

Cypress
Wetlands

1670 RIBAUT RD - BUILD TO SUIT

1670 Ribaut Rd., Port Royal, SC 29935



Dollar General
Dollar store



William Achurch, CCIM

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Commercial*

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2

Property Info &
Disclaimer

3

Property Description

4

Property Photos

7

Demographic Analysis

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SUIT

TABLE OF
CONTENTS



1670 RIBAUT RD - BUILD TO SUIT

PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

1670 Ribaut Rd., Port Royal, SC 29935

RENTABLE AREA

44,313 Sq. Ft.

1670 Ribaut Rd. Port
Royal, SC 29935

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Seize this exceptional opportunity to establish your business on one of Port Royals most desirable commercial sites. Located at the high-visibility corner of Ribaut Road and Richmond Avenue, this one-acre site boasts an impressive traffic count of over 30,000 vehicles daily.

The property is pad-ready and nearly fully cleared, with water, sewer, and power already on site. Stormwater management is conveniently supported by an adjacent retention pond, ensuring infrastructure is ready for your project.

With T4-UC zoning, this site is ideal for retail, professional, and food & beverage businesses looking for a high-traffic location. The owner offers flexibility to build to your exact specifications, pending town approval.



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PROPERTY PHOTOS

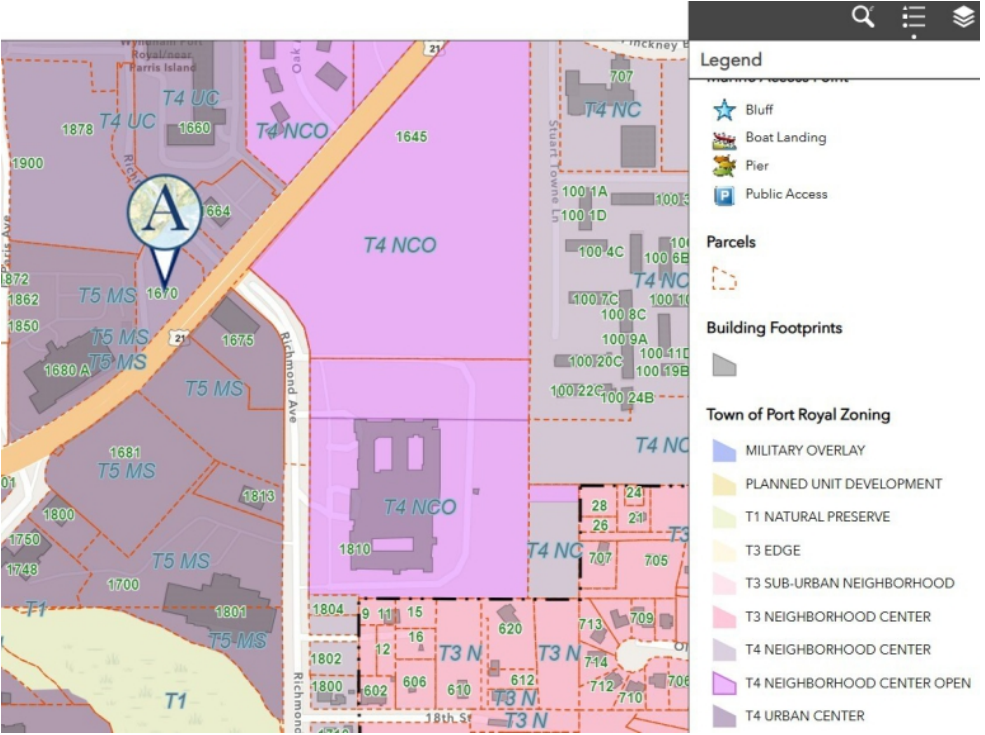
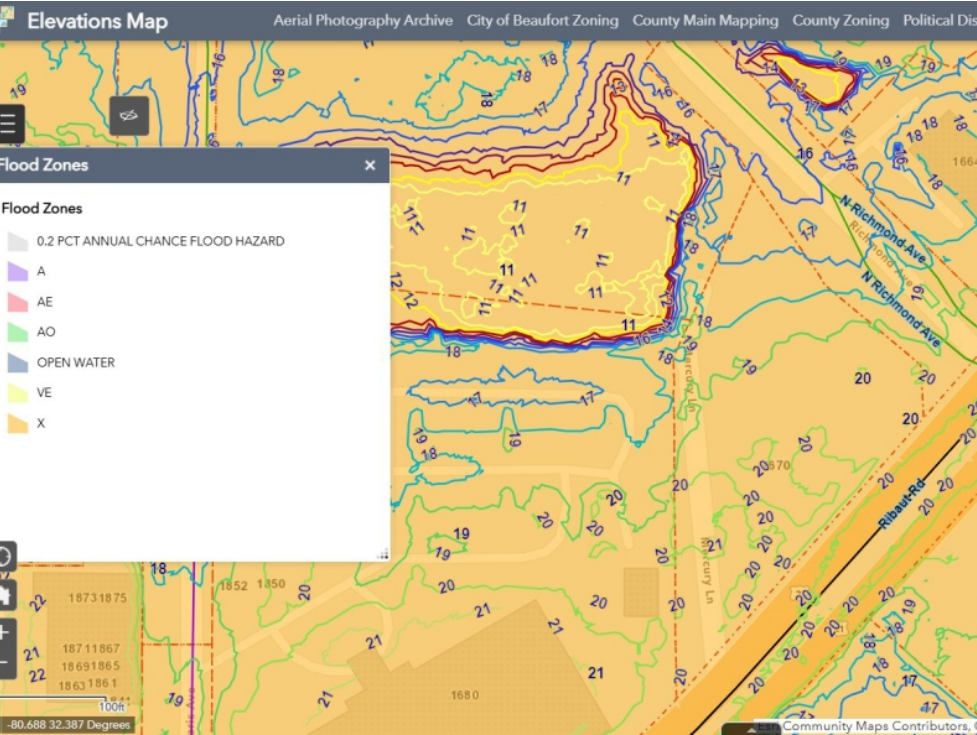


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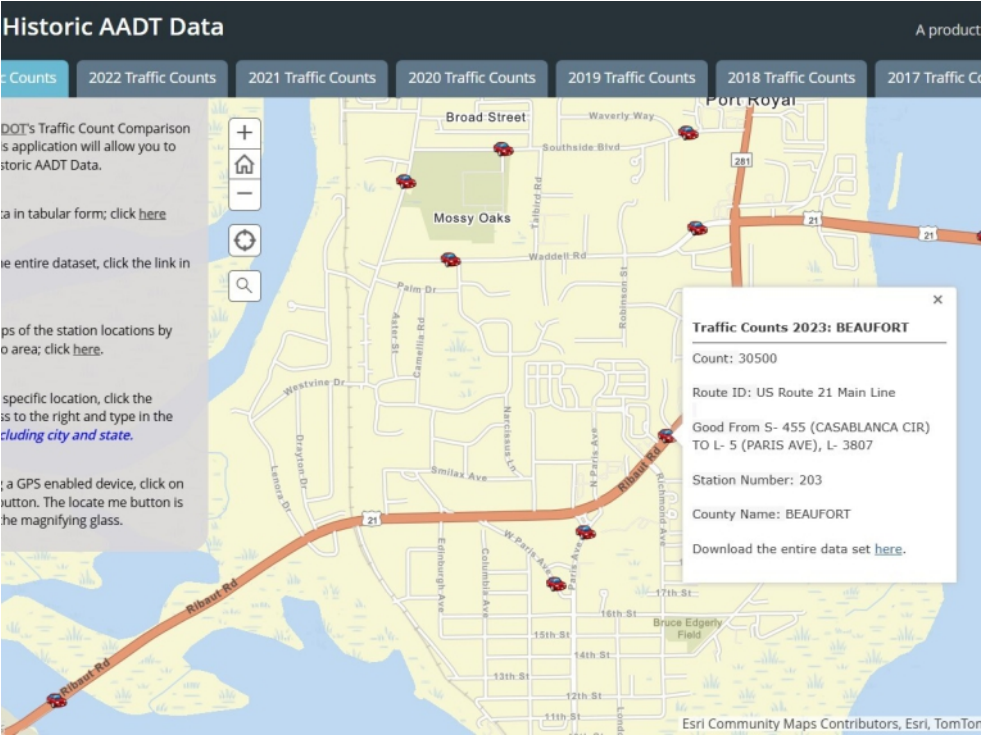


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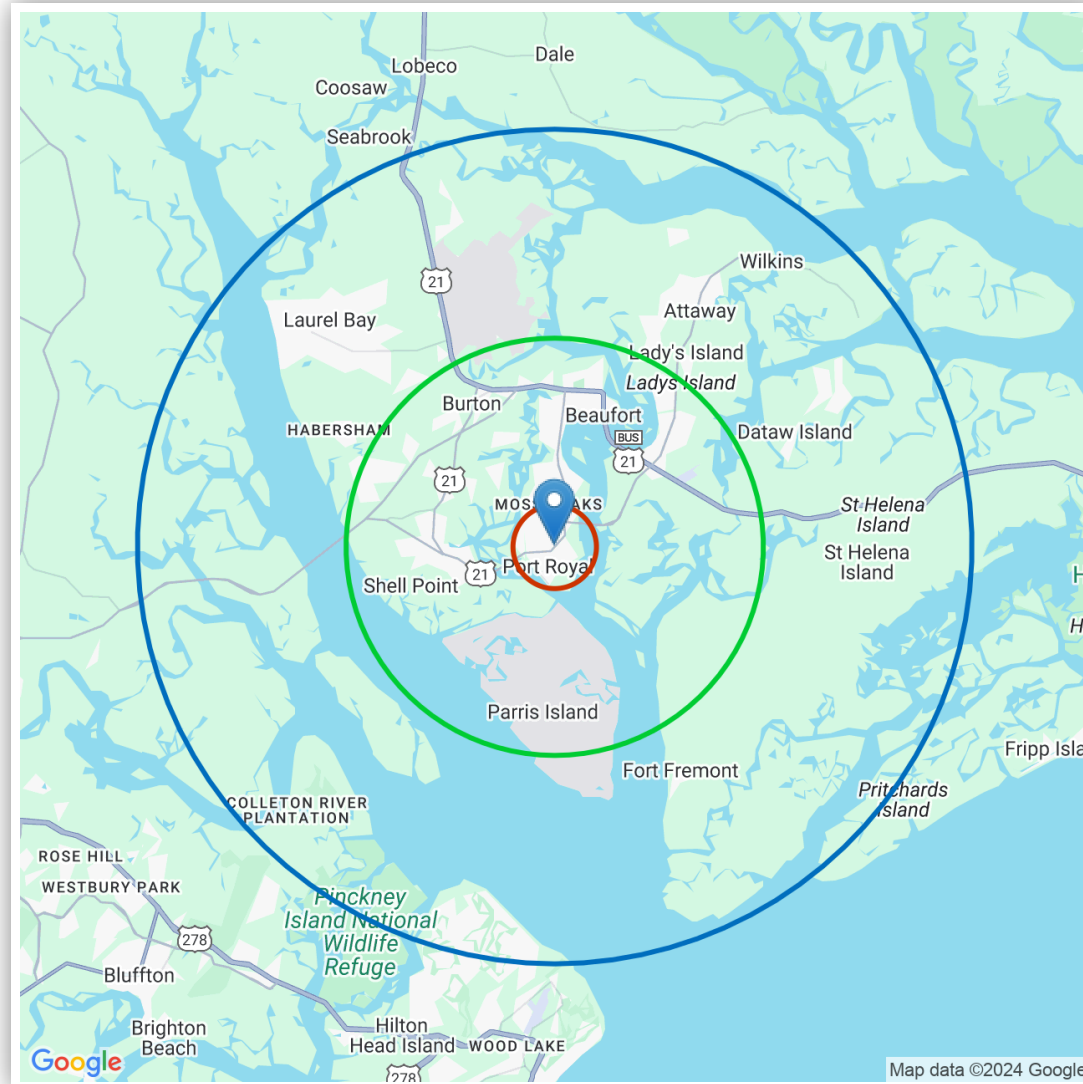


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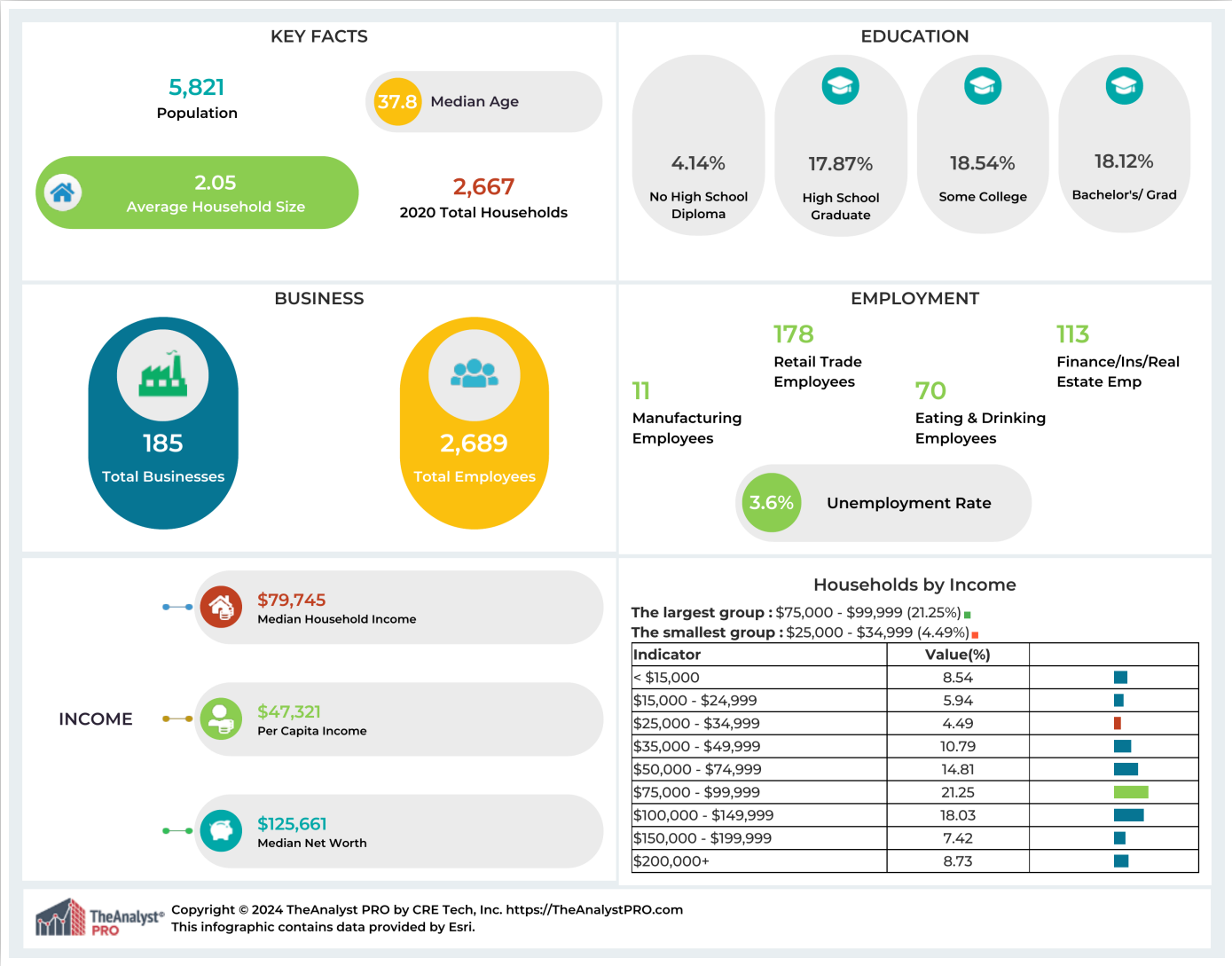


LOCATION/STUDY AREA MAP (RINGS: 1, 5, 10 MILE RADIUS)

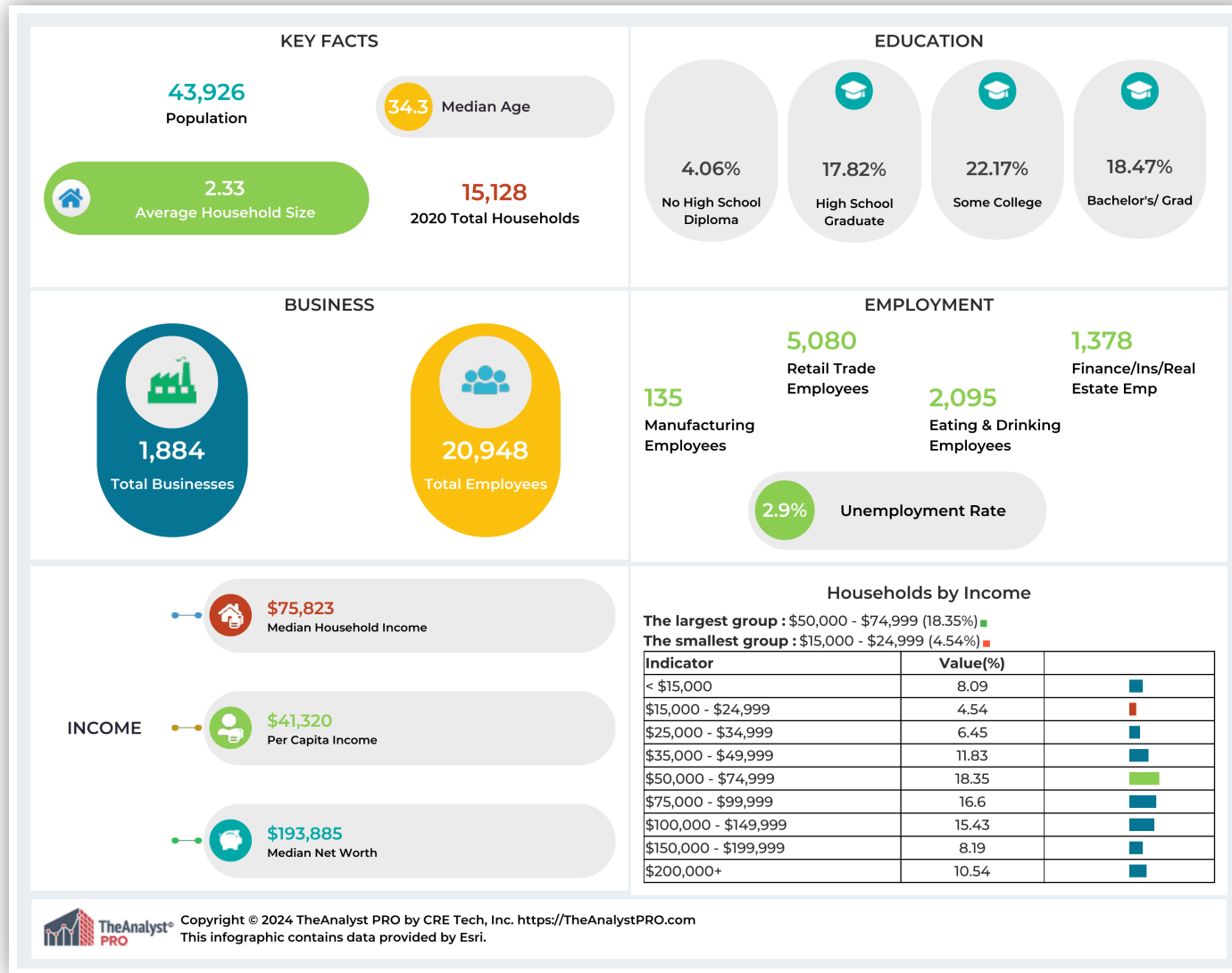


1670 RIBAUT RD - BUILD TO SUIT
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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

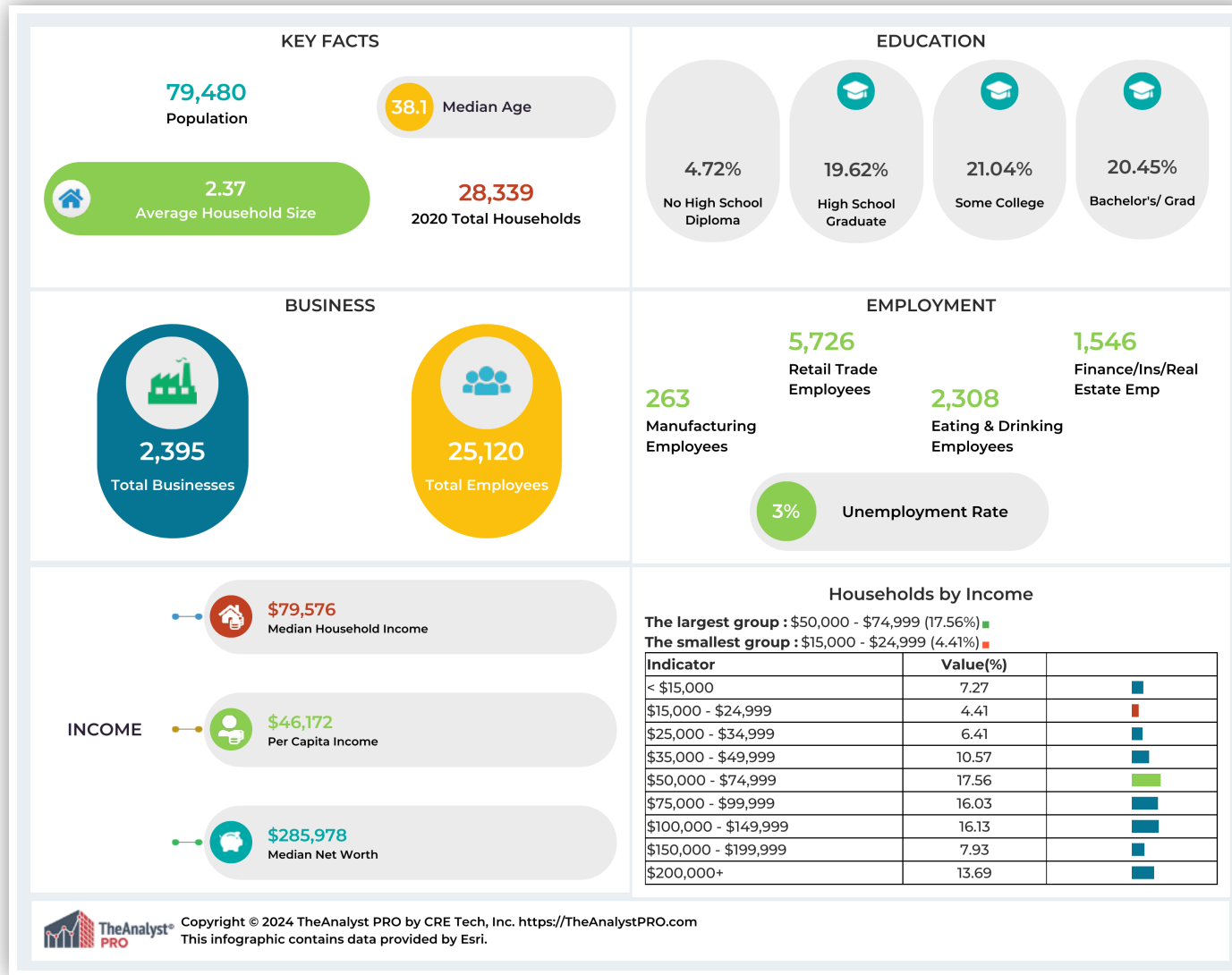


INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



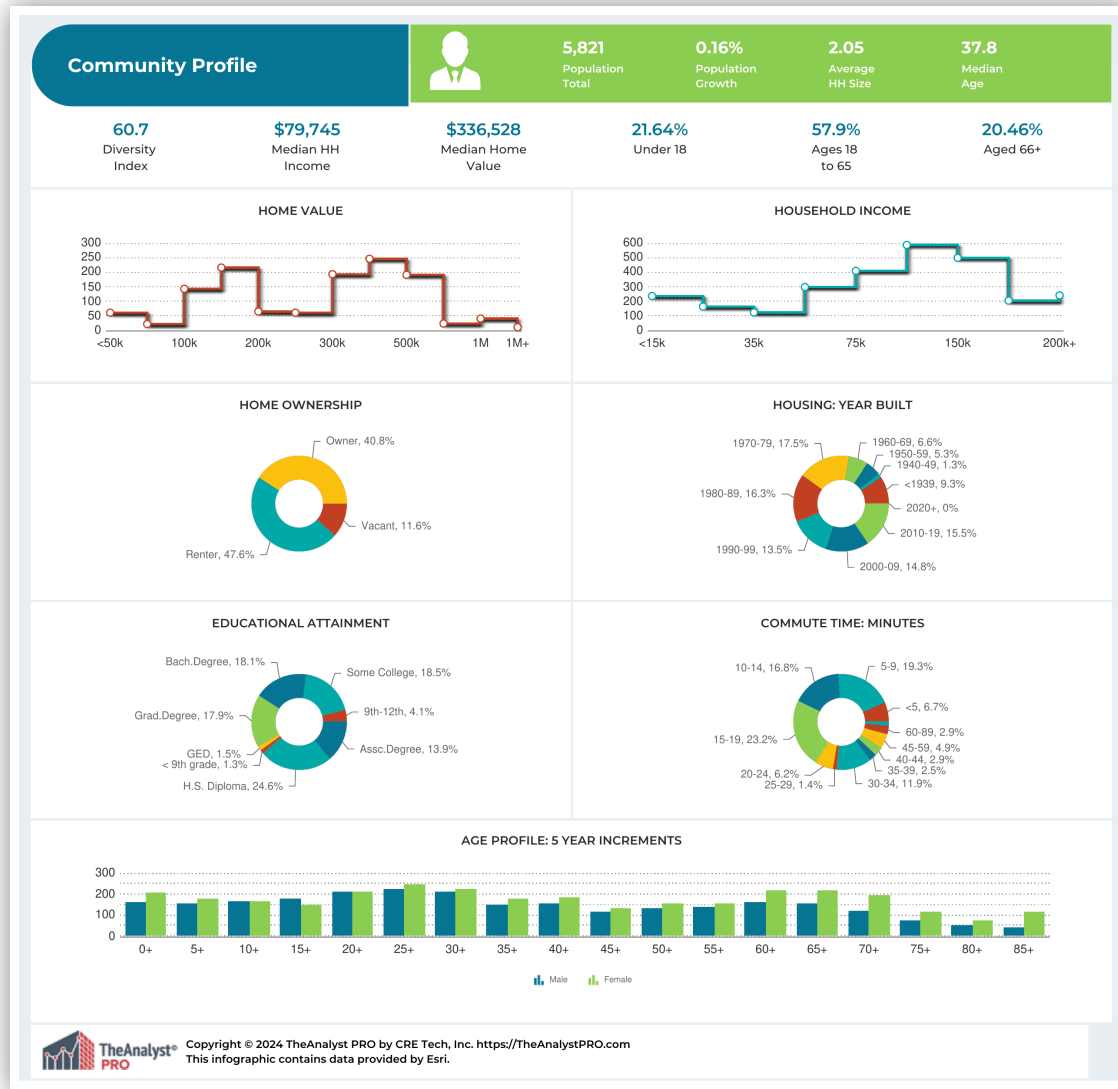
1670 RIBAUT RD - BUILD TO SUIT
1670 Ribaut Rd., Port Royal, SC, 29935

INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)

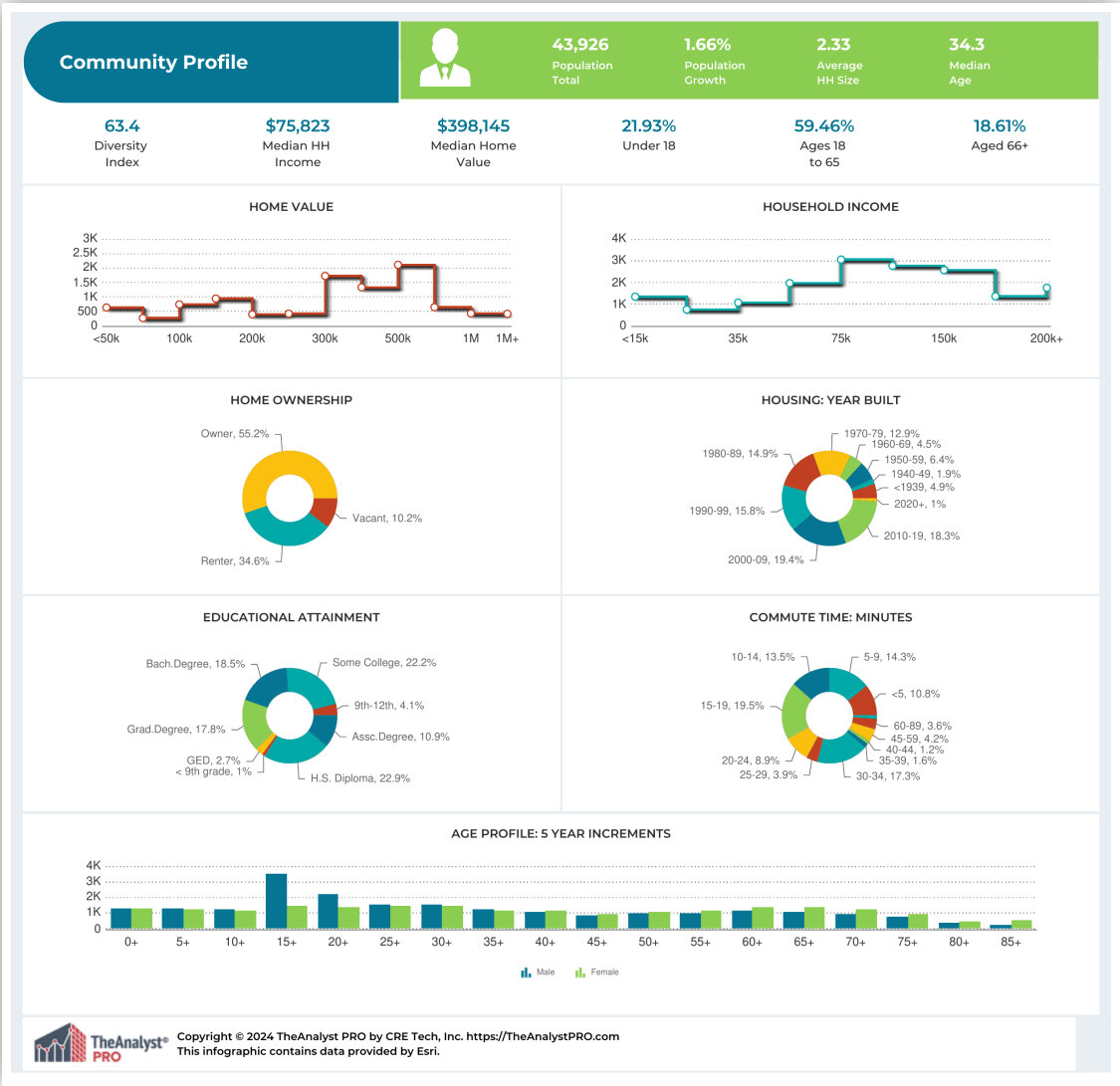


1670 RIBAUT RD - BUILD TO SUIT
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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)



INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

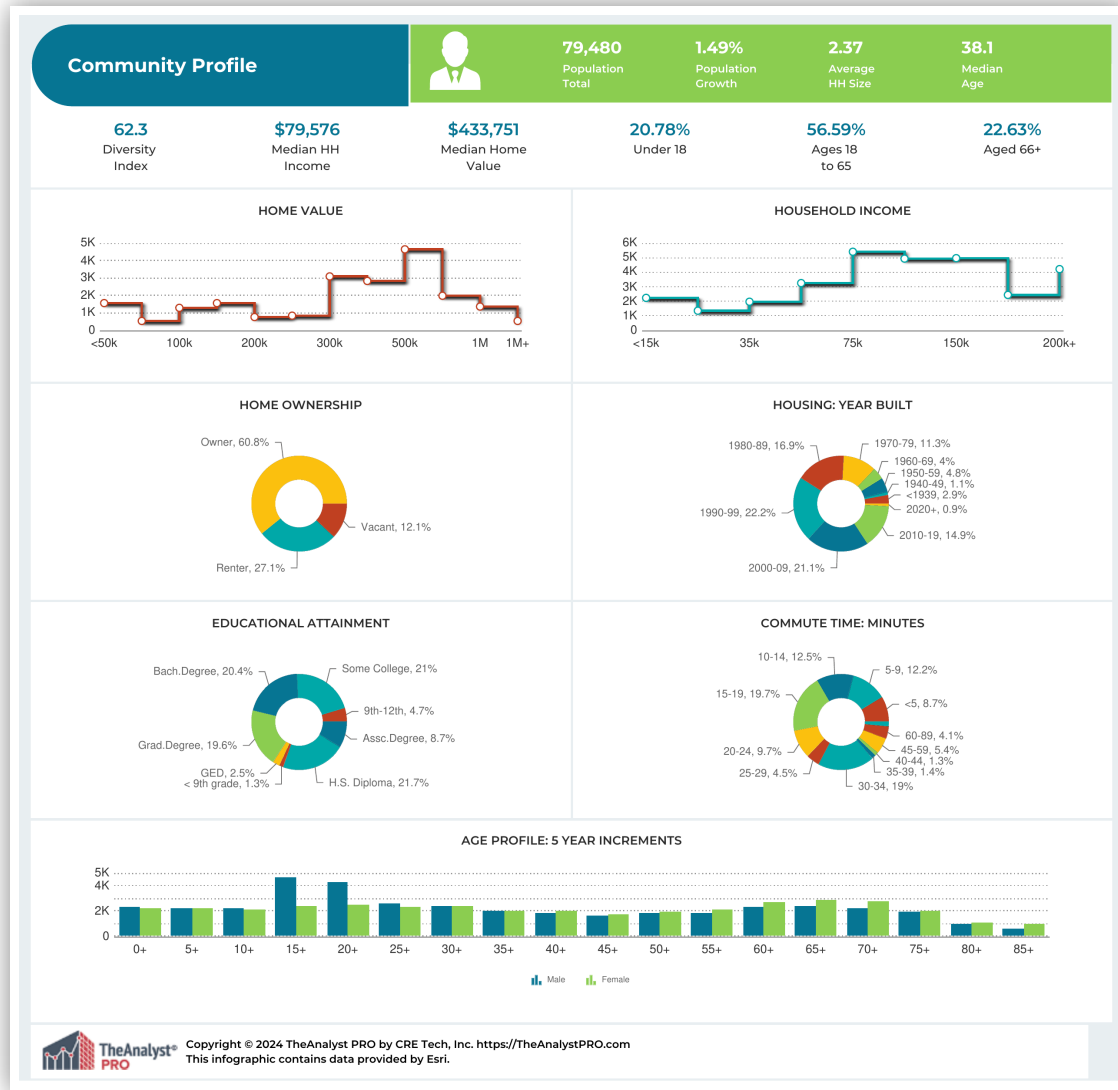


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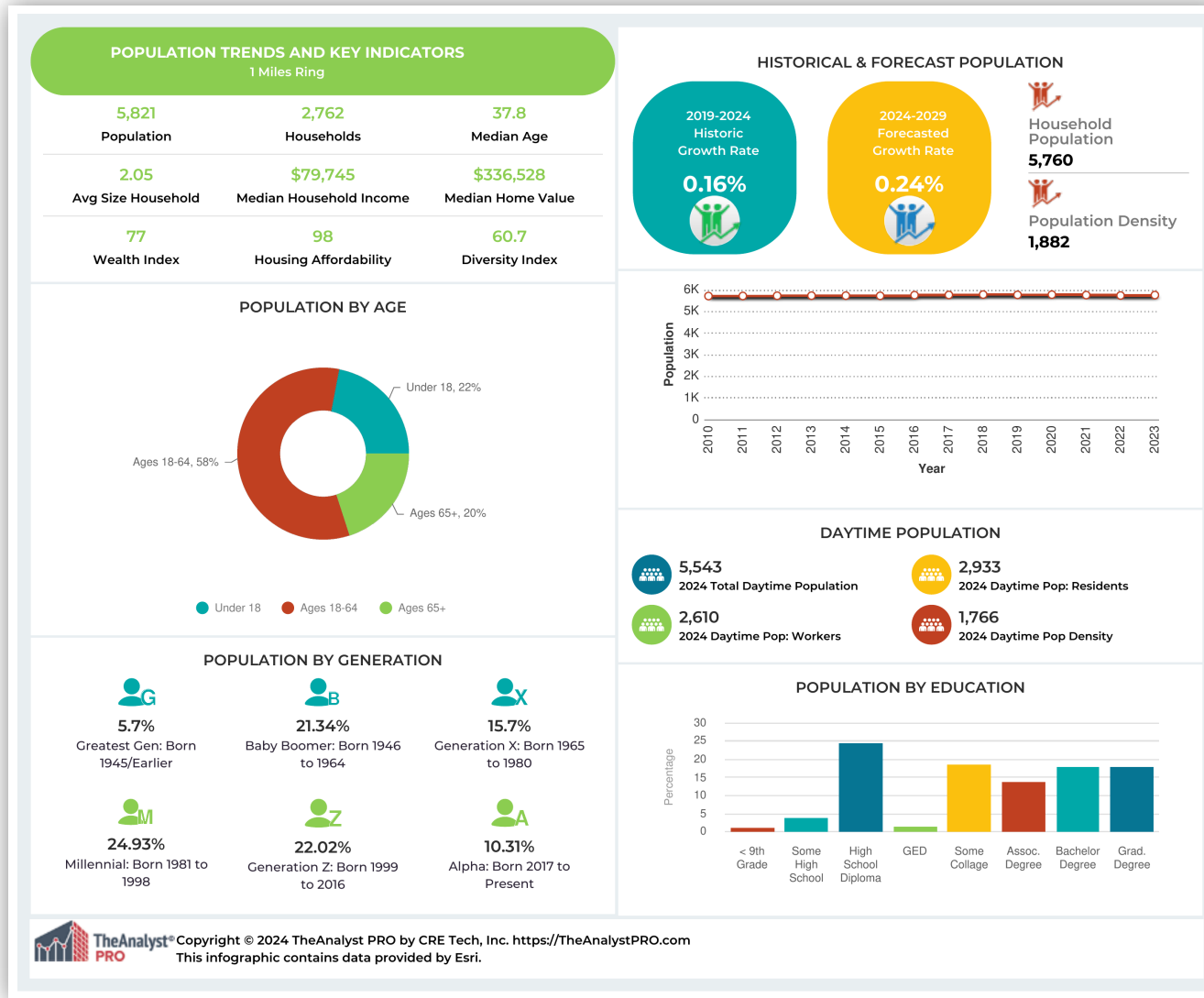
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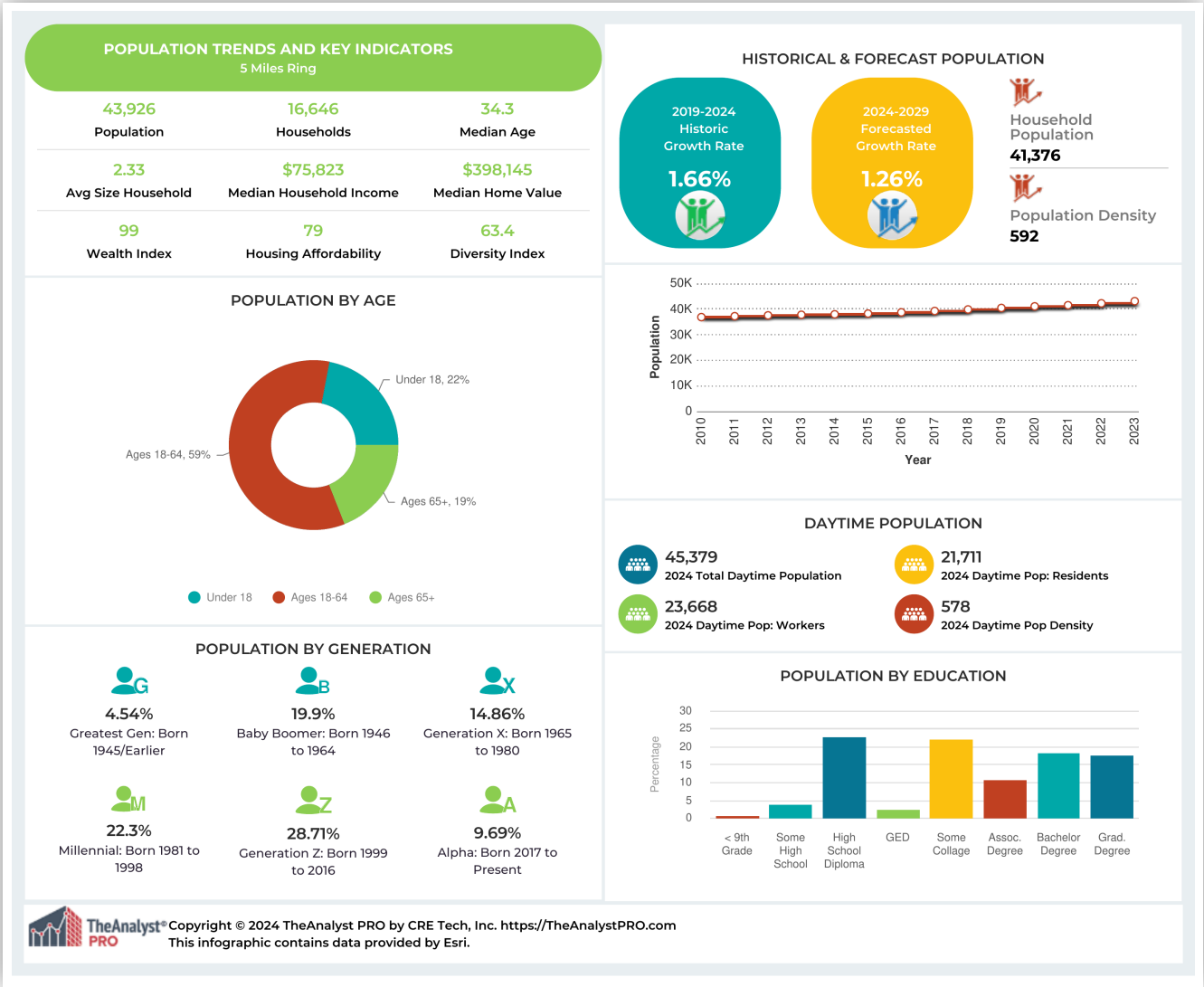
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

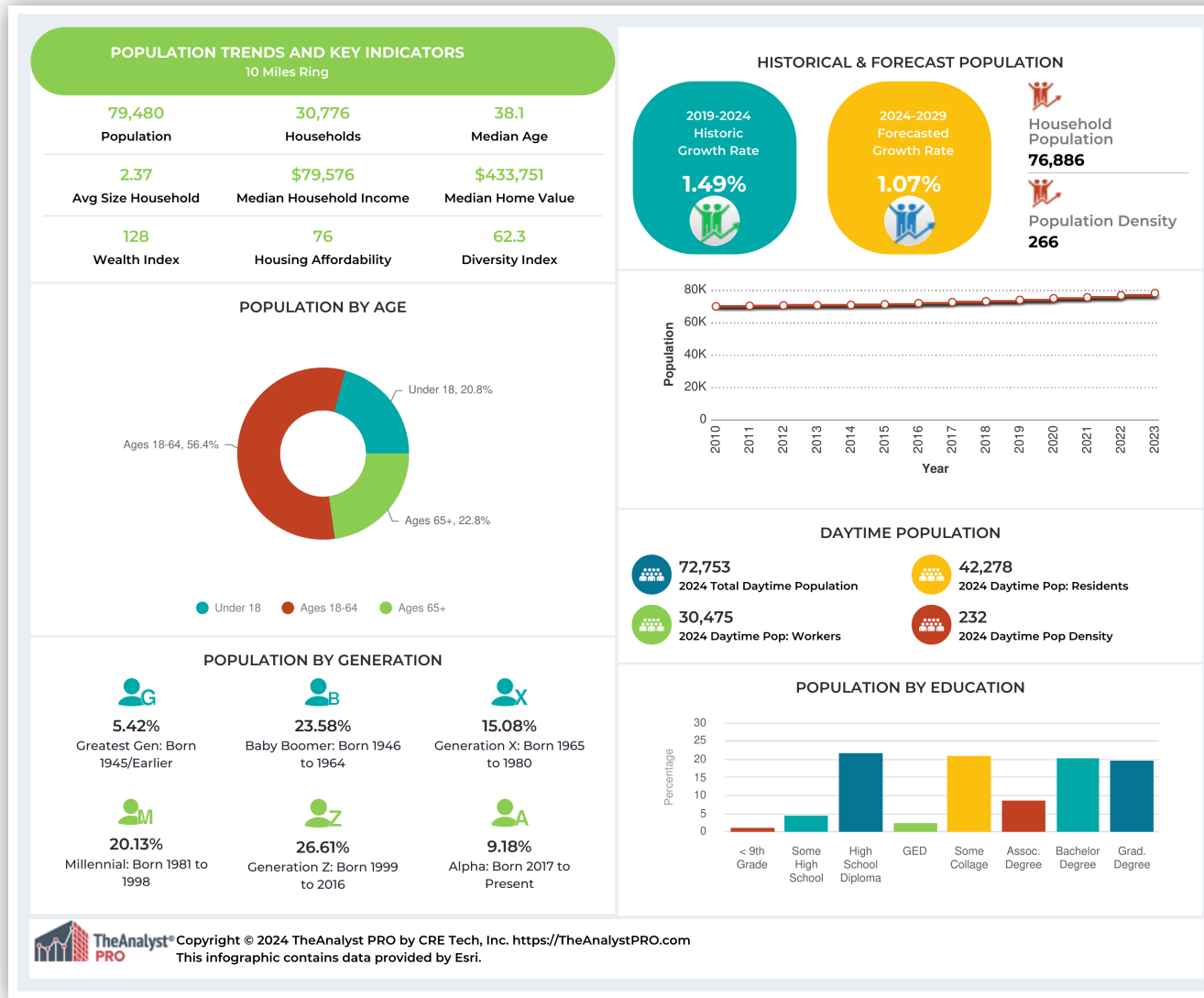


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