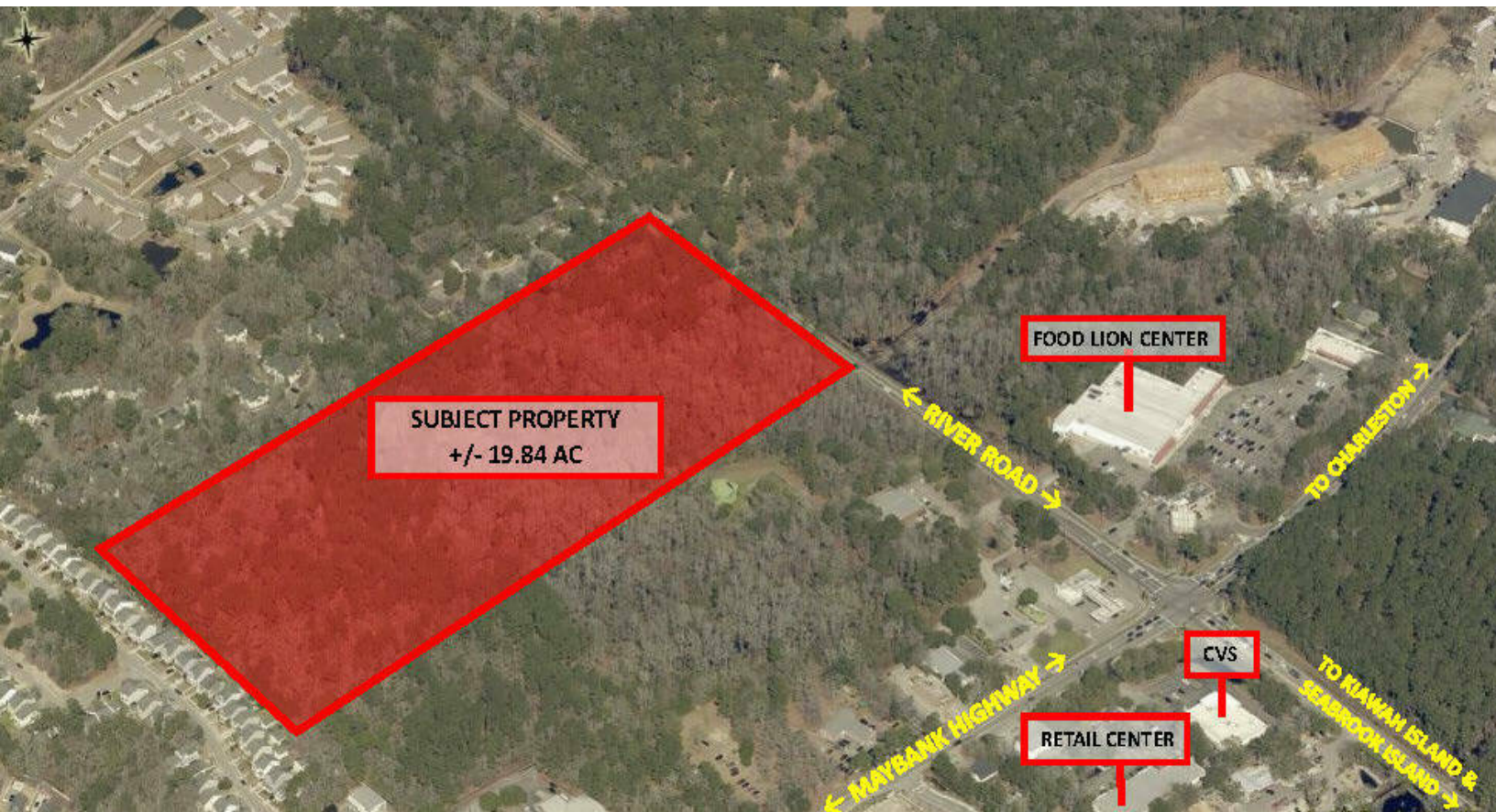


0 River Road  
Johns Island, SC 29455

19.84 ACRES FOR SALE

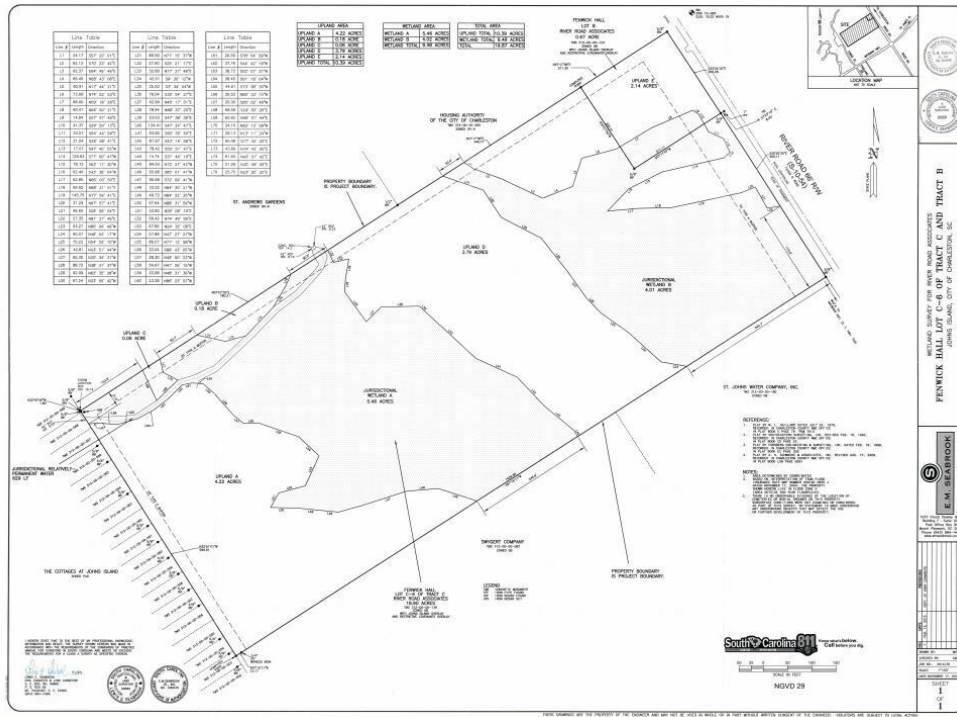
FOR SALE



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,000,000.00
Lot Size:	19.84 Acres
Zoning:	General Business
Submarket:	23 - Johns Island
Property Subtype:	Unimproved Land
Parcel Numbers:	312-00-00-124, 312-00-00-139

### PROPERTY OVERVIEW

Located on River Road, just 0.2 miles North of the intersection at River Road and Maybank Highway. Property is comprised of approximately 19.84 acres, with approximately 10.39 acres being upland. This Property is zoned General Business in the City of Charleston, allowing for a broad range of commercial uses. There is a Wetlands Permit approved for a road crossing associated with a formerly proposed multifamily development.

### PROPERTY HIGHLIGHTS

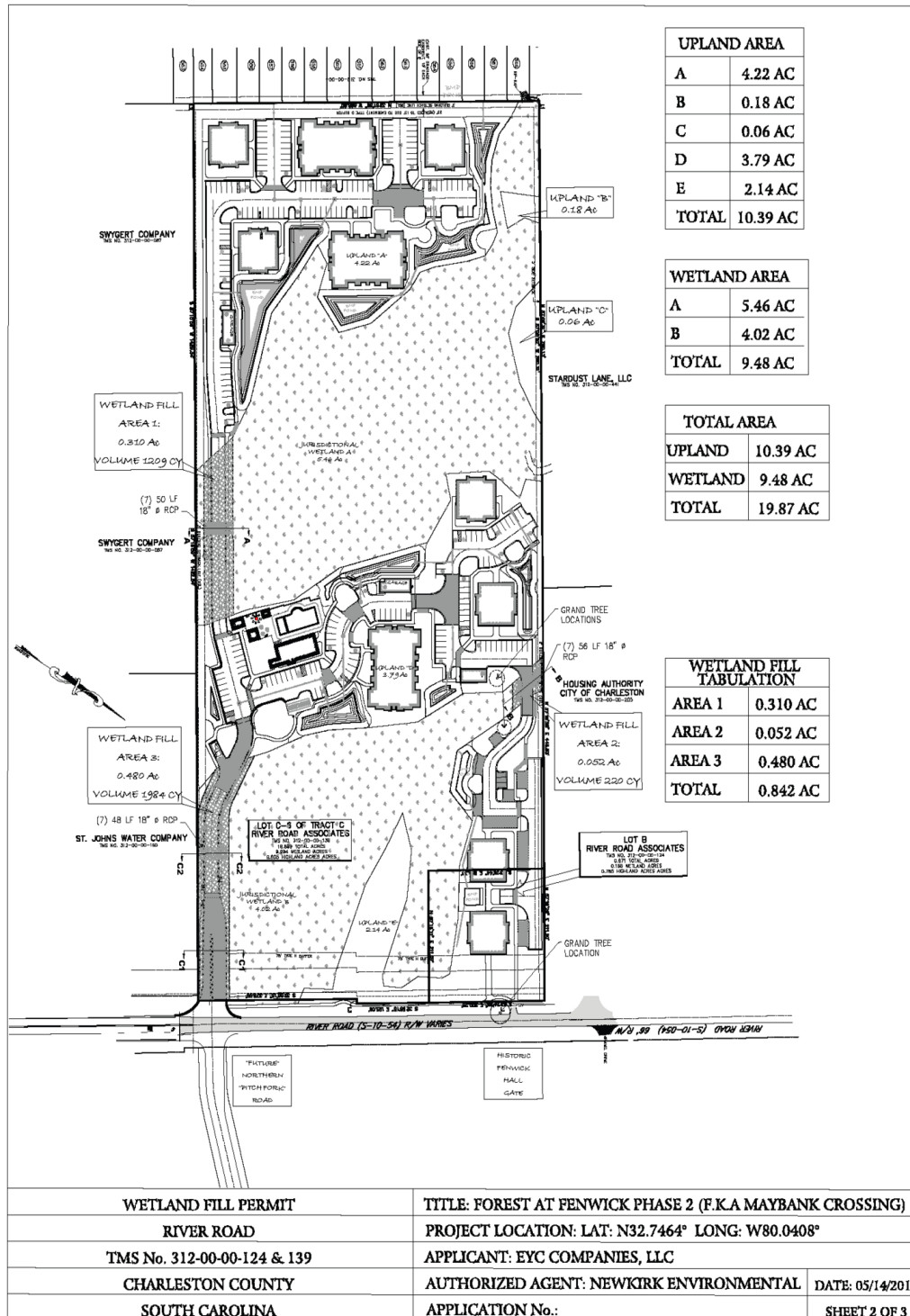
- Prime location on Johns Island and sitting directly across from the Northern Pitchfork, which is expected to be completed Q4 2023.



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WETLAND FILL PERMIT DRAWING

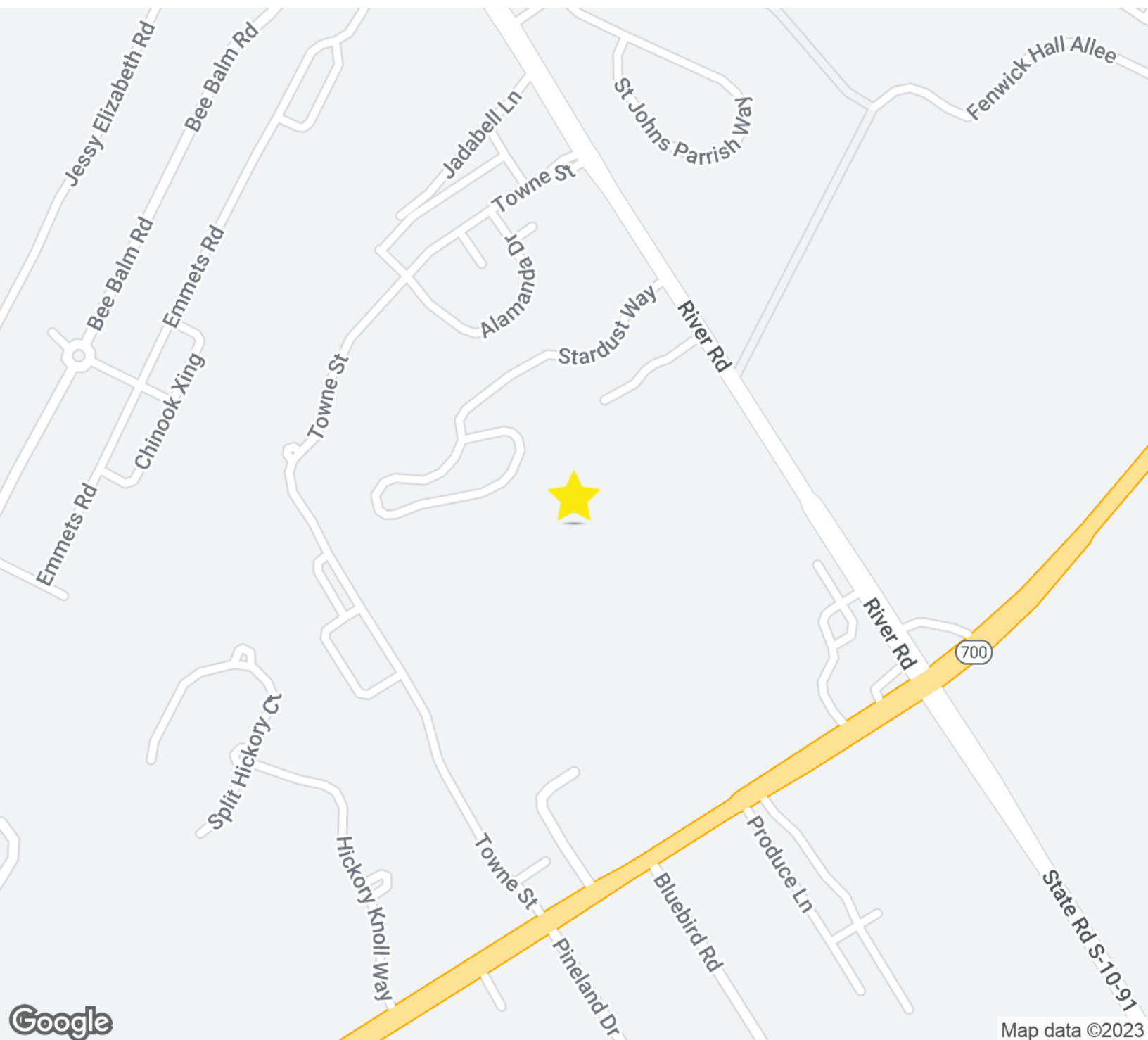




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FOR SALE

## LOCATION MAP



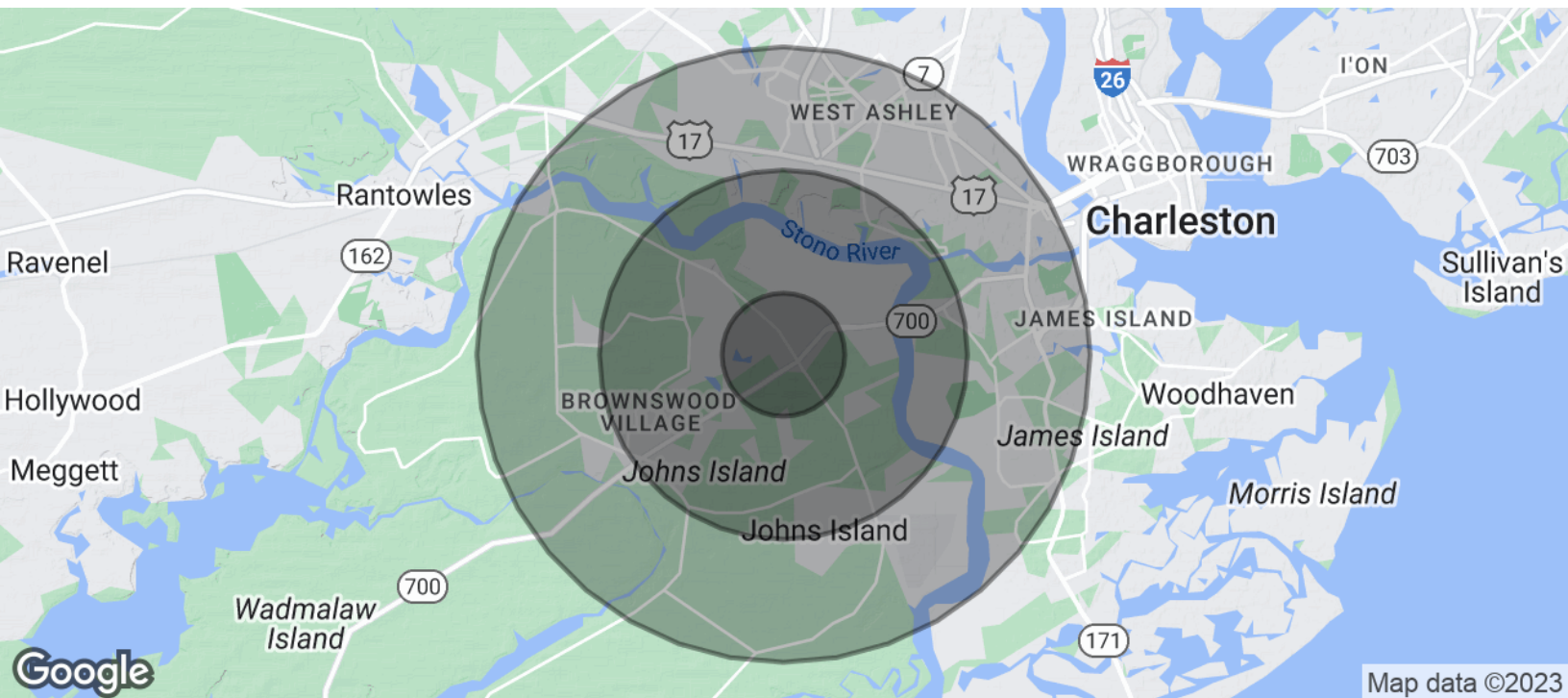
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,034	8,720	25,890
Average Age	33.4	33.5	36.4
Average Age (Male)	31.1	32.4	35.3
Average Age (Female)	36.9	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	409	3,471	10,559
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$44,356	\$43,782	\$49,847
Average House Value	\$87,078	\$86,732	\$104,036

\* Demographic data derived from 2020 ACS - US Census



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