



TWO DEVELOPMENT SITES PARKER'S KITCHEN RESIDUAL

9581 HWY 78, LADSON, SC 29456

BDC
Brown Distribution Centers

FedEx

Center for
Advanced
Surgery



Retina Consultants
of South Carolina

FULL MOTION
ACCESS

O'Reilly
AUTO PARTS

2.28 ACRES

PROPOSED
ACCESS ROAD



UNITED STATES
POSTAL SERVICE

**Parker's
kitchen**
UNDER CONSTRUCTION

0.85 ACRES

HWY 78



46,200 VPD

LADSON RD
50,100 VPD



PARCEL LEGEND

Lot	Size	Status	Sale Price	Ideal Use
1	0.85 Acres	For Lease	Subject to Offer	QSR / Retail/ Coffee
2	2.28 Acres	For Sale or Lease	\$1,056,814	Flex / Warehouse / Self Storage

OFFERING MEMORANDUM

2 COMMERCIAL PADS AVAILABLE
FULL MOTION & 2 SHARED RI, RO ACCESS
HWY 78 46.2K VPD | LADSON RD 50.1K VPD

FINEM
GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



0.85 ACRES

2.28 ACRES



DEVELOPMENT OPPORTUNITY

WHY THIS SITE?



LOCATION

1.4 Miles from I-95 83K VPD



TRAFFIC COUNT

96,300 Combined VPD



ACCESS

Full Motion & 2 Shared RI-RO



PAD SIZE

0.85 Acres | 2.28 Acres



STRONG DEMOGRAPHICS

\$88K MHI in 3 Mile Ring



TRAFFIC SIGNAL

Adjacent to Signalized Intersection



ZONING

M-1 Light Industrial

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 9581 Hwy 78 in Ladson, South Carolina. This 3.13-acre site is divided into two distinct parcels: a ± 0.85 -acre front pad ideal for retail, and a ± 2.28 -acre rear pad suited for industrial oriented development.

Pad 1 features direct frontage on Hwy 78 with daily traffic counts exceeding 47,000 vehicles. The site offers full-motion shared access through Parker's Kitchen, creating strong visibility and immediate traffic synergy. Its layout and location make it well-positioned for national QSR brands, drive-thru coffee operators, oil change centers, and other small-format retail users.

Pad 2 sits behind the retail parcel and offers scale and configuration ideal for warehouse, flex, or service uses. Its depth, second-row positioning, and access from Commercial Drive make it a logical fit for users seeking industrial proximity within a growing suburban corridor.

Located within five minutes of two I-26 interchanges, the property also benefits from proximity to Charleston Southern University and Trident Medical Center. The surrounding Ladson submarket continues to experience strong residential and commercial growth, with limited supply of comparable pad-ready opportunities. This site combines visibility, accessibility, and versatility in one of the Charleston MSA's most active development corridors.

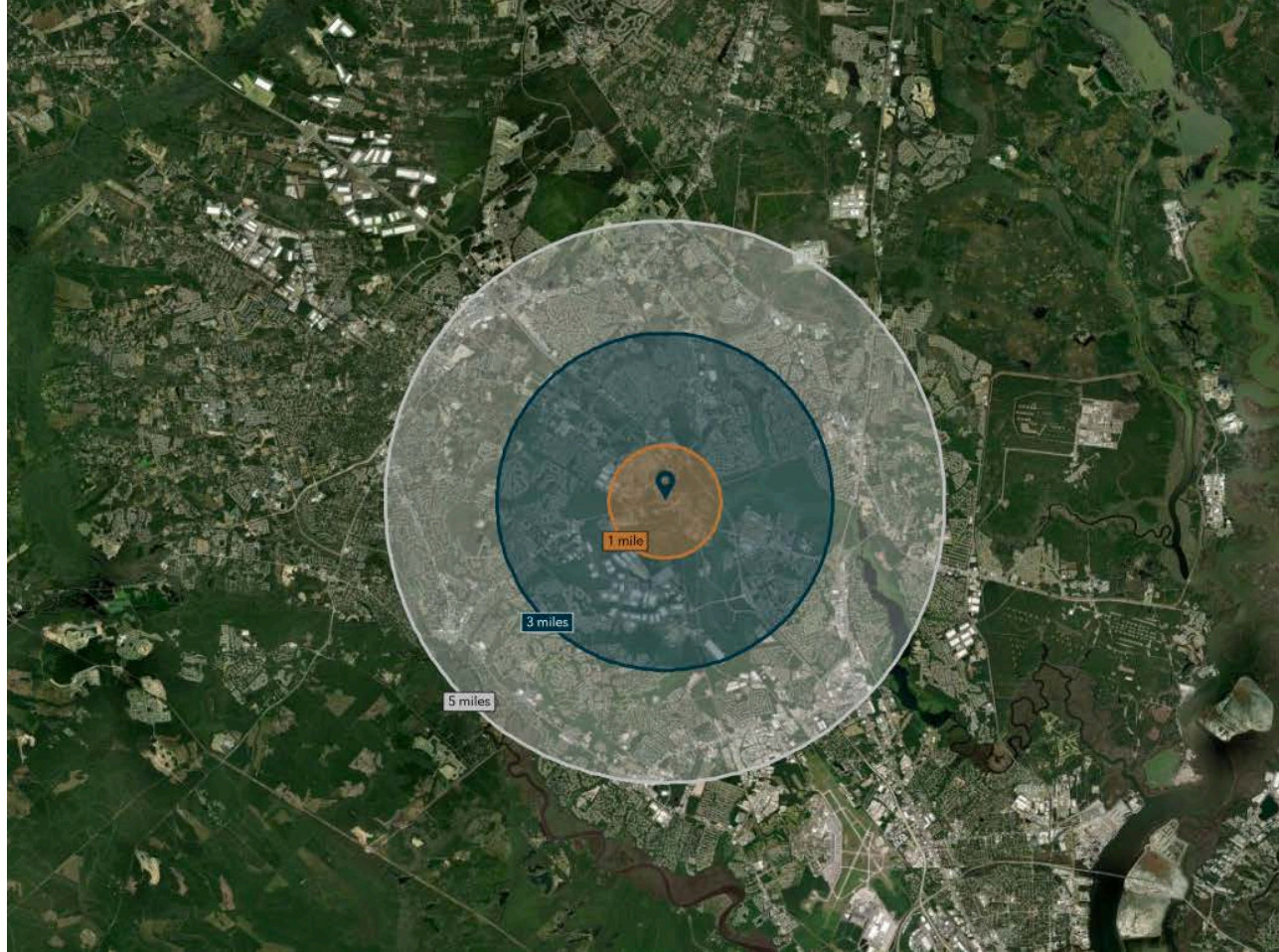
LOCATION OVERVIEW

HIGH GROWTH TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

I-26	1.8 Miles
Charleston Southern University	2.9 Miles
Population Growth	9.60%
Population	58K People
Median Household Income	\$85,591
Neighborhood Walmart	2.0 Miles
Ladson Industrial Park	1.2 Miles
College Park Retail Corridor	2.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	4,580	58,405	186,811
Median HH Income	\$83,028	\$85,591	\$78,882
2020-2025 Growth	26.38%	9.60%	5.79%
Households	2,149	23,351	75,248





Coastal Carolina
Flea Market



LADSON RD  50,100 VPD



UNDER CONSTRUCTION

TruAuto of Ladson

HWY 78

 46,200 VPD





TruAuto of Ladson



Retina Consultants
of South Carolina

46,200 VPD

HWY 78

0.85 ACRES

Parker's
kitchen

UNDER CONSTRUCTION

2.28 ACRES



UNITED STATES
POSTAL SERVICE

Advance
Auto Parts



LADSON RD
50,100 VPD



Crosspoint Industrial Park

BDC
Brown Distribution Centers

FedEx

Center for
Advanced
Surgery

 Retina Consultants
of South Carolina

FULL MOTION
ACCESS

O'Reilly
AUTO PARTS

2.28 ACRES

0.85 ACRES


UNITED STATES
POSTAL SERVICE

**Parker's
kitchen**
UNDER CONSTRUCTION

LADSON RD
50,100 VPD

HWY 78  46,200 VPD





PENSKE

piggly wiggly

SPINX
Making Life Easier

Advance Auto Parts

KFC

TruAuto of Ladson

Limehouse & Sons Inc

O'Reilly
AUTO PARTS

HWY 78 46,200 VPD

TACO BELL

Marathon

CVS

Parker's kitchen
UNDER CONSTRUCTION

PROPOSED ACCESS ROAD

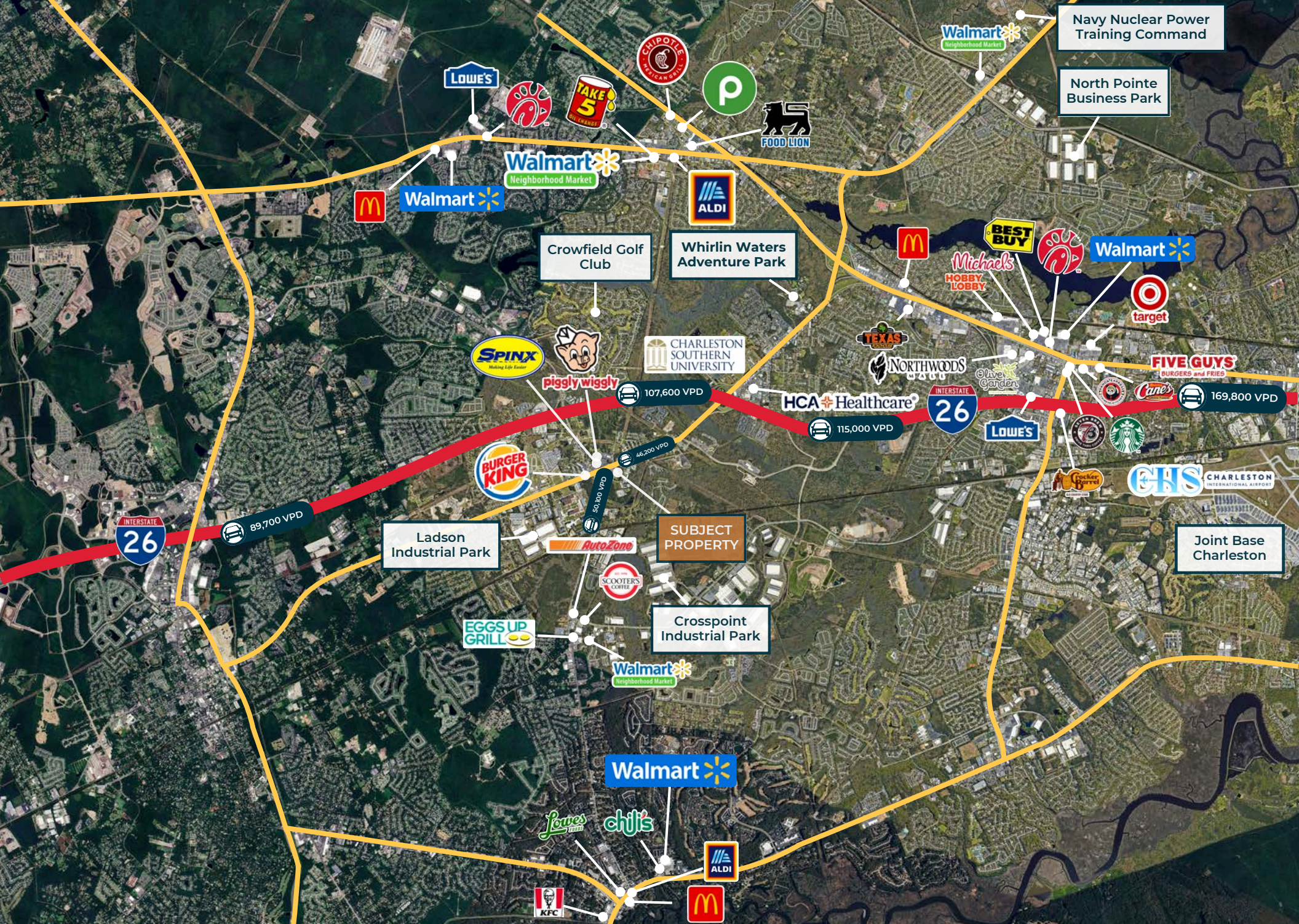
Retina Consultants of South Carolina

Center for Advanced Surgery

UNITED STATES POSTAL SERVICE

LADSON RD 50,100 VPD

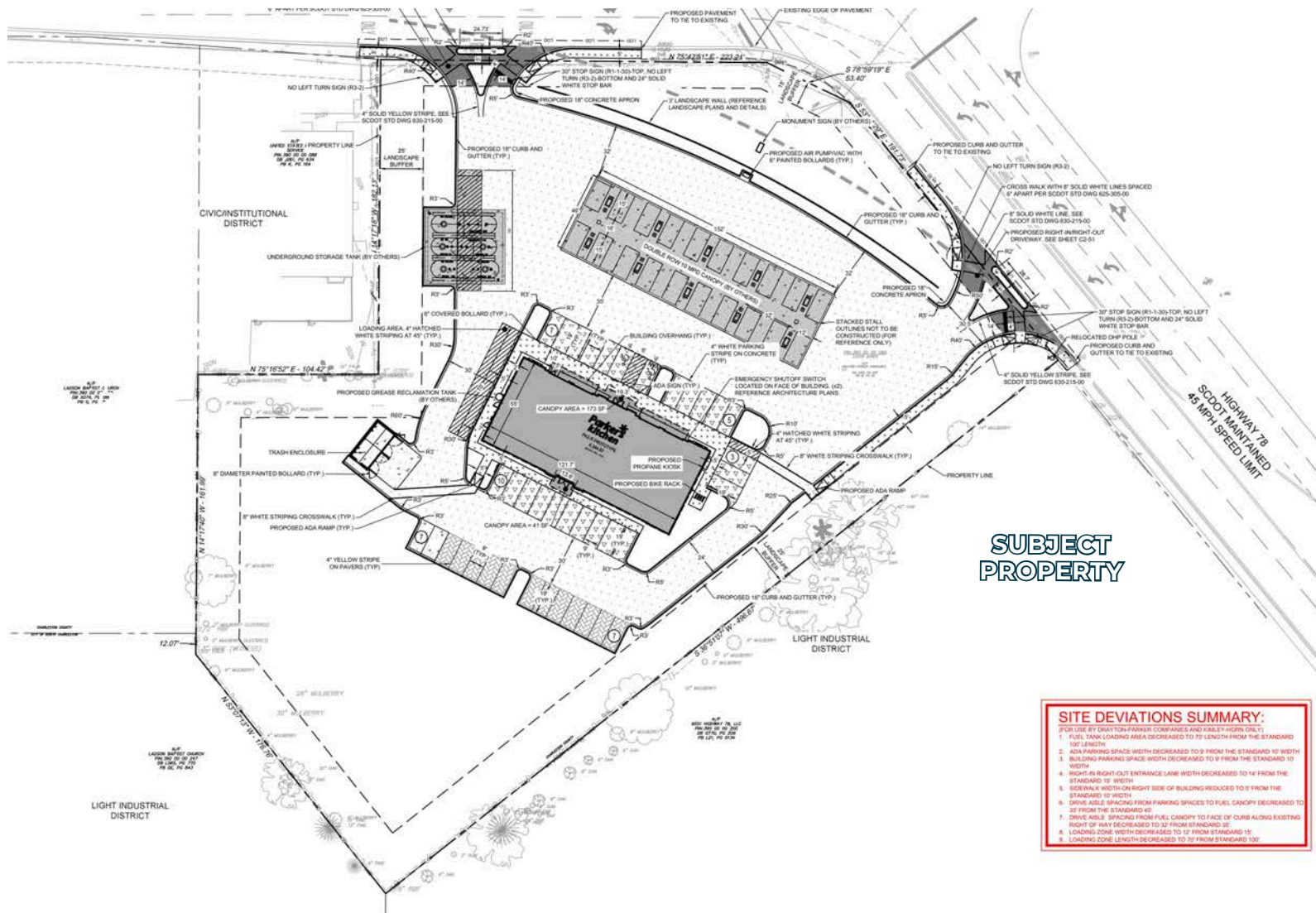






PARKER'S KITCHEN RESIDUAL LAND

APPROVED SITE PLAN



**SUBJECT
PROPERTY**

SITE DEVIATIONS SUMMARY:
(FOR USE BY SHAYTON-PARKER COMPANIES AND KALEY HORN ONLY)
1. FUEL TANK LOADING AREA DECREASED TO 10' LENGTH FROM THE STANDARD 12' LENGTH
2. ADA PARKING SPACE WIDTH DECREASED TO 9' FROM THE STANDARD 10' WIDTH
3. BUILDING PARKING SPACE WIDTH DECREASED TO 9' FROM THE STANDARD 10' WIDTH
4. RIGHT-AS RIGHT-OUT ENTRANCE LANE WIDTH DECREASED TO 14' FROM THE STANDARD 18' WIDTH
5. SIDEWALK WIDTH ON RIGHT SIDE OF BUILDING DECREASED TO 5' FROM THE STANDARD 10' WIDTH
6. DRIVE AISLE SPACING FROM PARKING SPACES TO FUEL CANOPY DECREASED TO 30' FROM THE STANDARD 40'
7. DRIVE AISLE SPACING FROM FUEL CANOPY TO FACE OF CURB ALONG EXISTING RIGHT OF WAY DECREASED TO 12' FROM STANDARD 20'
8. LOADING ZONE WIDTH DECREASED TO 12' FROM STANDARD 15'
9. LOADING ZONE LENGTH DECREASED TO 10' FROM STANDARD 15'

(INCLUDING CANOPY AREA) (BUILDING & CANOPY LOT COVERAGE)	5,279 SF 3.9%
REQUIRED PARKING	30 SPACES (1 SPACE PER 300 SF OF FLOOR AREA)
PARKING PROVIDED	35 SPACES 37 REGULAR SPACES 2 ADA VAN SPACES 38 TOTAL SPACES
ADA SPACES REQUIRED:	2 SPACES (1 VAN SPACE REQUIRED)
ADA REQUIREMENTS MET	YES
REQUIRED STACKING	36 LF MEASURED FROM PUMP ISLAND

SITE PLAN LEGEND:	
---	PROPERTY LINE
---	15' / 25 FT LANDSCAPE BUFFER LINE
---	APPROXIMATE WORST CASE SCOOT ROW LINE
---	RIGHT-OF-WAY FULL DEPTH ASPHALT
---	STANDARD DUTY CONCRETE SIDEWALK
---	STANDARD DUTY CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED PERMEABLE PAVEMENT
---	PROPOSED STANDARD DUTY ASPHALT
---	PROPOSED HEAVY DUTY CONCRETE WITH FIBER MESH
10	PARKING COUNT

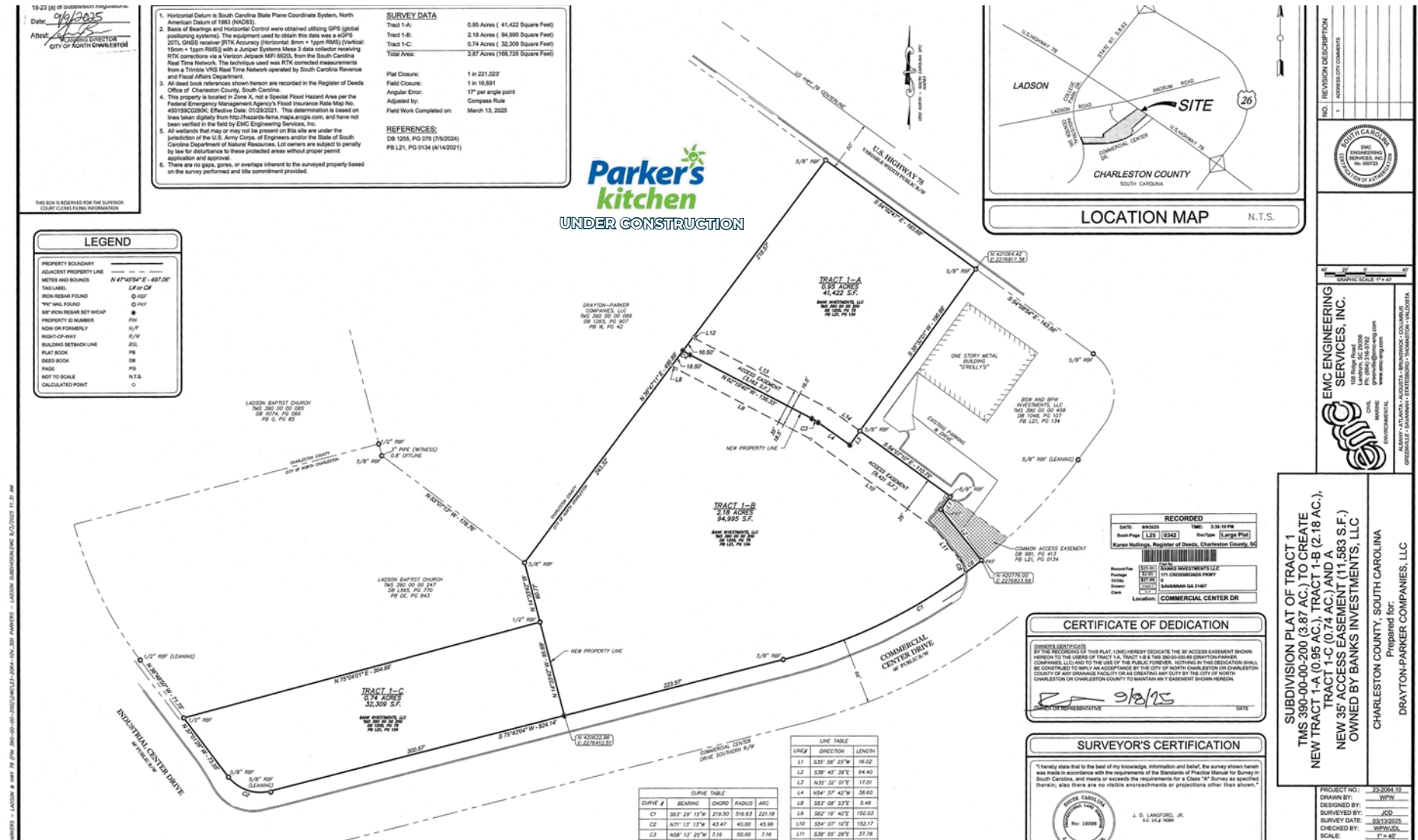
NOTE:
1. ANY EXISTING SIDEWALK NOT ADA COMPLIANT SHALL BE REPLACED AND BROUGHT UP TO CURRENT POST STANDARD.
2. ALL TRAFFIC SIGN POSTS ARE TO BE A DECORATIVE POST PAINTED BLACK (EXCEPT THE STOP SIGN IN THE ROW, MUST REMAIN THE STANDARD U CHANNEL POST).
3. VENT STACK IS DESIGNED TO BE PART OF THE GAS CANOPY. SEE ARCH PLANS FOR DETAILS.
4. CONTRACTOR TO COORDINATE FINISH COLOR OF PROPOSED HEAVY DUTY STAMPED CONCRETE WITH OWNER.
5. CONTRACTOR TO COORDINATE FINISH COLOR OF PROPOSED VINYL FENCING WITH OWNER.

STORMWATER NOTES:
1. REDEVELOPMENT ON SITES WHERE EXISTING LAND USE IS COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR MULTIFAMILY RESIDENTIAL IS GOVERNED BY THE SAME DESIGN AS NEW DEVELOPMENTS.
2. THE POST DEVELOPMENT PEAK OUTFLOW FOR THE 2, 10, AND 25-YEAR 24-HOUR STORM EVENTS MUST NOT EXCEED THE PEAK OUTFLOW FOR THE PRE-EXISTING CONDITION. THE PEAK OUTFLOW FOR THE 50 AND 100-YEAR 24-HOUR STORM EVENT MUST ALSO BE PROVIDED.
3. REDEVELOPMENT AS WELL AS NEW DEVELOPMENT PROJECTS MUST INCLUDE CONTROLS THAT TREAT OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS.
4. DETENTION NOT REQUIRED IF THERE ARE NO ADDITIONAL IMPERVIOUS AREAS.
5. WATER QUALITY WILL NEED TO BE ADDRESSED.

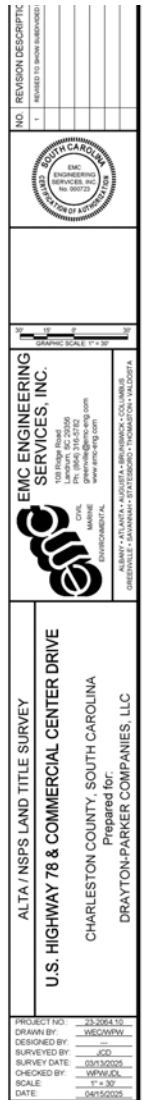
CWS NOTE:
1. ALL CWS SEWER MANHOLE FRAME COVERS SHALL BE LOCATED EITHER FULLY INSIDE OR FULLY OUTSIDE OF PAVED ROADWAYS AND SIDEWALKS. WHEN LOCATED WITHIN SIDEWALKS, THE FRAME COVERS SHALL BE CENTERED WITHIN THE SIDEWALK. NO PORTION OF THE MANHOLE SHALL BE INSIDE AN ADA SEWERAL RAMP. EXISTING CWS MANHOLES MUST BE MAINTAINED FULLY OUTSIDE OF THE PROPOSED TRAVEL LANES AND ANY APPLICABLE CURBING/CHANGE OF SURFACE MATERIAL.



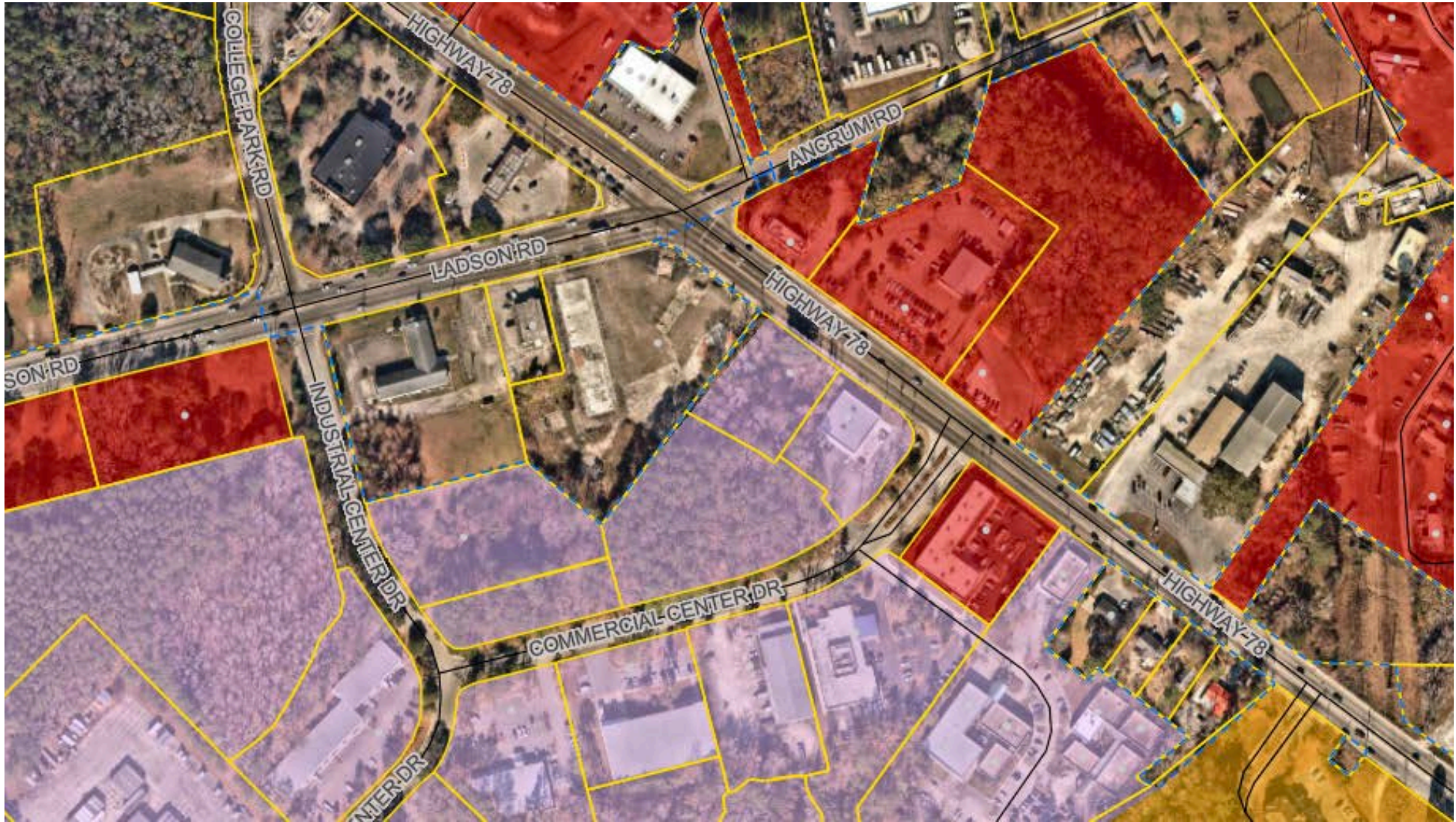
PARKER'S KITCHEN RESIDUAL LAND PLAT



9581 HWY 78



PARKER'S KITCHEN RESIDUAL LAND ZONING MAP | M-1 LIGHT INDUSTRIAL



PARKER'S KITCHEN RESIDUAL LAND

ACCESS MAP





AREA OVERVIEW



WHY? CHARLESTON

OVERVIEW

Charleston, SC is a high-growth coastal metro known for its strong business climate, skilled workforce, and quality of life. Positioned between major Southeastern markets, Charleston supports a diverse economy anchored by logistics, healthcare, defense, and tourism. A growing population and sustained infrastructure investment continue to drive regional demand across all commercial sectors.



PORT & LOGISTICS HUB

- The Port of Charleston ranks among the most active on the East Coast, serving as a key distribution gateway for global trade. With access to I-26, I-95, and two Class I railroads, the region offers seamless multimodal connectivity. Ongoing port and highway expansions continue to attract industrial, manufacturing, and third-party logistics users.



CONNECTED GROWTH MARKET

Charleston's growth is supported by pro-business policies, continued infrastructure investment, and access to skilled labor.

The metro population has grown over 20% in the last decade, with projections indicating continued upward trends.



MILITARY & DEFENSE PRESENCE

The Charleston region is home to multiple major military installations, including:

- Joint Base Charleston (Air Force, Navy, Army, Coast Guard)
- Naval Information Warfare Center Atlantic (NIWC)
- U.S. Department of State and Homeland Security support units

Together, these contribute billions annually to the local economy, support a highly skilled workforce, and create steady demand for service providers and medical infrastructure.



HEALTHCARE & LIFE SCIENCES

Charleston supports a growing life sciences and healthcare sector anchored by:

- Medical University of South Carolina (MUSC) Health System
- Roper St. Francis Healthcare
- Trident Health System

MUSC is South Carolina's largest and most comprehensive academic health system, providing research, clinical care, and education, while attracting talent and development across the Lowcountry.



TOURISM & QUALITY OF LIFE

Charleston is a nationally recognized tourism destination known for its historic downtown, award-winning restaurants, and coastal amenities. Tourism generates over \$11 billion annually in economic impact across the metro area.

The region offers:

- Iconic waterfront and historic district
- Destination beaches including Isle of Palms, Folly Beach, and Kiawah Island
- Strong second-home and short-term rental demand
- Cultural institutions, golf, and year-round festivals

800K

Metro
Population

\$85K

MHI (Tri-
County Area)

20%

Population
Growth Since
2010

30K

Jobs Added in
the Last 5
Years

7TH

Fastest Growing
Mid Sized Metro
in US

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. **South Carolina**
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,
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