

FOR SALE

Prime 21-acre development opportunity on US-17

0 Savannah Highway
Adams Run, SC 29470

Parcel 2 | ±8.61 acres

Parcel 1 | ±12.64 acres

Get more information

Taylor Sekanovich

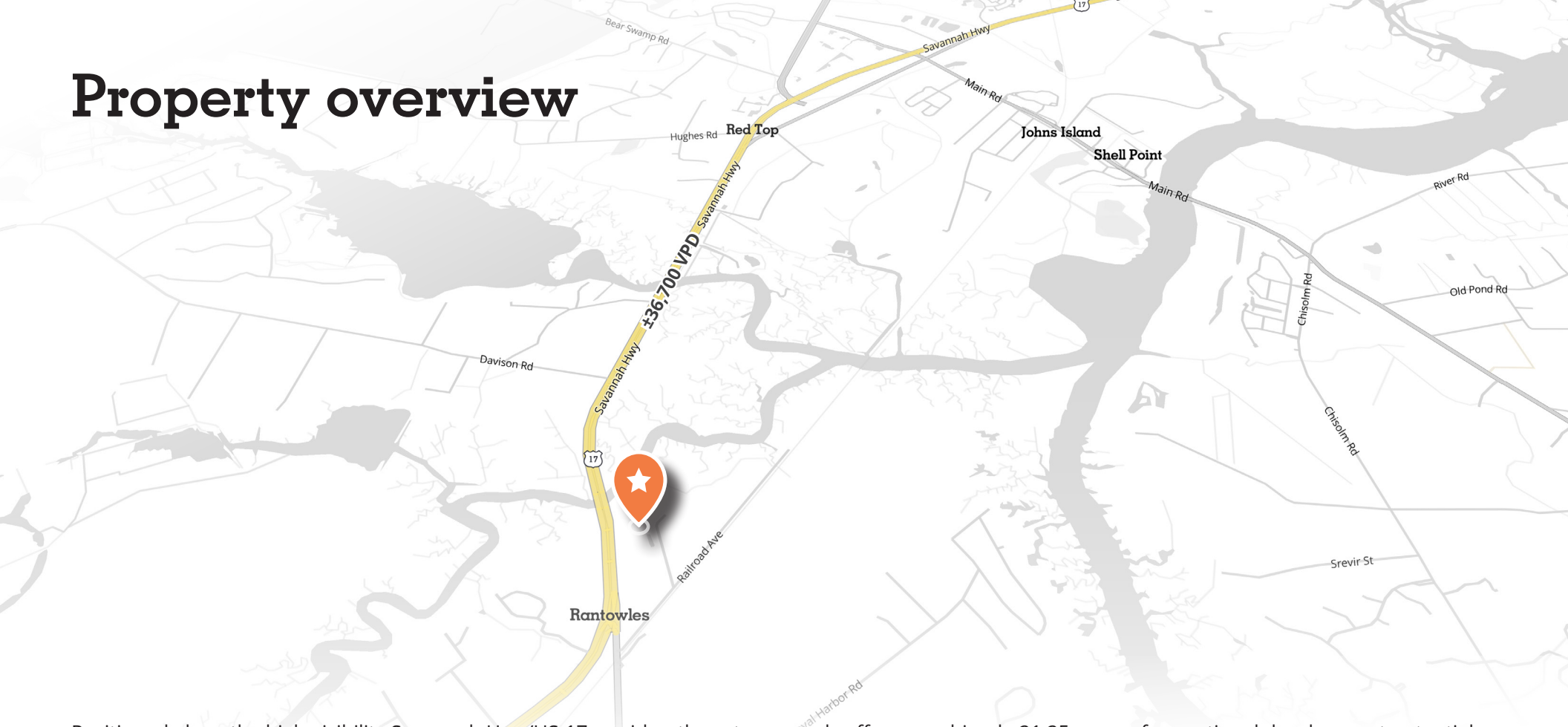
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Property overview



Positioned along the high-visibility Savannah Hwy/US-17 corridor, these two parcels offer a combined ±21.25 acres of exceptional development potential. With traffic counts exceeding ±32,000 VPD, the site delivers outstanding exposure in one of the region's most traveled thoroughfares. Ideally located just 2 miles from Bees Ferry Road and less than 3 miles from Main Road on Johns Island, the property sits just before the Circle K and a lighted intersection leading toward Hwy 162—ensuring seamless access and steady traffic flow. Surrounded by the rapidly growing communities of Johns Island, West Ashley, Ravenel, and Hollywood, this strategic location is perfectly suited for commercial, retail, or mixed-use development looking to capitalize on sustained growth and connectivity.



Relatively flat topography



Zoned PD (Planned Development) and CC (Community Commercial)



High growth commercial and residential area



Close proximity to Bees Feery Rd and Main Rd on Johns Island



Strong visibility with traffic count at ±32,000 VPD

Land use

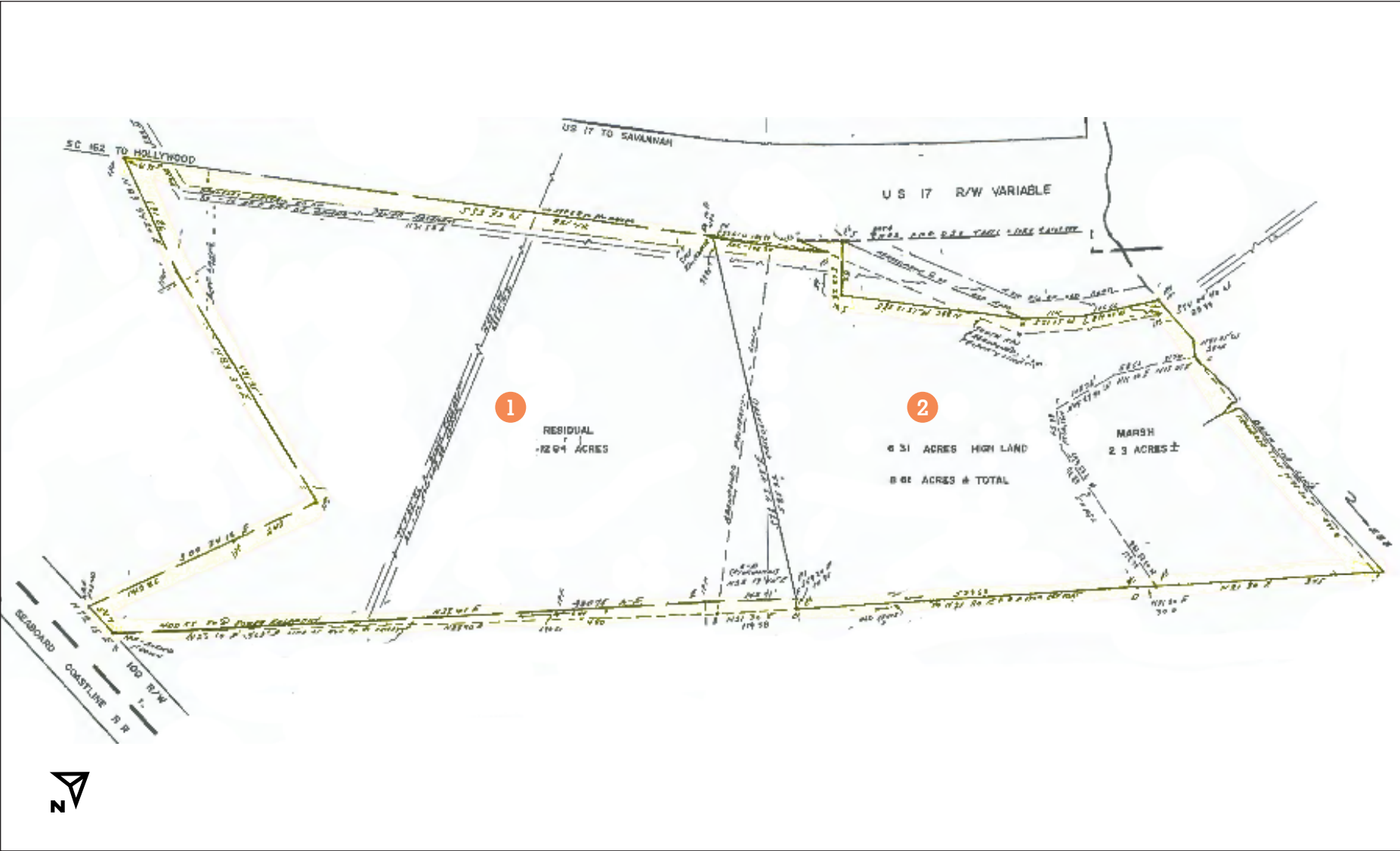
County: Charleston County
 Municipality: City of North Charleston

Parcel 1

Area: ±12.64 acres
 TMS: 244-00-00-116
 Price: \$6,000,000

Parcel 2

Area: ±8.61 acres
 TMS: 244-00-00-161
 Price: \$2,900,000



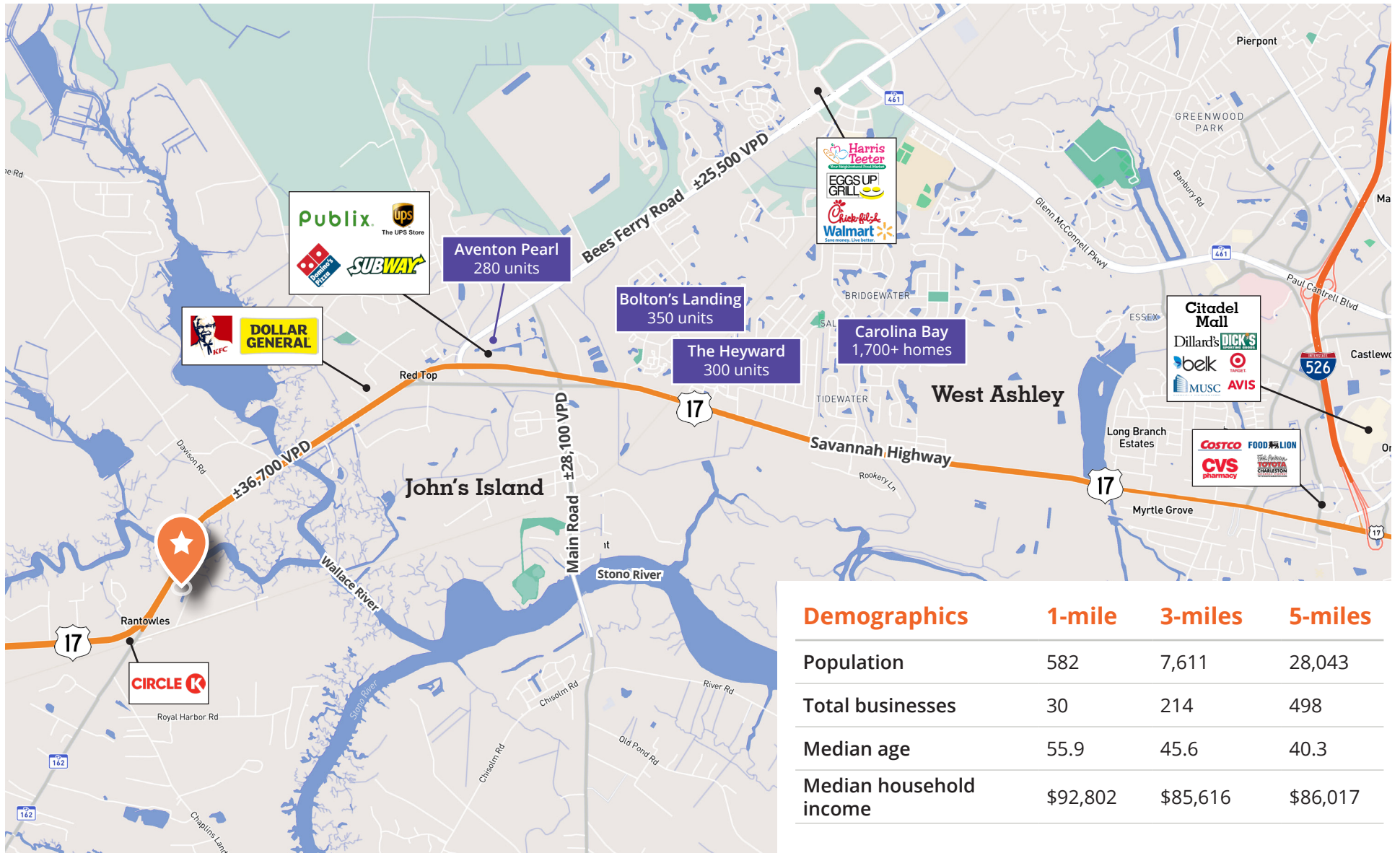
Photos - Parcel 1



Photos - Parcel 2



Location



Demographics	1-mile	3-miles	5-miles
Population	582	7,611	28,043
Total businesses	30	214	498
Median age	55.9	45.6	40.3
Median household income	\$92,802	\$85,616	\$86,017

An aerial photograph showing a property with a road, several buildings, and a large area of trees. The road is on the left side, and the buildings are scattered across the middle and right side. The trees are dense and green, covering most of the lower half of the image.

**For more information,
please contact:**

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