



For Sale

LAND

RAVENEL GENERAL COMMERCIAL LAND

6218 SAVANNAH HIGHWAY, RAVENEL, SC 29470

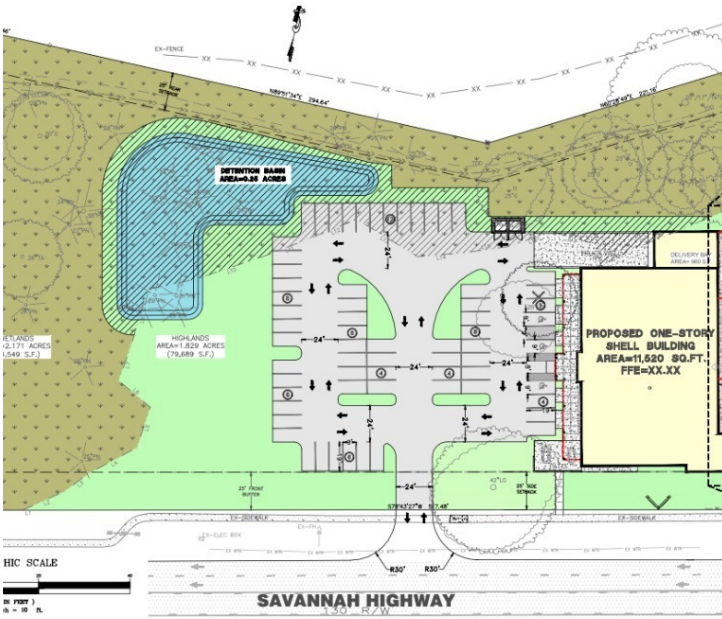
Presented By

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$800,000.00
APN:	1870000078
Lot Size:	4 Acres
Price / Acre:	\$200,000.00
Zoning:	General Commercial
Market:	Ravenel
Traffic Count:	25,900

PROPERTY OVERVIEW

Introducing a prime opportunity in commercial real estate - 6218 Savannah Highway in Ravenel, SC 27,700 VPD. This strategically located property boasts General Commercial zoning, making it an ideal fit for retail development. Town of Ravenel is projected to increase by 126 percent, or by nearly 3,300 people, as a direct result of the recently annexed properties, consisting of Golden Grove, Tea Farm, and the Preserve at Ravenel, are completed over the next several years. Boasting a strategic location along Savannah Highway high visibility and accessibility along the bustling Savannah Highway, the site offers versatile potential for a myriad of ventures. Whether envisioning a dynamic storefront or a bustling landmark, this property is ready to support ambitious retail projects. Don't miss the chance to make an impact on this dynamic commercial landscape.

PROPERTY HIGHLIGHTS

- Zoned General Commercial
- Preliminary approval for 12,000 SF building with exterior laydown yard
- 27,700 VPD a Strategic Savannah Highway location
- Ideal for retail development
- High visibility and accessibility
- Versatile potential for various ventures

■ PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Nestled in the thriving Ravenel market, this property offers a dynamic commercial landscape to prospective investors. Town of Ravenel is projected to increase by 126 percent, or by nearly 3,300 people, as a direct result of the recently annexed properties, consisting of Golden Grove, Tea Farm, and the Preserve at Ravenel, are completed. Boasting a strategic location along Savannah Highway (27,700 VPD), the area provides high visibility and accessibility, making it an ideal hub for retail ventures. With a growing population and a robust local economy, the location presents an exciting opportunity for retail and land investment. Take advantage of the vibrant market and establish your presence in this promising commercial hotspot.

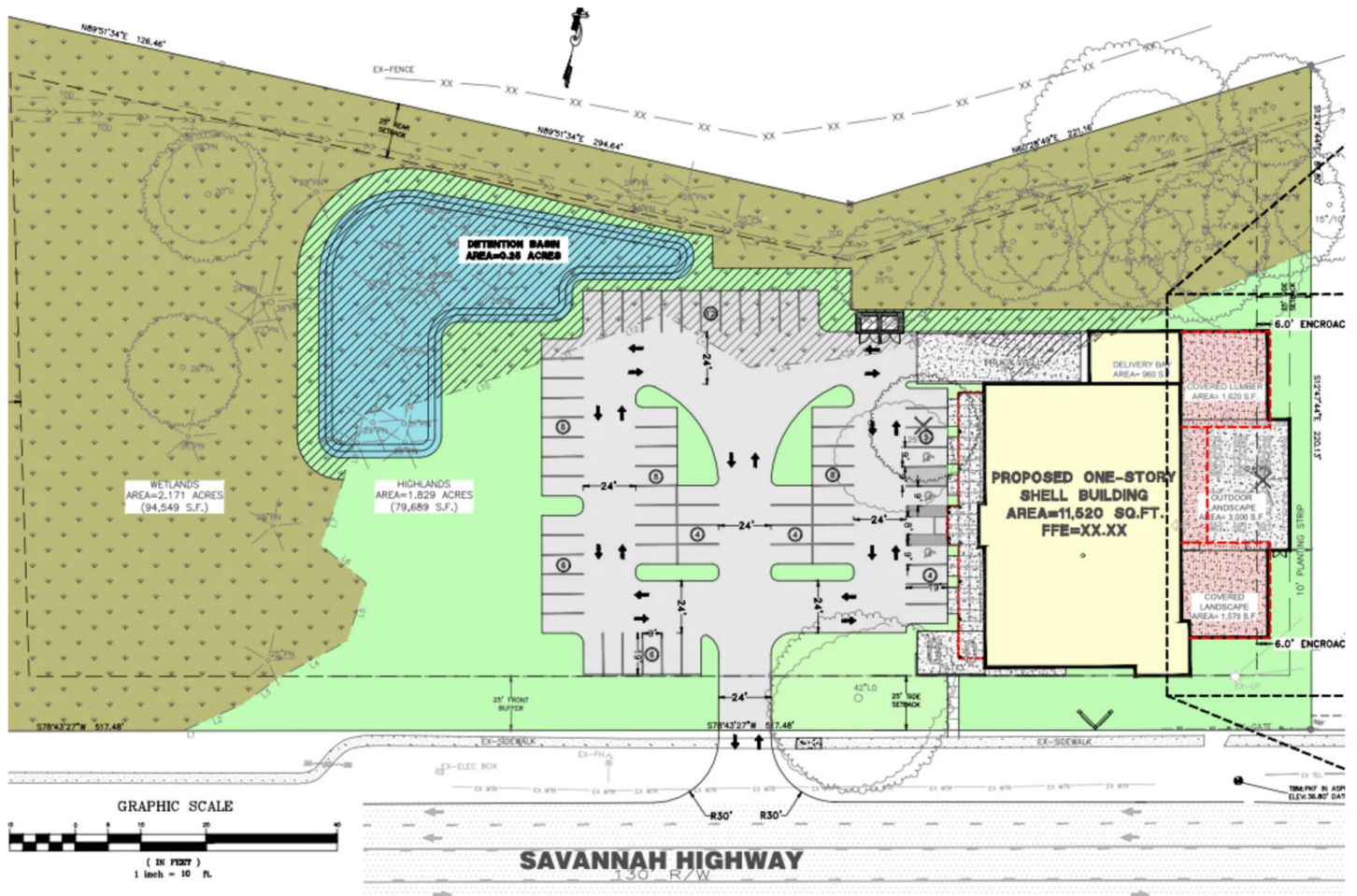
SITE DESCRIPTION

Level lot rezoned General Commercial in the booming town of Ravenel. The site offers excellent exposure and visibility with over 25,000 VPD. Existing ownership has conditional approval for an 12,500 SF building with exterior retail area. Opportunity for much needed retail or office are endless on this property. Call for details.

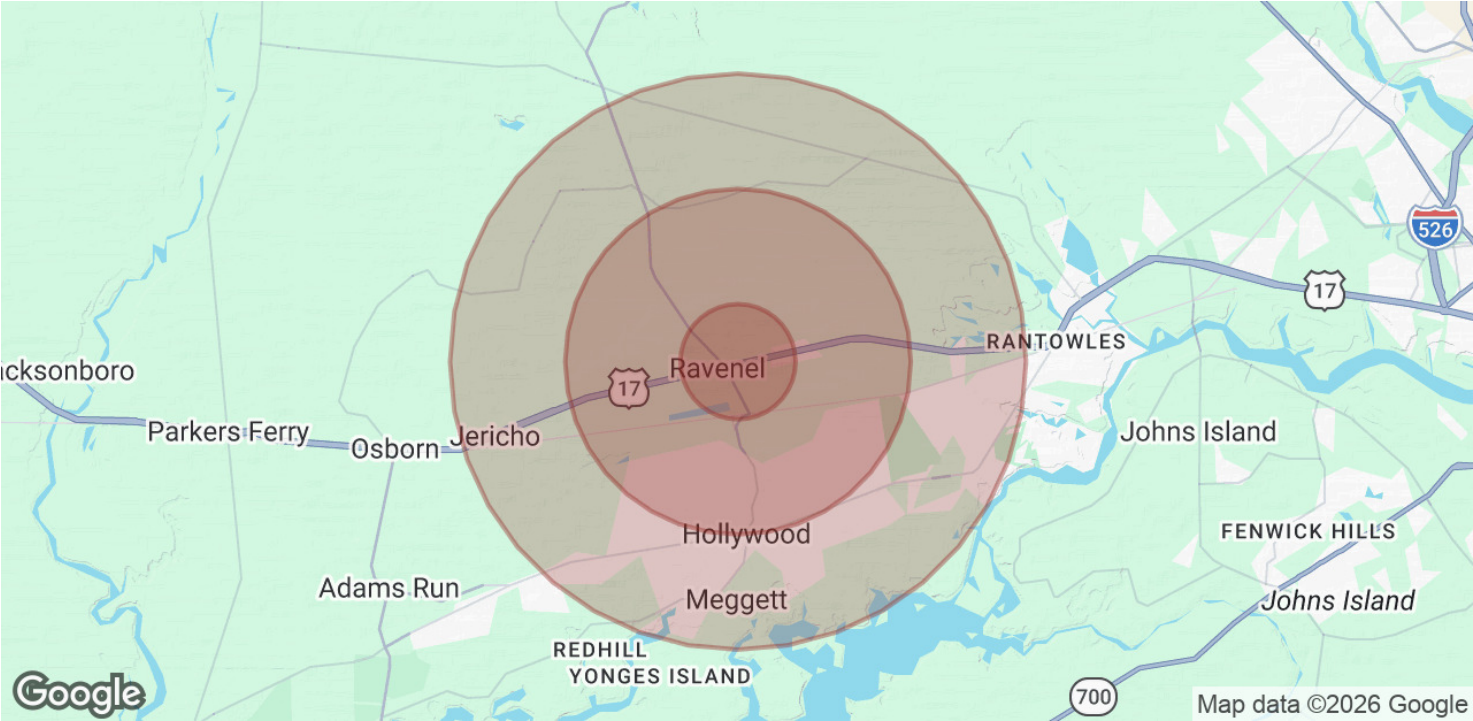
■ RETAILER MAP



■ SITE PLANS



■ DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	703	3,445	7,673
Average Age	43.2	43.6	44.0
Average Age (Male)	43.3	43.9	45.1
Average Age (Female)	40.7	43.0	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	298	1,353	2,975
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$80,596	\$86,029	\$95,368
Average House Value	\$212,454	\$226,409	\$297,837

2023 American Community Survey (ACS)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.