



FOR SALE

2063 N Main Street
Summerville, SC 29486



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$2,300,000

Total Available: 2.80 Acres

Tax ID: 2221404046

Municipality: Berkeley County

Zoning: GC - General Commercial

PROPERTY OVERVIEW

- 2.80 Acres For Sale to be developed.
- 41,900 AADT 2022 (SCDOT).
- All utilities are at the site.
- Property located on a corner with two access points.
- Value buy located between Nexton and Carnes Crossroads communities.
- Seller would entertain a build to suit as well.
- Very broad zoning allowing most commercial businesses.



1.38 ACRES

1.44 ACRES

2.8 ACRES
TOTAL

N Main St

N Main St

N Main St

Ridge Church Rd

Thunderbird Dr

Thunderbird Dr

Alt
17



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AREA MAP



DEVELOPMENT

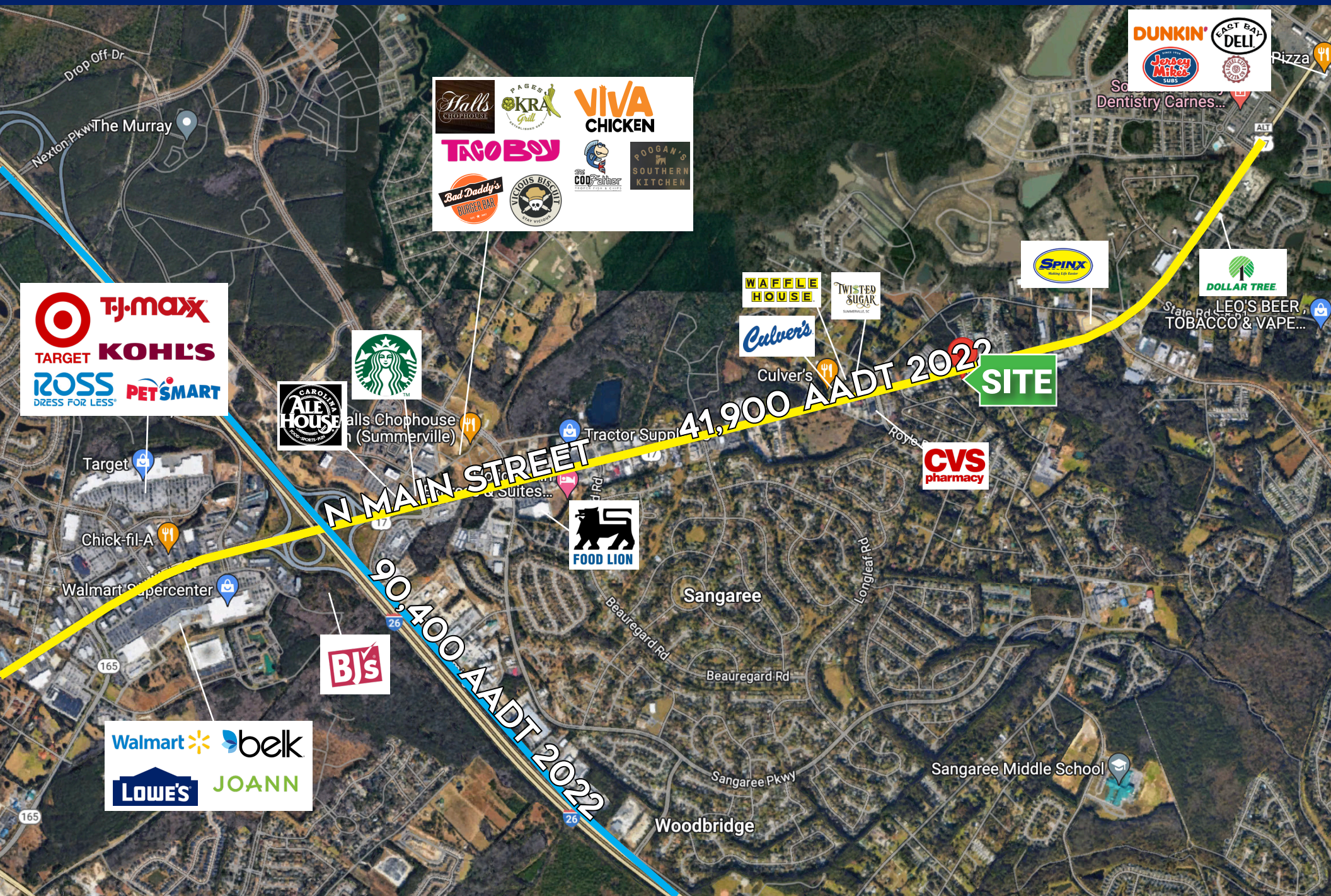


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AREA RETAILERS



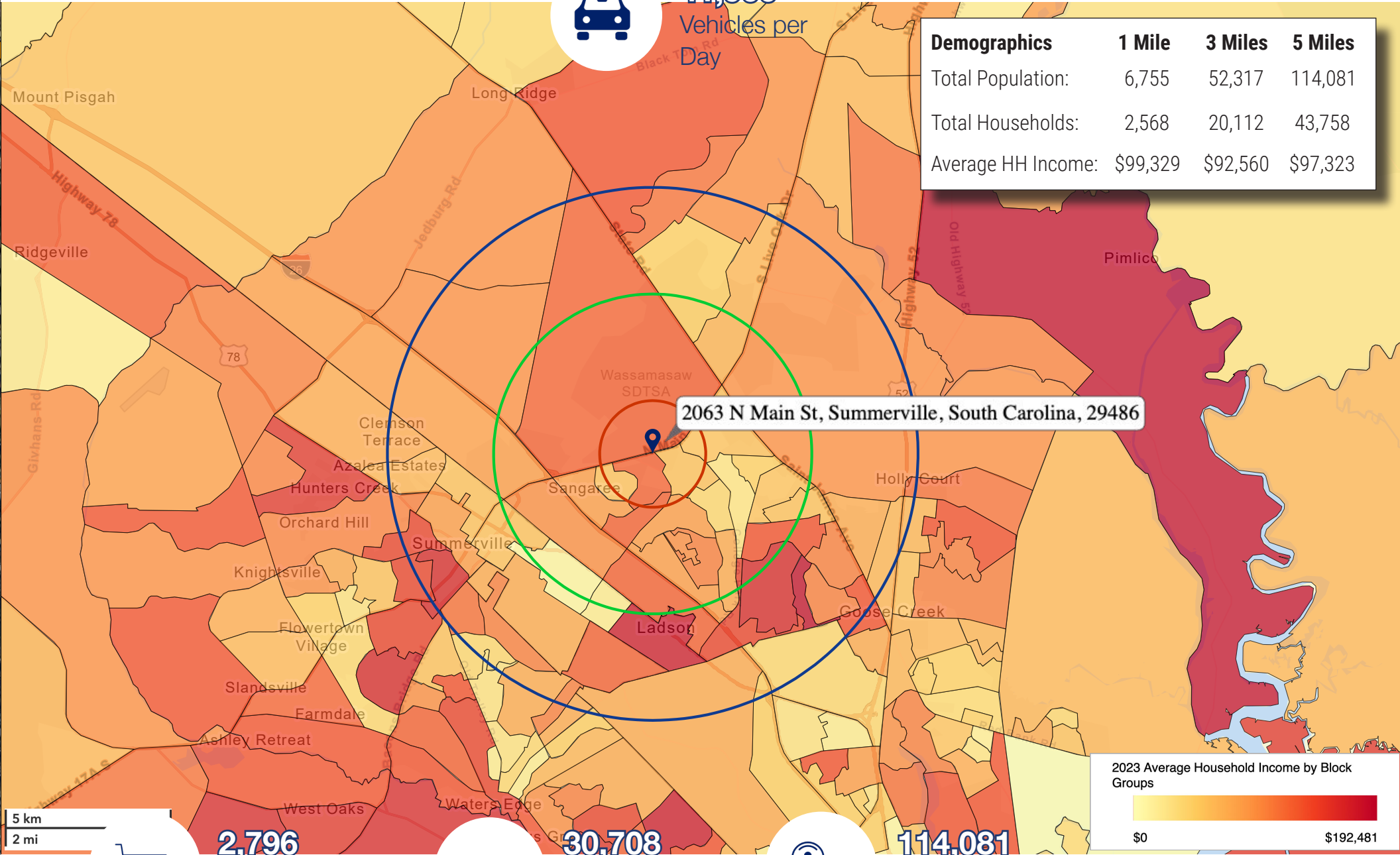
DEMOGRAPHICS



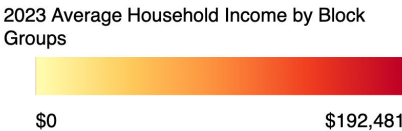
41,900

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,755	52,317	114,081
Total Households:	2,568	20,112	43,758
Average HH Income:	\$99,329	\$92,560	\$97,323



2063 N Main St, Summerville, South Carolina, 29486



5 km
2 mi



2,796

Businesses within 5 Miles



30,708

Employees within 5 Miles



114,081

Population within 5 Miles

All demographics based on Esri forecasts for 2023
SCDOT AADT 2022

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