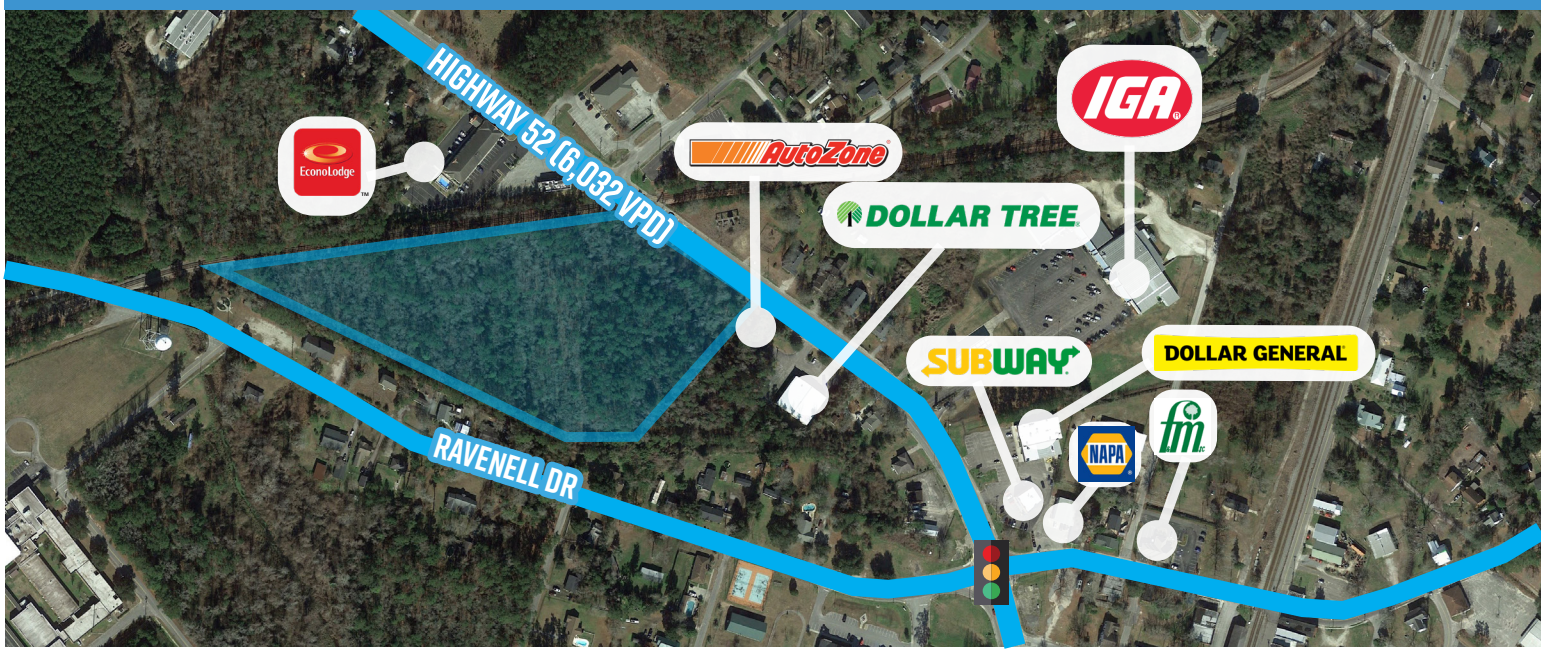
AVAILABLE

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:

LILY ALBERTSEN | ASSOCIATE BROKER
843 203 1152
lalbertsen@twinriverscap.com

LEIGH LINGO | ASSOCIATE
302 519 5331
leigh@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
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6,168

POPULATION WITHIN A 5-MILE RADIUS (2025)

$68,051

ESTIMATED AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS (2025)

2,586

HOUSEHOLDS WITHIN WITHIN A 5-MILE RADIUS (2025)

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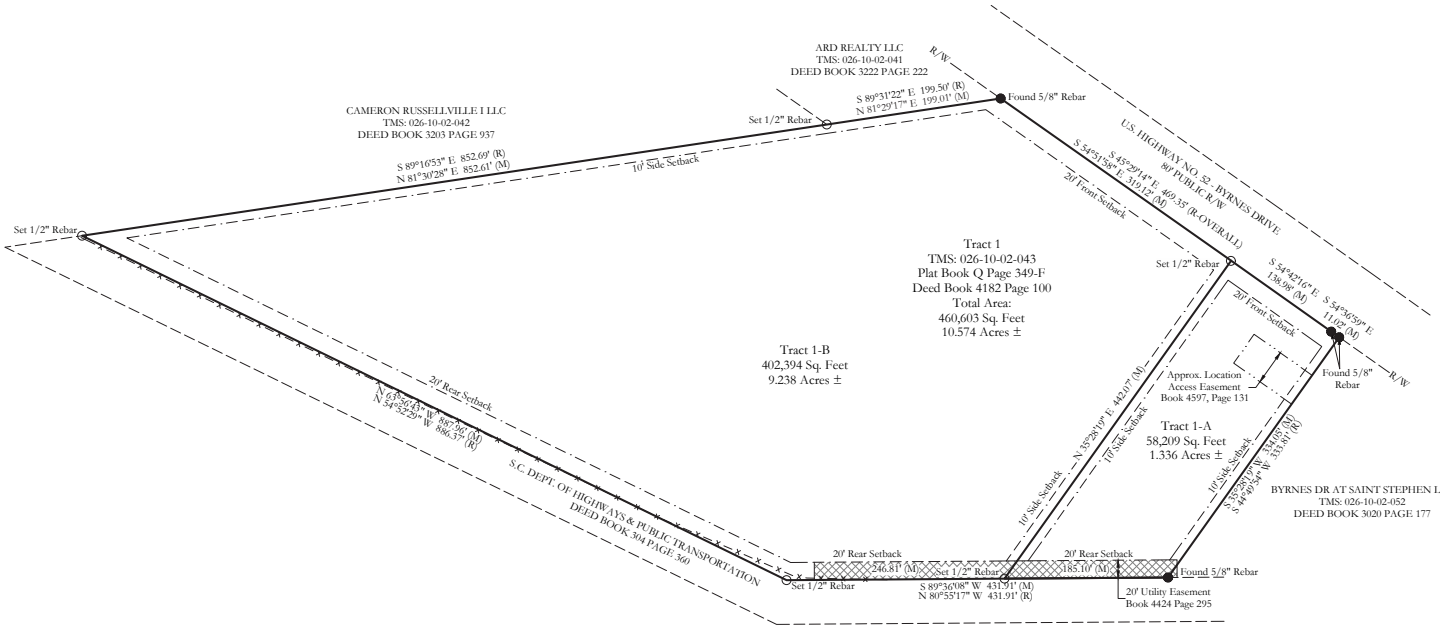

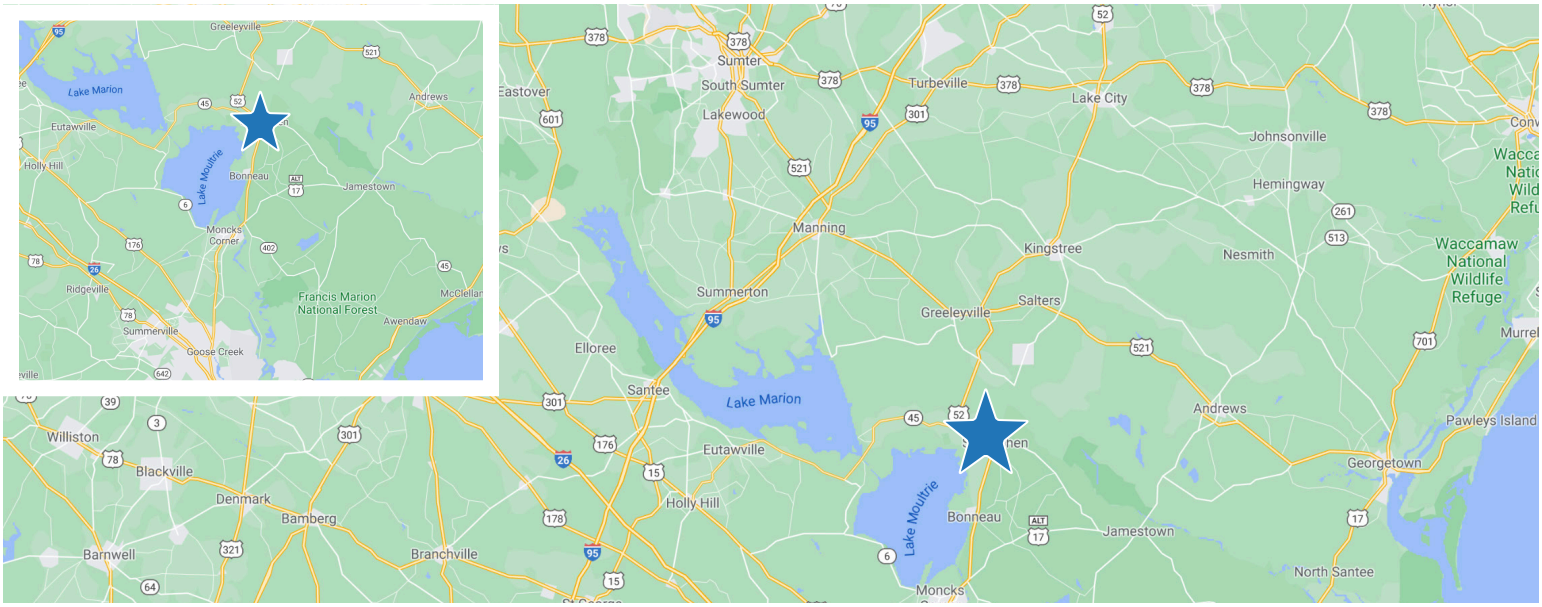

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