

Shadow Lane

North Charleston



Property Highlights:

- Approximately 1.03 acres on Shadow Lane
- Zoned ON (Office Neighborhood) in City of North Charleston
- Located on Shadow Lane off University Blvd
- Excellent access to I-26 via Hwy 78 and Rivers Avenue
- 39,400 VPD on University Blvd
- Listed at \$275,000

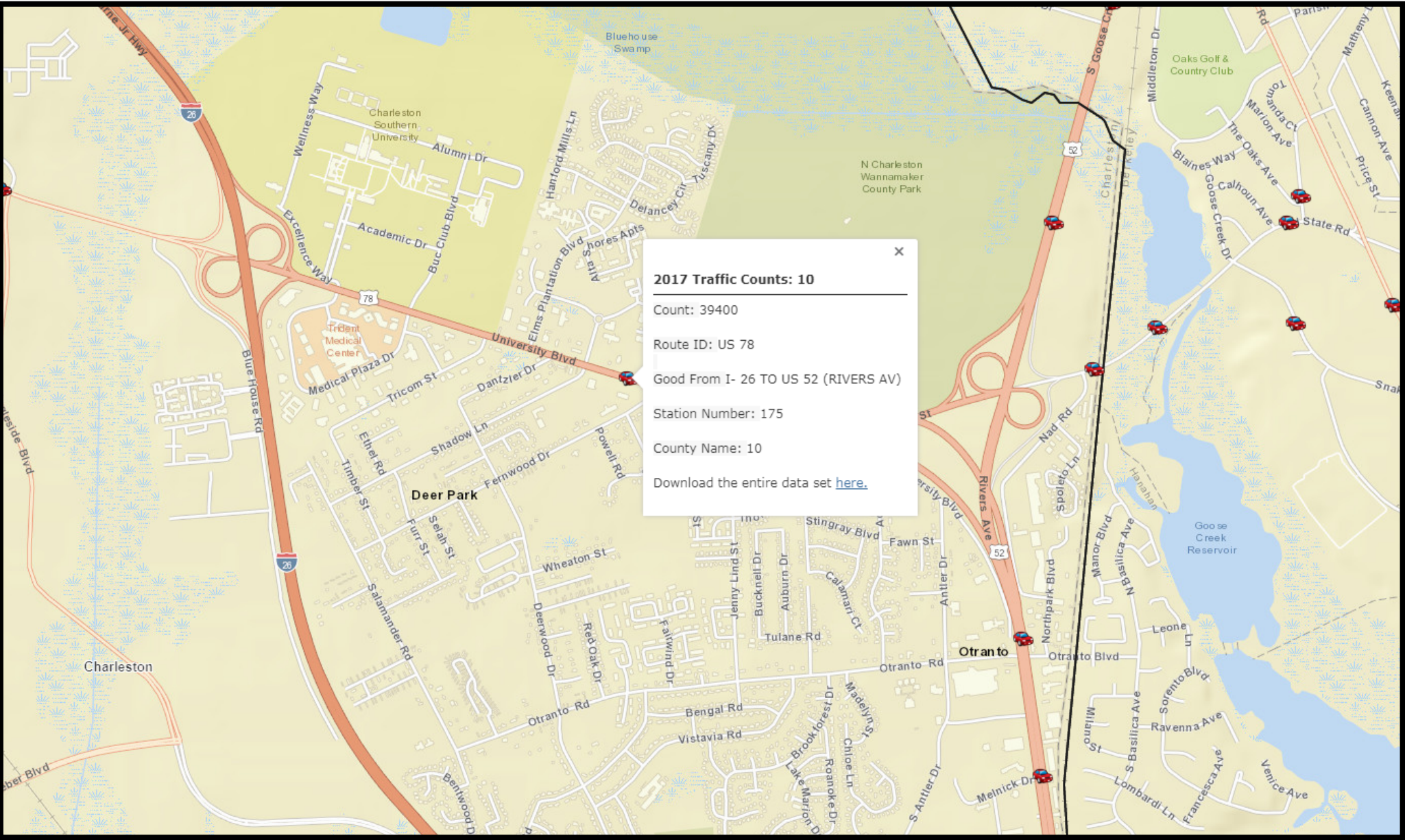
Robert L. Pratt
RE/MAX Pro Realty
9209 University Blvd
Charleston, SC 29406
843-576-2705 (Office)
Robert@robertpratt.com

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Traffic Counts



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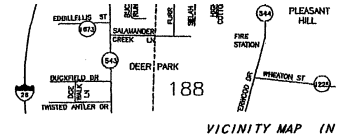
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843-576-2716 (Assistant)
robert@robertpratt.com



of this survey is for descriptive purposes only.

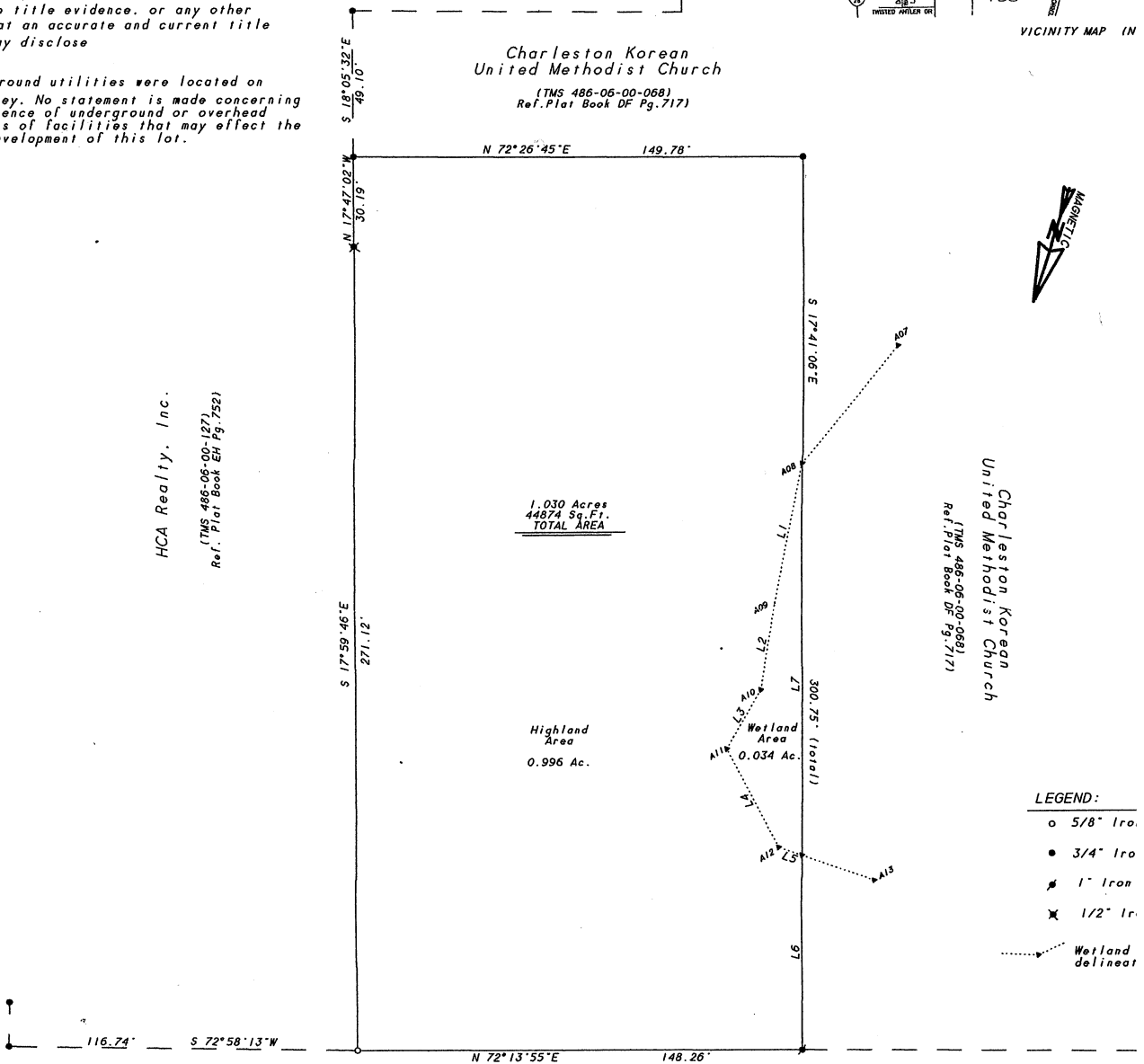
6. Surveyor has made no investigation or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose
7. No underground utilities were located on this survey. No statement is made concerning the existence of underground or overhead containers of facilities that may affect the use or development of this lot.



Charleston Korean
United Methodist Church
(TMS 486-06-00-068)
Ref. Plat Book DF Pg. 717

HCA Realty, Inc.
(TMS 486-06-00-127)
Ref. Plat Book EH Pg. 752

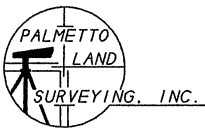
Charleston Korean
United Methodist Church
(TMS 486-06-00-068)
Ref. Plat Book DF Pg. 717



SHADOW LANE (S-10-1226) 50' R/W

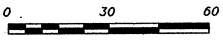
WETLAND SURVEY
On Tax Lot 486-06-00-037
Part of Deer Park
LOCATED
City of North Charleston
CHARLESTON COUNTY, SOUTH CAROLINA

I hereby state that to the best of and belief, the survey shown hereon with the requirements of the Minimum Practice of Land Surveying in South exceeds the requirements for a Class therein.



2065 SAVANNAH HIGHWAY
Suite 2
CHARLESTON, SC 29407

DATE: December 4, 2012 SCALE 1" = 30'



James G. Penington, P.L.S. No. 1021
Palmetto Land Surveying, Inc.
Charleston, S.C. 29407 571-5191

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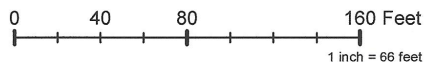
Shadow Lane



Shadow Lane Tract

Parcel ID: 4860600037
Owner1: PARKWAY ASSOCIATES OF SUMMERVILLE LLC
Prop St Number: 0
Prop St Name: SHADOW
Prop Type: LN
Acreage: 1.04

Class Code: 905 - VAC-RES-LOT
Plat Book Page: W-41
Deed Book Page: 0313-307
Jurisdiction: CITY OF NORTH CHARLESTON



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

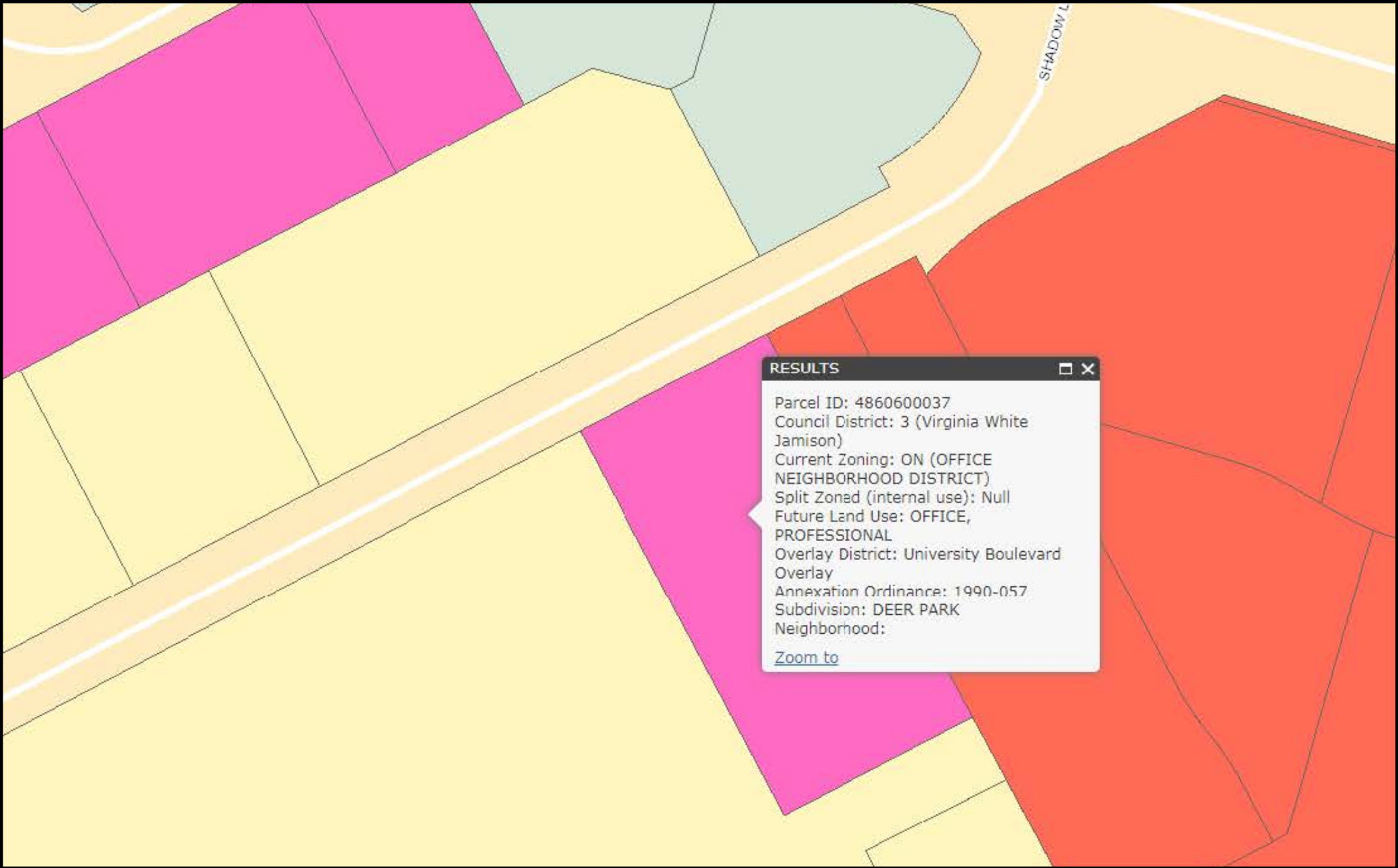
Author: Charleston County SC
Date: 5/17/2017

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Zoned ON in City of North Charleston

Section 5-3. - ON, Neighborhood office district:

- (a) *Permitted uses:* The following uses shall be permitted in the ON zoning district:
1. Business and professional offices such as lawyers, accountants, engineers, architects, advertising agencies, real estate agents, physicians, dentists and hair stylists.
 2. All uses permitted in R-1 zoning districts.
- (b) *Conditional uses:* All conditional uses permitted in R-1 zoning districts as shown in section 5-1(b), providing the applicable conditions are met.

(Ord. No. 1991-16, § 5-9-91; Ord. No. 2000-031, 6-22-00; Ord. No. 2004-09, 1-22-04)

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