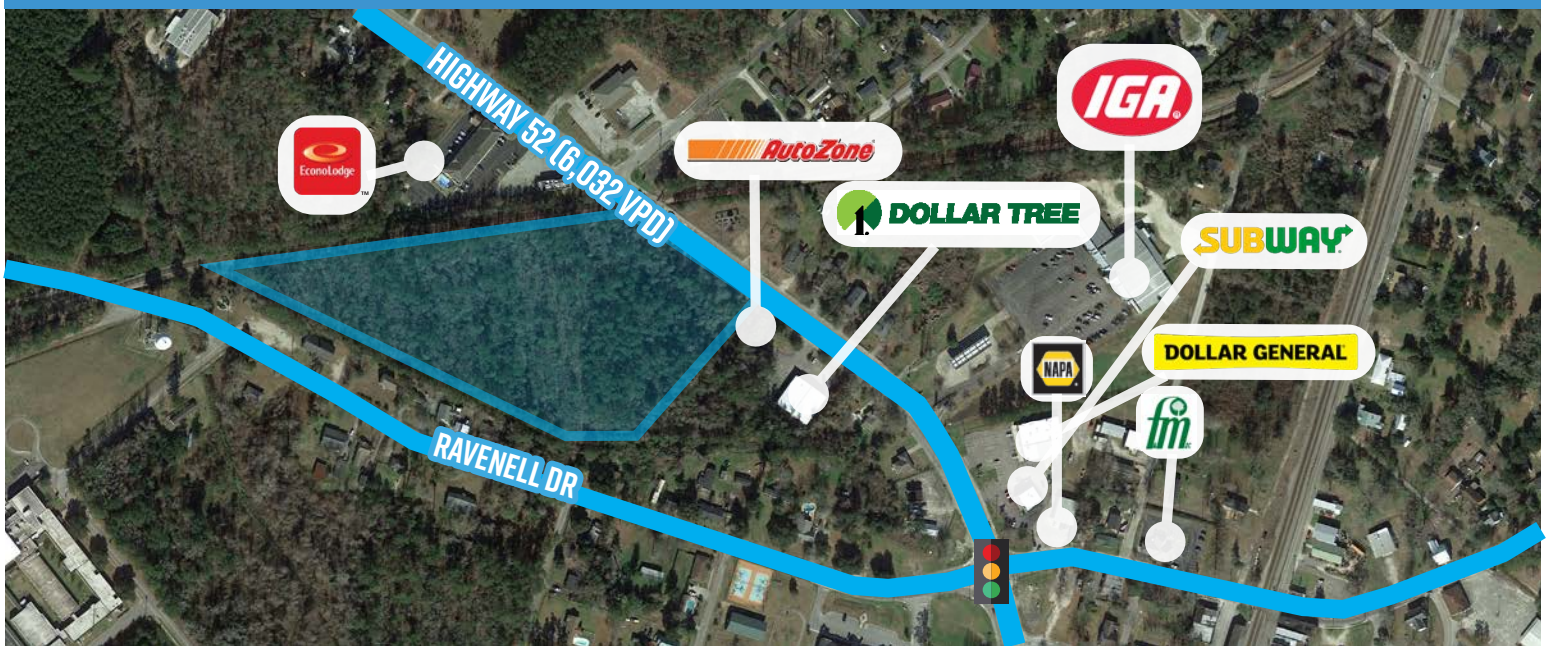


AVAILABLE

9.238± AC LAND FOR SALE, LEASE, OR BTS

3944 Byrnes Dr. (Hwy. 52), St. Stephen, SC



PROPERTY FEATURES

- Excellent location next to recently remodeled Dollar Tree
- Zoned Highway Commercial
- Water And sewer available
- Direct Access From US Hwy 52
- Local Retailers: Subway, Dollar General, BP, Napa
- 9.238± AC total, may be subdivided
- 6,000+ VPD at site
- BTS And groundlease opportunities available

JOIN AREA RETAILERS



For more information, contact:

LAUREN A. WATKINS | ASSOCIATE
 843 224 3990
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LILY ALBERTSEN | ASSOCIATE
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9.238± ACRES AVAILABLE



ZONING: HIGHWAY COMMERCIAL - TOWN OF ST. STEPHEN



3.2%

PROJECTED ANNUAL POPULATION GROWTH (2023-2028)



\$58,217

ESTIMATED AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS



6,732

2022 TOTAL POPULATION WITHIN A 5-MILE RADIUS

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