

FOR SALE

# 2077 Charlie Hall Blvd Charleston, SC 29414

±0.87 acres, pad-ready site with utilities  
in prime West Ashley location



Get more information

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# Property overview

Discover a ±0.87-acre pad-ready site in the heart of West Ashley. The property is fully cleared, graded, and equipped with parking and all utilities. The site can accommodate up to a ±5,200 sf medical office, and the seller (an experienced developer) offers build-to-suit opportunities. Positioned among major medical facilities including Essex Medical Park, West Ashley Medical Center, Bon Secours St. Francis Hospital, and MUSC Health Primary Care, this location is ideal for medical and professional office users. Conveniently situated between Magwood Drive and Glenn McConnell Parkway near the I-526 interchange, the site is surrounded by thriving retail, businesses, and established neighborhoods.

## Property information

<b>Address</b>	2077 Charlie Hall Boulevard Charleston, SC 29414
<b>TMS</b>	309-00-00-047
<b>Municipality</b>	City of Charleston
<b>County</b>	Charleston County
<b>Zoning</b>	GB
<b>Lot size</b>	±0.87 acres

**Sale Price | \$600,000**



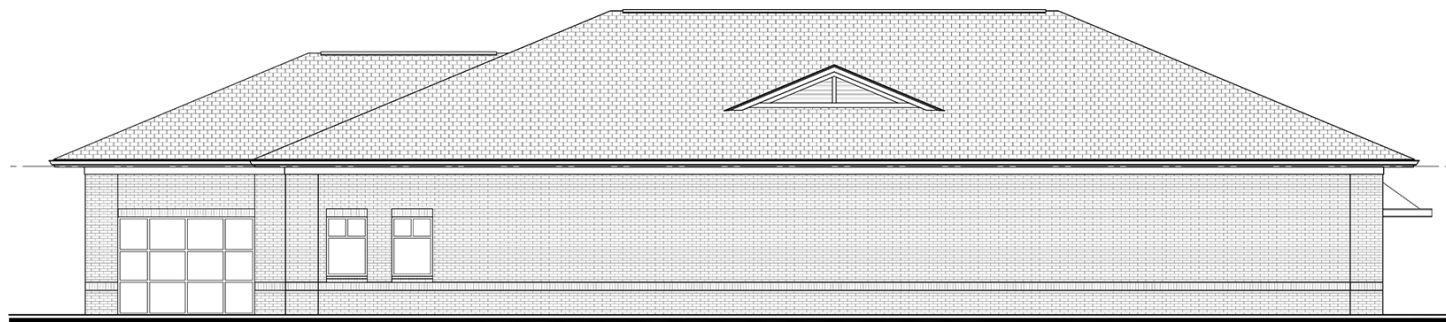
# About the seller/developer

Cohn Development approaches every transaction with the intent to establish long-term relationships with the clients and communities we serve across the country. Our full-service, multi-disciplined team encompasses every aspect of development from strategic market positioning, financial modeling and underwriting to creative design, hands-on project execution and asset management. Our core operating value is to create strategies that produce a benefit to all parties involved. Over the last 30 years, these strategies have proven to deliver impactful results for our tenants, investors, partners, and vendors.

## Renderings

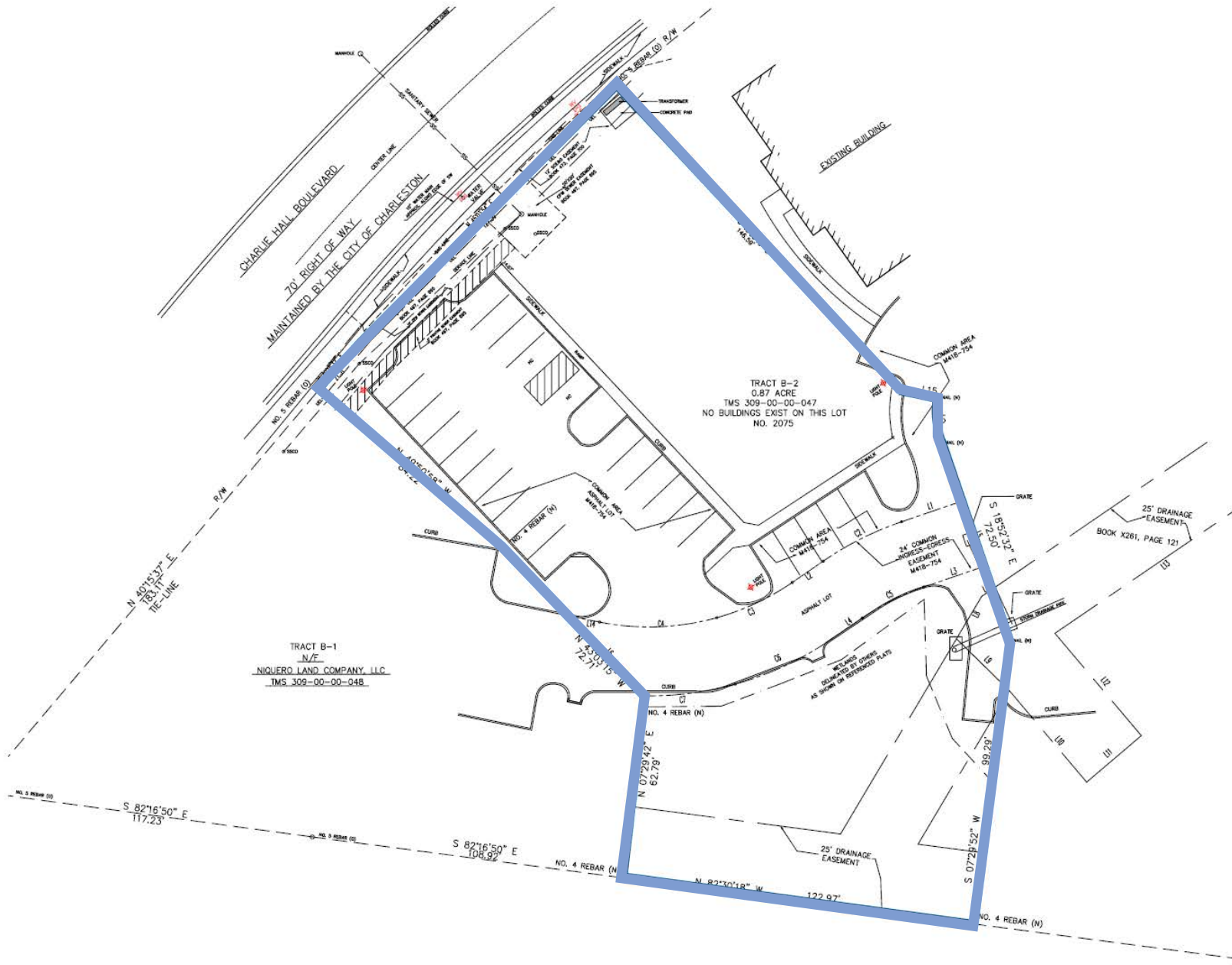


1 REAR ELEVATION  
1/4" = 1'-0"



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# Survey





# Meet your neighbors



William Blake Turner

Ashley River Comprehensive Family Dentistry

Physician's Eye Surgery Center

Carolina Eyecare Physicians

Rai Care Center

Fresenius Dialysis

Atlantic Aesthetics

Syndicate Digital Technology

Center for Periodontics & Implant Dentistry

Adam Clark

CHARLIE HALL BLVD

Charleston Gastroenterologist

Timothy Haines

The Epicenter

Cancer Specialist of Charleston

Trident Pain Center West Ashley

Herold's Pharmacy

Carolina Eyecare Physicians

Coastal Pediatric Research

Michele Hwang

Catherine Snead

Cornerstone Children's Dentistry

MAGWOOD DR

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# Get in touch

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