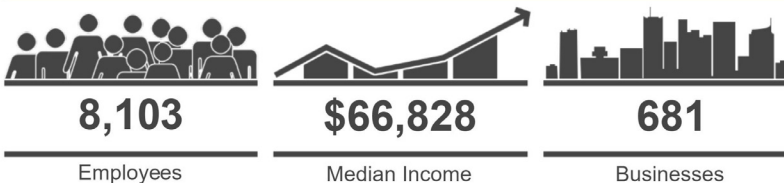


**RETAIL MAP**



Demographics	1 mi radius	3 mi radius	5 mi radius
Population	1,228	11,742	21,832
Households	474	4,332	7,907
Population Median Age	39.3	38.4	38.3
5 Yr Pop Growth (Total%)	15.1%	14.9%	15.4%

**5 Mile Information**



## PROPERTY PHOTOS



Ground shot of property



Property toward Hwy 52 South

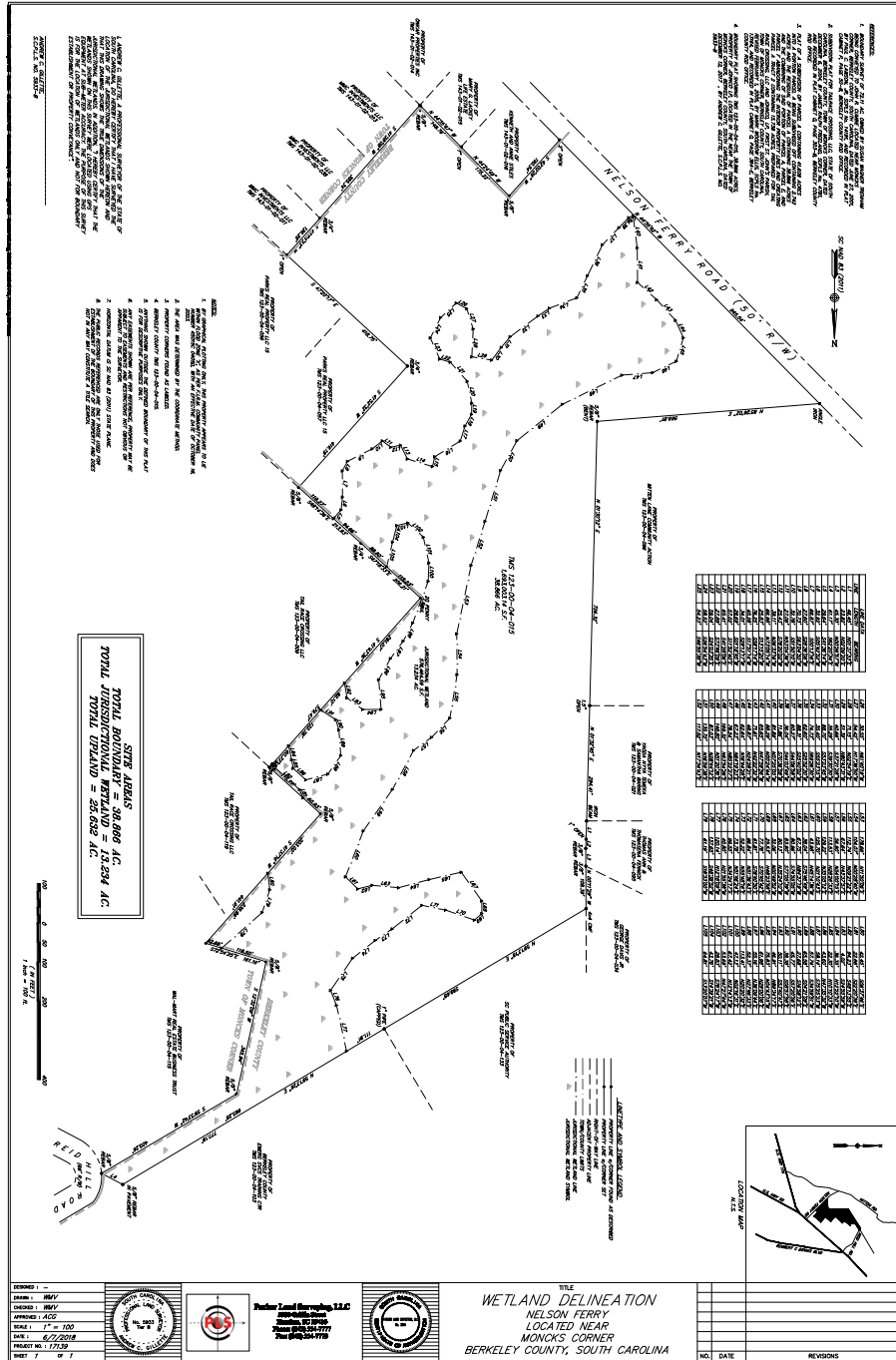


Property edge over Walmart to Reid Hill



Nelson Ferry Rd to Hwy 52

**SURVEY**





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