



DORCHESTER ROAD 28,900 VPD 2023

## GROUND LEASE OPPORTUNITY

5647 Dorchester Road  
North Charleston, SC 29418

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GROUND LEASE OPPORTUNITY

# PROPERTY OVERVIEW

This high-visibility 0.46 AC retail pad site offers a prime ground lease opportunity on bustling Dorchester Road in North Charleston, SC. Positioned in a high-traffic commercial corridor, this pad-ready site is ideal for national and regional retailers, quick-service restaurants, banks, or other high-demand businesses seeking maximum exposure with drive thru capability. Situated along Dorchester Road, a major thoroughfare with excellent frontage and strong daily traffic counts. Excellent ingress/egress with high visibility and convenient proximity to major highways and residential communities.

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GROUND LEASE OPPORTUNITY

# OFFERING SUMMARY



## LEASE RATE

\$60,000/YR NNN



## ZONING

City of North Charleston -  
B-2 - General Business District



## ACRES

0.46 Acres



## VEHICLES PER DAY

28,900 2023



## COUNTY

Charleston County



## TAX ID

408-02-00-108

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# AERIAL

Dorchester Rd

5647 Dorchester Road | North Charleston, SC 29416



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# LOCATION



CHARLESTON  
INTERNATIONAL AIRPORT

BOEING

Tanger

Michaux Pkwy

5647 Dorchester Road

SUBWAY

Dorchester Rd

CHURCH'S  
TEXAS & CHICKEN

HARBOR FREIGHT  
QUALITY TOOLS LOWEST PRICES

Harbor Freight

DOLLAR TREE  
ROSES

save  
alot  
planet fitness



GROUND LEASE OPPORTUNITY

NORTH CHARLESTON

CHARLESTON  
INTERNATIONAL  
AIRPORT

PARK CIRCLE

5647 Dorchester Road

WEST ASHLEY

CHARLESTON

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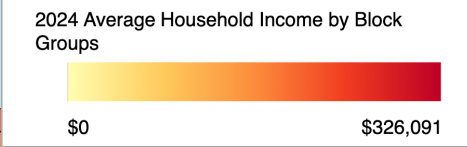
# DEMOGRAPHICS



28,900  
Vehicles per  
Day

Demographics	3 Miles	5 Miles	7 Miles
Total Population:	39,831	146,521	225,341
Total Households:	16,080	62,990	94,933
Average HH Income:	\$90,087	\$92,701	\$98,941

5647 Dorchester Rd, North Charleston, South Carolina, 29418



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



9,690  
Businesses  
within 7 Miles



126,999  
Employees  
within 7 Miles



225,341  
Population  
within 7 Miles



GROUND LEASE OPPORTUNITY

# CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



S.C. Department of Employment & Workforce  
Business Intelligence Department

## POPULATION & DEMOGRAPHICS

**849,000**

Charleston Region Population

**38.5**

Median Age

**40+**

New people move to the region  
each day

<https://charlestonregionaldata.com/profile-metro>  
<https://www.crda.org/local-data/population-demographics/>



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