

**3.5 ACRE COMMERCIAL
DEVELOPMENT SITE-
MONCK'S CORNER, SC**

**3.54 +/- Acres
Berkeley County, SC
\$1,500,000**

NEW LISTING

**NATIONAL
LAND
REALTY®**



National Land Realty
3610 Landmark Drive
Ste G
Columbia, SC 29204
www.NationalLand.com



Hunter Suggs, CCIM
Office: 855.384.5263
Cell: 803.603.3738
Fax: 864.331.1610
Hsuggs@NationalLand.com



Gregory Greer
Office: 855.384.5263
Cell: 843.754.3064
Fax: 864.331.1610
Ggreer@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

The Stony Landing Road property is a 3.5 acre, prime commercial development lot located in the Stony Landing Office Park, in the heart of Moncks Corner, South Carolina. Zoning Moncks Corner C-1. The location is well suited for general commercial development, to include medical office users, owner/users, and professional office users. The site boasts 175 linear feet of frontage along Rembert C. Dennis Boulevard and 500 linear feet along Stony Landing Road. The pad is fully graded and shovel ready, with no topography. Existing infrastructure, roadways, and utilities are in-place. Retention is also provided to serve the site. The property is nearly 100% useable.

PARCEL #/ID: 143-05-00-058

TAXES: (Call Agent for Details)

ADDRESS:

0 Stony Landing Road
Moncks Corner
Moncks Corner, SC 29461

LOCATION:

From Interstate 26, take Exit 199 at Summerville, onto Hwy 17 North towards Moncks Corner. Proceed on Hwy 17 Alt for 15 miles into the town of Moncks Corner. Take a right onto East Main Street and proceed for 1.4 miles to Rembert C. Dennis Blvd. Take a left on Rembert C. Dennis Blvd., and proceed for .40 mile to Stony Landing Road. The property is located on the right at the intersection of these two thoroughfares



PROPERTY HIGHLIGHTS:

- 3.54 acres - pad is graded, entitled and ready to build. Prime commercial development opportunity
- All utilities are located on-site, ready for connection
- Excellent visibility along both Rembert C. Dennis Blvd. and Stony Landing Road
- New 140+ acre single family residential development ongoing just down Stony Landing Road to the east. Delivery set for mid 2022.
- 12,300 VPD on Rembert C. Dennis Blvd.
- Located in the established Stony Landing Office Park

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2010709



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



Lat/Lon: 33.1945/-79.9852

RF1

5 Acre Commercial Development Site- Moncks Corner, SC

Listing: #2010709

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	2,696	11,450	22,570
	2025 Projected Population	3,068	13,144	26,038
	2010 Census Population	2,568	10,533	19,350
	2000 Census Population	2,341	9,875	16,232
	Projected Annual Growth 2020 to 2025	2.8%	3.0%	3.1%
	Historical Annual Growth 2000 to 2020	0.8%	0.8%	2.0%
HOUSEHOLDS	2020 Estimated Households	990	4,203	8,184
	2025 Projected Households	1,086	4,673	9,122
	2010 Census Households	955	3,926	7,154
	2000 Census Households	827	3,632	5,928
	Projected Annual Growth 2020 to 2025	1.9%	2.2%	2.3%
	Historical Annual Growth 2000 to 2020	1.0%	0.8%	1.9%
AGE	2020 Est. Population Under 10 Years	15.9%	13.3%	13.1%
	2020 Est. Population 10 to 19 Years	14.0%	13.7%	13.5%
	2020 Est. Population 20 to 29 Years	10.7%	12.2%	11.9%
	2020 Est. Population 30 to 44 Years	19.4%	18.5%	19.2%
	2020 Est. Population 45 to 59 Years	17.5%	18.4%	19.0%
	2020 Est. Population 60 to 74 Years	16.3%	16.6%	16.5%
	2020 Est. Population 75 Years or Over	6.3%	7.3%	6.8%
	2020 Est. Median Age	36.7	38.0	38.3
MARITAL STATUS & GENDER	2020 Est. Male Population	46.7%	48.4%	48.7%
	2020 Est. Female Population	53.3%	51.6%	51.3%
	2020 Est. Never Married	23.5%	31.3%	28.2%
	2020 Est. Now Married	58.7%	43.3%	45.4%
	2020 Est. Separated or Divorced	14.8%	19.2%	20.2%
	2020 Est. Widowed	3.0%	6.1%	6.2%
INCOME	2020 Est. HH Income \$200,000 or More	2.6%	2.8%	2.8%
	2020 Est. HH Income \$150,000 to \$199,999	4.8%	3.2%	4.1%
	2020 Est. HH Income \$100,000 to \$149,999	25.3%	15.3%	18.7%
	2020 Est. HH Income \$75,000 to \$99,999	21.0%	16.4%	15.3%
	2020 Est. HH Income \$50,000 to \$74,999	14.1%	20.5%	20.6%
	2020 Est. HH Income \$35,000 to \$49,999	10.9%	13.8%	12.9%
	2020 Est. HH Income \$25,000 to \$34,999	5.1%	9.1%	8.3%
	2020 Est. HH Income \$15,000 to \$24,999	2.6%	6.0%	5.8%
	2020 Est. HH Income Under \$15,000	13.7%	13.0%	11.5%
	2020 Est. Average Household Income	\$103,524	\$76,293	\$82,283
	2020 Est. Median Household Income	\$80,150	\$64,028	\$66,775
	2020 Est. Per Capita Income	\$38,008	\$28,481	\$30,109
	2020 Est. Total Businesses	255	506	703
2020 Est. Total Employees	3,779	6,250	8,273	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



Lat/Lon: 33.1945/-79.9852

RF1

5 Acre Commercial Development Site- Moncks Corner, SC

Listing: #2010709

	1 mi radius	3 mi radius	5 mi radius
RACE			
2020 Est. White	57.1%	51.3%	57.7%
2020 Est. Black	35.2%	43.0%	36.4%
2020 Est. Asian or Pacific Islander	1.0%	0.5%	0.7%
2020 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
2020 Est. Other Races	6.2%	4.7%	4.6%
HISPANIC			
2020 Est. Hispanic Population	159	526	1,075
2020 Est. Hispanic Population	5.9%	4.6%	4.8%
2025 Proj. Hispanic Population	5.9%	4.7%	4.9%
2010 Hispanic Population	5.5%	3.8%	4.1%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	1,745	7,636	15,320
2020 Est. Elementary (Grade Level 0 to 8)	5.0%	3.8%	3.9%
2020 Est. Some High School (Grade Level 9 to 11)	5.7%	6.9%	7.0%
2020 Est. High School Graduate	27.0%	35.4%	32.7%
2020 Est. Some College	26.1%	24.0%	24.1%
2020 Est. Associate Degree Only	12.3%	9.7%	10.2%
2020 Est. Bachelor Degree Only	17.1%	12.8%	14.1%
2020 Est. Graduate Degree	7.0%	7.4%	8.1%
HOUSING			
2020 Est. Total Housing Units	1,038	4,537	8,895
2020 Est. Owner-Occupied	65.4%	63.6%	69.7%
2020 Est. Renter-Occupied	30.0%	29.0%	22.3%
2020 Est. Vacant Housing	4.6%	7.4%	8.0%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	16.6%	13.4%	13.2%
2020 Homes Built 2000 to 2009	20.6%	18.7%	22.2%
2020 Homes Built 1990 to 1999	14.0%	15.3%	15.0%
2020 Homes Built 1980 to 1989	22.9%	17.8%	16.7%
2020 Homes Built 1970 to 1979	11.0%	14.2%	13.9%
2020 Homes Built 1960 to 1969	7.1%	6.3%	5.3%
2020 Homes Built 1950 to 1959	1.4%	3.4%	2.9%
2020 Homes Built Before 1949	1.8%	3.6%	2.9%
HOME VALUES			
2020 Home Value \$1,000,000 or More	0.5%	0.6%	0.8%
2020 Home Value \$500,000 to \$999,999	6.6%	4.3%	4.5%
2020 Home Value \$400,000 to \$499,999	0.8%	1.5%	1.7%
2020 Home Value \$300,000 to \$399,999	24.1%	17.6%	14.5%
2020 Home Value \$200,000 to \$299,999	34.3%	25.2%	25.3%
2020 Home Value \$150,000 to \$199,999	17.6%	22.2%	24.6%
2020 Home Value \$100,000 to \$149,999	5.2%	13.3%	12.5%
2020 Home Value \$50,000 to \$99,999	8.1%	9.0%	9.6%
2020 Home Value \$25,000 to \$49,999	1.3%	2.4%	2.5%
2020 Home Value Under \$25,000	1.5%	3.8%	4.0%
2020 Median Home Value	\$233,509	\$188,887	\$168,796
2020 Median Rent	\$689	\$696	\$722

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



Lat/Lon: 33.1945/-79.9852

RF1

5 Acre Commercial Development Site- Moncks Corner, SC

Listing: #2010709

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	2,041	9,024	17,773
	2020 Est. Civilian Employed	53.9%	54.3%	54.7%
	2020 Est. Civilian Unemployed	2.7%	2.7%	2.7%
	2020 Est. in Armed Forces	-	0.1%	1.7%
	2020 Est. not in Labor Force	43.4%	42.9%	40.9%
	2020 Labor Force Males	44.9%	47.5%	48.0%
	2020 Labor Force Females	55.1%	52.5%	52.0%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	1,100	4,897	9,727
	2020 Mgmt, Business, & Financial Operations	8.1%	10.6%	12.3%
	2020 Professional, Related	31.0%	22.7%	20.5%
	2020 Service	13.0%	15.2%	17.0%
	2020 Sales, Office	18.8%	21.7%	19.3%
	2020 Farming, Fishing, Forestry	0.1%	1.0%	1.4%
	2020 Construction, Extraction, Maintenance	13.5%	13.1%	13.2%
	2020 Production, Transport, Material Moving	15.4%	15.6%	16.4%
	2020 White Collar Workers	57.9%	55.0%	52.1%
	2020 Blue Collar Workers	42.1%	45.0%	47.9%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	74.7%	79.8%	80.5%
	2020 Drive to Work in Carpool	4.0%	6.8%	7.7%
	2020 Travel to Work by Public Transportation	0.2%	0.6%	0.4%
	2020 Drive to Work on Motorcycle	-	-	0.5%
	2020 Walk or Bicycle to Work	1.8%	3.5%	4.5%
	2020 Other Means	-	0.1%	-
	2020 Work at Home	19.3%	9.2%	6.2%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	29.5%	31.7%	24.0%
	2020 Travel to Work in 15 to 29 Minutes	14.6%	19.3%	23.6%
	2020 Travel to Work in 30 to 59 Minutes	31.6%	31.6%	35.9%
	2020 Travel to Work in 60 Minutes or More	7.2%	6.7%	7.2%
	2020 Average Travel Time to Work	24.7	21.8	25.5
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$71.79 M	\$242.94 M	\$499.81 M
	2020 Est. Apparel	\$2.52 M	\$8.46 M	\$17.44 M
	2020 Est. Contributions, Gifts	\$3.9 M	\$13.28 M	\$27.46 M
	2020 Est. Education, Reading	\$2.18 M	\$7.23 M	\$15.02 M
	2020 Est. Entertainment	\$4.05 M	\$13.58 M	\$28.08 M
	2020 Est. Food, Beverages, Tobacco	\$11.14 M	\$37.74 M	\$77.48 M
	2020 Est. Furnishings, Equipment	\$2.52 M	\$8.45 M	\$17.5 M
	2020 Est. Health Care, Insurance	\$6.63 M	\$22.66 M	\$46.59 M
	2020 Est. Household Operations, Shelter, Utilities	\$23.25 M	\$79.03 M	\$161.87 M
	2020 Est. Miscellaneous Expenses	\$1.35 M	\$4.57 M	\$9.44 M
	2020 Est. Personal Care	\$964.92 K	\$3.26 M	\$6.72 M
	2020 Est. Transportation	\$13.27 M	\$44.67 M	\$92.23 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



Lat/Lon: 33.1945/-79.9852

GAPE2

5 Acre Commercial Development Site- Moncks

Corner. SC

Listing: #2010709

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$1.53 M / \$861.3 K	44	\$5.14 M / \$5.58 M	-8	\$10.59 M / \$5.62 M	47
Men's Clothing Stores	\$53.99 K / \$32.98 K	39	\$181.64 K / \$243.86 K	-26	\$374.76 K / \$270.67 K	28
Women's Clothing Stores	\$233.08 K / \$121.35 K	48	\$787.18 K / \$870.12 K	-10	\$1.62 M / \$870.12 K	46
Children's, Infants' Clothing Stores	\$102.08 K / -	100	\$342.89 K / -	100	\$708.8 K / -	100
Family Clothing Stores	\$625.5 K / \$587.8 K	6	\$2.11 M / \$2.97 M	-29	\$4.34 M / \$2.97 M	32
Clothing Accessory Stores	\$49.57 K / -	100	\$167.48 K / -	100	\$345.79 K / -	100
Other Apparel Stores	\$76.09 K / \$9.41 K	88	\$256.05 K / \$140.57 K	45	\$527.02 K / \$152.16 K	71
Shoe Stores	\$258.77 K / \$109.77 K	58	\$868.92 K / \$1.35 M	-36	\$1.79 M / \$1.35 M	24
Jewelry Stores	\$116.46 K / -	100	\$393.31 K / -	100	\$810.22 K / -	100
Luggage Stores	\$9.78 K / -	100	\$32.96 K / -	100	\$67.86 K / -	100
Furniture, Home Furnishings Stores	\$743.41 K / \$142.78 K	81	\$2.49 M / \$721.57 K	71	\$5.17 M / \$721.57 K	86
Furniture Stores	\$456.87 K / \$64.28 K	86	\$1.53 M / \$324.85 K	79	\$3.17 M / \$324.85 K	90
Floor Covering Stores	\$77.65 K / \$78.5 K	-1	\$261.34 K / \$396.72 K	-34	\$542.12 K / \$396.71 K	27
Other Home Furnishing Stores	\$208.9 K / -	100	\$703.38 K / -	100	\$1.45 M / -	100
Electronics, Appliance Stores	\$567.97 K / \$80.73 K	86	\$1.92 M / \$1.2 M	37	\$3.96 M / \$1.57 M	60
Building Material, Garden Equipment, Supplies Dealers	\$1.83 M / \$4.65 M	-61	\$6.19 M / \$10.15 M	-39	\$12.8 M / \$10.15 M	21
Home Centers	\$863.39 K / \$192.1 K	78	\$2.91 M / \$271.78 K	91	\$6.03 M / \$271.78 K	95
Paint, Wallpaper Stores	\$62.7 K / \$244.56 K	-74	\$212.07 K / \$629.13 K	-66	\$441.71 K / \$629.13 K	-30
Hardware Stores	\$79.58 K / \$3 M	-97	\$267.75 K / \$3.12 M	-91	\$553.77 K / \$3.12 M	-82
Other Building Materials Stores	\$609.53 K / \$988.01 K	-38	\$2.06 M / \$4.99 M	-59	\$4.26 M / \$4.99 M	-15
Outdoor Power Equipment Stores	\$29.21 K / -	100	\$97.94 K / -	100	\$201.82 K / -	100
Nursery, Garden Stores	\$190.14 K / \$224.77 K	-15	\$637.56 K / \$1.14 M	-44	\$1.32 M / \$1.14 M	14
Food, Beverage Stores	\$5 M / \$17.27 M	-71	\$17.02 M / \$37.56 M	-55	\$34.9 M / \$39.49 M	-12
Grocery Stores	\$4.47 M / \$15.46 M	-71	\$15.21 M / \$33.75 M	-55	\$31.2 M / \$34.73 M	-10
Convenience Stores	\$173.27 K / \$477.94 K	-64	\$591.54 K / \$753.03 K	-21	\$1.21 M / \$1.35 M	-11
Meat Markets	\$50.93 K / -	100	\$174.2 K / -	100	\$356.92 K / -	100
Fish, Seafood Markets	\$18.67 K / -	100	\$63.69 K / -	100	\$130.87 K / -	100
Fruit, Vegetable Markets	\$31.19 K / -	100	\$106.18 K / -	100	\$217.19 K / -	100
Other Specialty Food Markets	\$53.66 K / \$7.41 K	86	\$183.39 K / \$92.69 K	49	\$376.39 K / \$136.82 K	64
Liquor Stores	\$204.23 K / \$1.32 M	-85	\$685.45 K / \$2.96 M	-77	\$1.41 M / \$3.27 M	-57

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



GAPE2

Lat/Lon: 33.1945/-79.9852

5 Acre Commercial Development Site- Moncks

Corner. SC

Listing: #2010709

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$1.21 M / \$8.96 M	-86	\$4.15 M / \$15.02 M	-72	\$8.52 M / \$15.02 M	-43
Pharmacy, Drug Stores	\$1.02 M / \$8.48 M	-88	\$3.48 M / \$14.51 M	-76	\$7.14 M / \$14.51 M	-51
Cosmetics, Beauty Stores	\$59.64 K / \$71.29 K	-16	\$204.08 K / \$74.16 K	64	\$419.34 K / \$74.16 K	82
Optical Goods Stores	\$68.43 K / \$413.72 K	-83	\$232.96 K / \$430.38 K	-46	\$478.32 K / \$430.38 K	10
Other Health, Personal Care Stores	\$69.48 K / -	100	\$237.96 K / -	100	\$489.02 K / -	100
Sporting Goods, Hobby, Book, Music Stores	\$575.88 K / \$345.33 K	40	\$1.91 M / \$2.12 M	-10	\$3.96 M / \$2.58 M	35
Sporting Goods Stores	\$317.74 K / \$315.52 K	1	\$1.05 M / \$1.59 M	-34	\$2.17 M / \$1.77 M	18
Hobby, Toy, Game Stores	\$92.12 K / \$29.81 K	68	\$308.79 K / \$526.39 K	-41	\$636.25 K / \$809.25 K	-21
Sewing, Needlecraft Stores	\$28.26 K / -	100	\$94.75 K / -	100	\$194.58 K / -	100
Musical Instrument Stores	\$25.77 K / -	100	\$87.52 K / -	100	\$179.48 K / -	100
Book Stores	\$111.99 K / -	100	\$376.33 K / -	100	\$777.77 K / -	100
General Merchandise Stores	\$4.88 M / \$4.45 M	9	\$16.56 M / \$26.13 M	-37	\$34.05 M / \$26.66 M	22
Department Stores	\$1.26 M / \$1.29 M	-2	\$4.25 M / \$15.88 M	-73	\$8.76 M / \$15.88 M	-45
Warehouse Superstores	\$3.15 M / -	100	\$10.69 M / -	100	\$21.97 M / -	100
Other General Merchandise Stores	\$476.43 K / \$3.16 M	-85	\$1.62 M / \$10.25 M	-84	\$3.33 M / \$10.78 M	-69
Miscellaneous Store Retailers	\$660.77 K / \$410.75 K	38	\$2.24 M / \$1.78 M	21	\$4.61 M / \$2 M	57
Florists	\$23.79 K / \$21.2 K	11	\$78.92 K / \$193.89 K	-59	\$162.44 K / \$196.39 K	-17
Office, Stationary Stores	\$64.71 K / -	100	\$218.98 K / -	100	\$453.16 K / -	100
Gift, Souvenir Stores	\$79.01 K / \$24.49 K	69	\$267.99 K / \$167.36 K	38	\$553.17 K / \$238.46 K	57
Used Merchandise Stores	\$45.2 K / \$138.62 K	-67	\$152.89 K / \$370.59 K	-59	\$315.35 K / \$370.59 K	-15
Pet, Pet Supply Stores	\$268.83 K / \$91.45 K	66	\$908.24 K / \$462.16 K	49	\$1.88 M / \$462.16 K	75
Art Dealers	\$21.35 K / \$8.34 K	61	\$72.75 K / \$124.63 K	-42	\$148.82 K / \$199.11 K	-25
Mobile Home Dealers	\$39.79 K / -	100	\$133.78 K / -	100	\$276.88 K / -	100
Other Miscellaneous Retail Stores	\$118.07 K / \$126.65 K	-7	\$406.05 K / \$459.81 K	-12	\$828.93 K / \$536.65 K	35
Non-Store Retailers	\$2.23 M / \$4.98 M	-55	\$7.55 M / \$5.61 M	26	\$15.56 M / \$5.71 M	63
Mail Order, Catalog Stores	\$1.86 M / \$100.44 K	95	\$6.26 M / \$507.57 K	92	\$12.92 M / \$567.97 K	96
Vending Machines	\$51.68 K / -	100	\$175.67 K / -	100	\$360.44 K / -	100
Fuel Dealers	\$181.82 K / \$4.88 M	-96	\$624.93 K / \$5.07 M	-88	\$1.29 M / \$5.07 M	-75
Other Direct Selling Establishments	\$142.98 K / -	100	\$483.72 K / \$23.87 K	95	\$995.77 K / \$66.45 K	93

RETAIL GAP EXPANDED REPORT

2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Hunter Suggs and Greg Greer



Lat/Lon: 33.1945/-79.9852

GAPE2

5 Acre Commercial Development Site- Moncks

Corner. SC

Listing: #2010709

	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$4.34 M / \$18.25 M	-76	\$14.53 M / \$33.23 M	-56	\$29.97 M / \$35.89 M	-16
Hotels, Other Travel Accommodations	\$238.18 K / \$390.42 K	-39	\$798.81 K / \$406.15 K	49	\$1.65 M / \$406.15 K	75
RV Parks	\$2.62 K / -	100	\$7.73 K / \$2.62 K	66	\$16.05 K / \$7.29 K	55
Rooming, Boarding Houses	\$1.74 K / -	100	\$5.7 K / -	100	\$12.19 K / \$3.29 K	73
Full Service Restaurants	\$2.54 M / \$10.3 M	-75	\$8.51 M / \$17.6 M	-52	\$17.54 M / \$18.75 M	-6
Limited Service Restaurants	\$1.18 M / \$7.42 M	-84	\$3.95 M / \$15.29 M	-74	\$8.15 M / \$15.75 M	-48
Special Food Services, Catering	\$377.14 K / -	100	\$1.26 M / \$39.62 K	97	\$2.61 M / \$1.46 M	44
Drinking Places	\$106.88 K / \$243.63 K	-56	\$358.32 K / \$253.45 K	29	\$740.57 K / \$253.45 K	66
Gasoline Stations	\$3.72 M / \$692 K	81	\$12.59 M / \$14.55 M	-13	\$25.81 M / \$19.17 M	26
Motor Vehicle, Parts Dealers	\$6.74 M / \$18.19 M	-63	\$22.63 M / \$81.78 M	-72	\$46.92 M / \$104.54 M	-55
New Car Dealers	\$5.18 M / \$9.62 M	-46	\$17.37 M / \$67.32 M	-74	\$36.02 M / \$89.22 M	-60
Used Car Dealers	\$534.77 K / \$1.56 M	-66	\$1.79 M / \$3.35 M	-46	\$3.72 M / \$3.43 M	8
Recreational Vehicle Dealers	\$109.31 K / \$154.34 K	-29	\$355.74 K / \$779.96 K	-54	\$740.73 K / \$779.96 K	-5
Motorcycle, Boat Dealers	\$234.82 K / \$3.4 M	-93	\$776.51 K / \$3.83 M	-80	\$1.61 M / \$4.47 M	-64
Auto Parts, Accessories	\$413.49 K / \$3.36 M	-88	\$1.4 M / \$5.55 M	-75	\$2.89 M / \$5.55 M	-48
Tire Dealers	\$275.6 K / \$92.89 K	66	\$935.52 K / \$954.97 K	-2	\$1.93 M / \$1.1 M	43
2020 Population	2,696		11,450		22,570	
2025 Population	3,068		13,144		26,038	
% Population Change 2020-2025	13.8%		14.8%		15.4%	
2020 Adult Population Age 18+	1,961		8,707		17,189	
2020 Population Male	1,260		5,542		10,985	
2020 Population Female	1,437		5,908		11,585	
2020 Households	990		4,203		8,184	
2020 Median Household Income	80,150		64,028		66,775	
2020 Average Household Income	103,524		76,293		82,283	

Retail Map

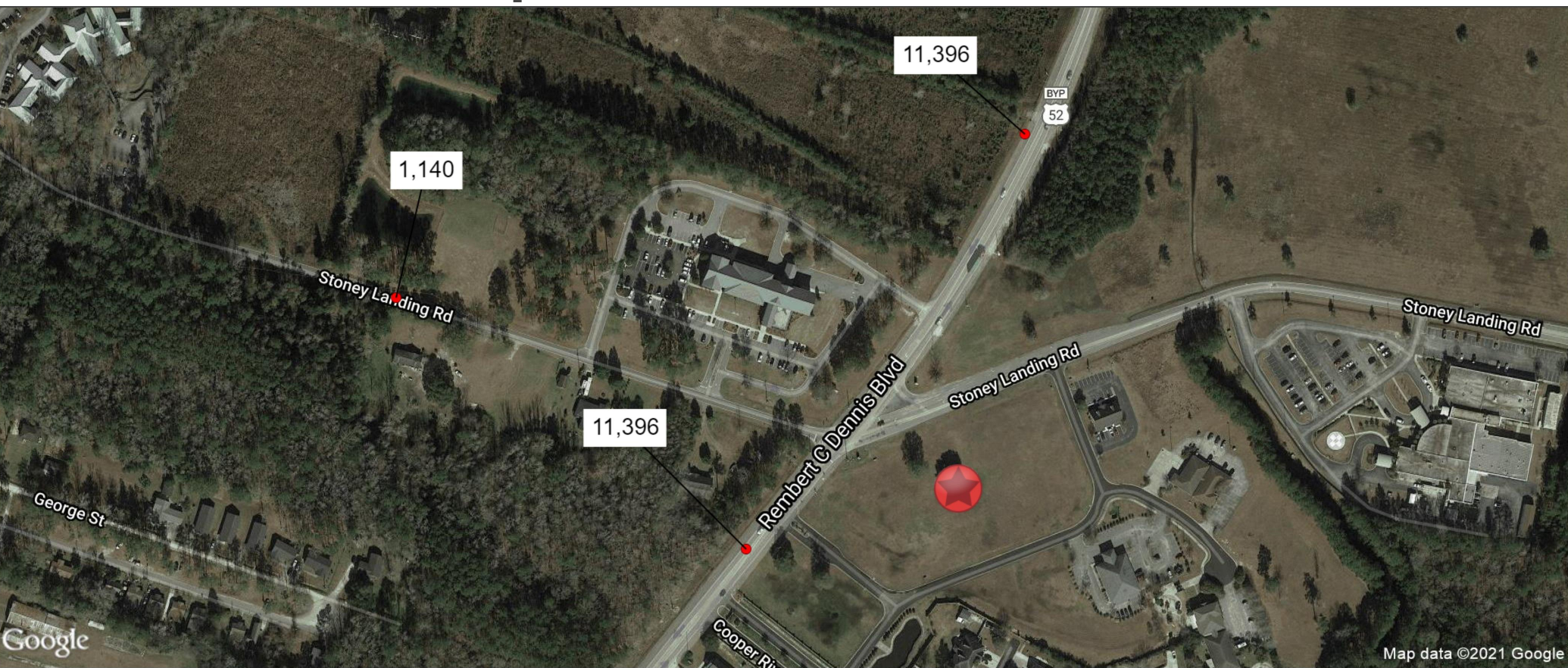


Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	2,696	11,450	22,570
Households	990	4,203	8,184
Population Median Age	36.7	38.0	38.3
5 Yr Pop Growth (Total%)	13.8%	14.8%	15.4%

NATIONAL LAND REALTY
 Prepared For Hunter Suggs

Traffic Counts Map



Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	2,696	11,450	22,570
Households	990	4,203	8,184
Population Median Age	36.7	38.0	38.3
5 Yr Pop Growth (Total%)	13.8%	14.8%	15.4%

5 Mile Information



Details

Traffic Counts for Stoney Landing Rd and Rembert C. Dennis Blvd



Prepared For Hunter Suggs



National Land Realty
3610 Landmark Drive
Ste G
Columbia, SC 29204
www.NationalLand.com



Hunter Suggs, CCIM
Office: 855.384.5263
Cell: 803.603.3738
Fax: 864.331.1610
Hsuggs@NationalLand.com



Gregory Greer
Office: 855.384.5263
Cell: 843.754.3064
Fax: 864.331.1610
Ggreer@nationalland.com

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose **NOT** to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with **any** real estate buyer or seller as customers: **present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.**

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A **seller becomes a client** of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A **buyer becomes a client** of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

If you enter into a written agency agreement, as a client, the real estate brokerage has the following *client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care*. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature _____ Date _____

Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
This brochure has been approved by South Carolina Real Estate Commission for use in explaining representation issues in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.