



**FOR SALE**  
COMMERCIAL LAND

**CHARLIE HALL BLVD**

**2077 CHARLIE HALL BLVD, Charleston, SC 29414**

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## PROPERTY SPECS

SIZE	0.87 ACRES
SALE PRICE	\$600,000
TAX ID/APN	309-00-00-047
LAND TYPE	OFFICE/COMMERCIAL
ZONING	GB
COUNTY	Charleston County
MUNICIPALITY	City of Charleston

## PROPERTY OVERVIEW

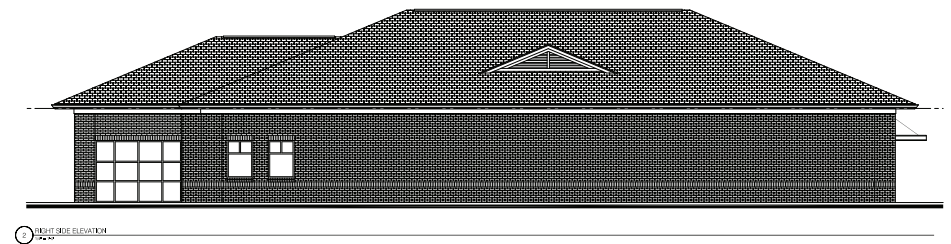
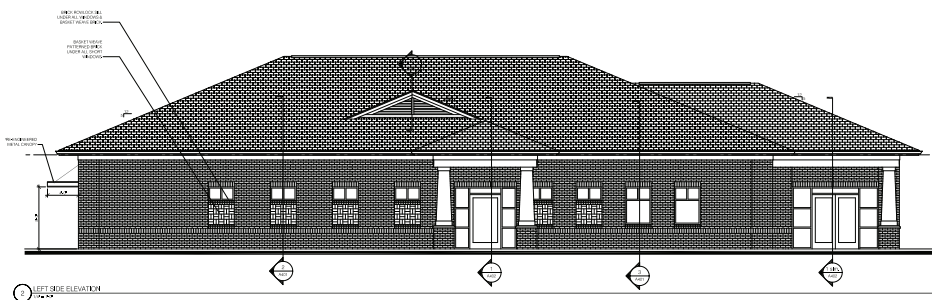
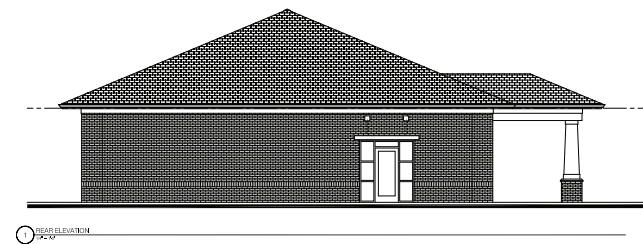
Commercial land for sale in West Ashley located at 2077 Charlie Hall Blvd. The site is 0.87 acres zoned GB - City of Charleston. The pad can accommodate a medical office up to 5,200 SF as seen in the renderings. It is pad ready, cleared and graded, parking in place and with all utilities to site. The Seller is a developer and would do a build to suit. The property is ideal for a variety of office users, medical professionals, and independent practices. It is surrounded by Essex Medical Park, West Ashley Medical Center, Bon Secours St. Francis Hospital and MUSC Health Primary Care.

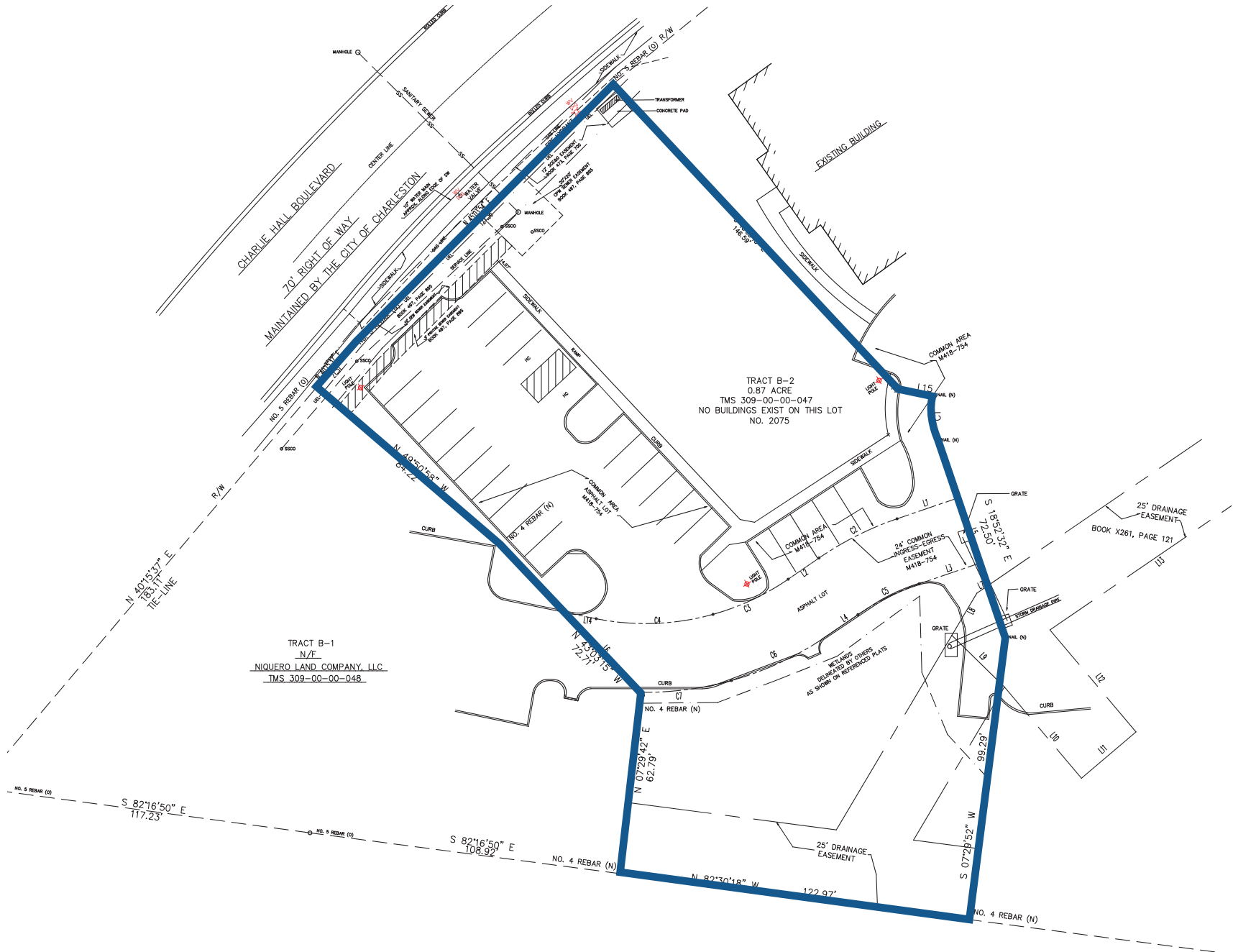
## LOCATION OVERVIEW

The site is located between Magwood Dr and Glenn McConnell Pkwy right of the I-526 exit. 2077 Charlie Hall is blvd surrounded by a variety of businesses, retail and rooftops, making it a highly desirable location for an office location.

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

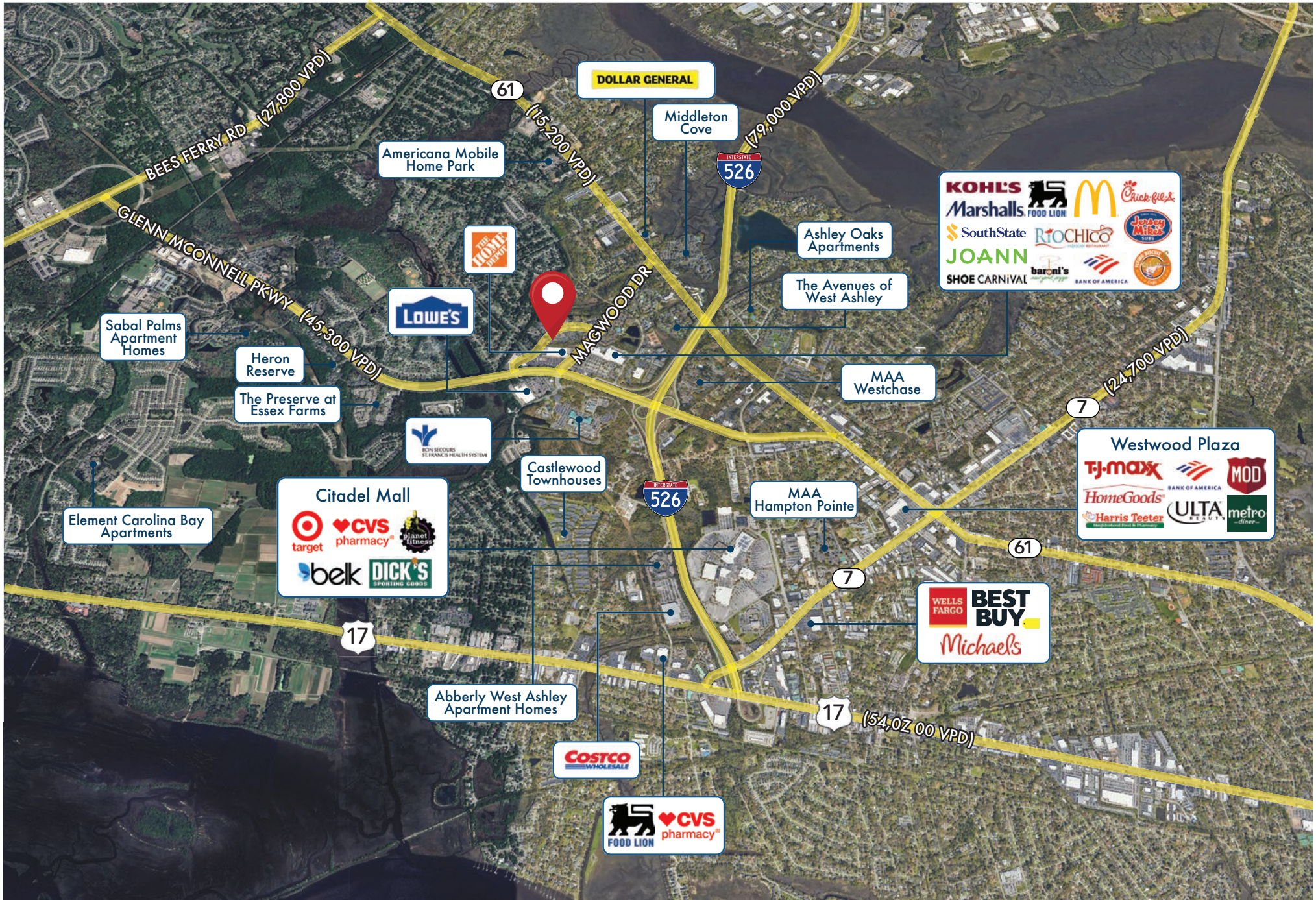






# AMENITIES MAP

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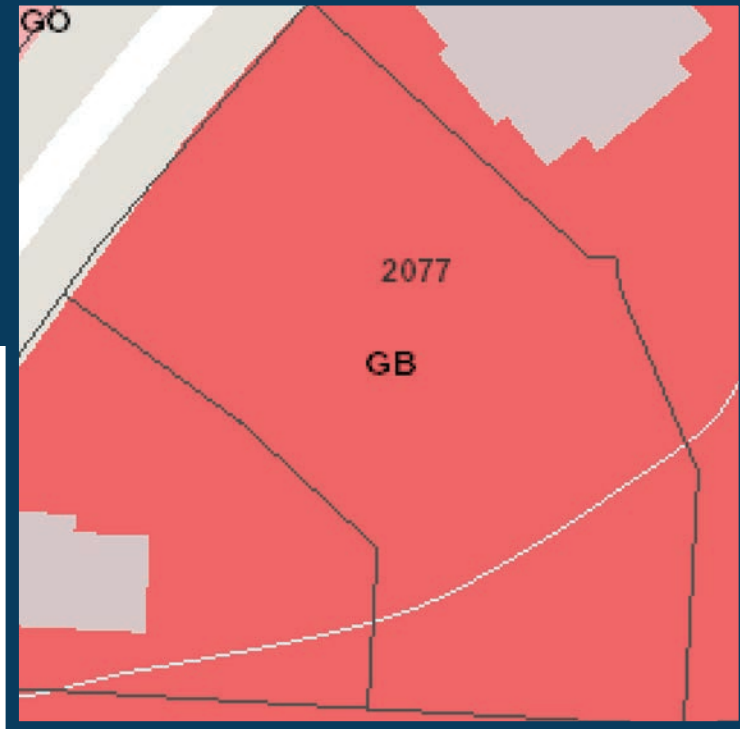
Old Joe  
**LOCATION MAP**



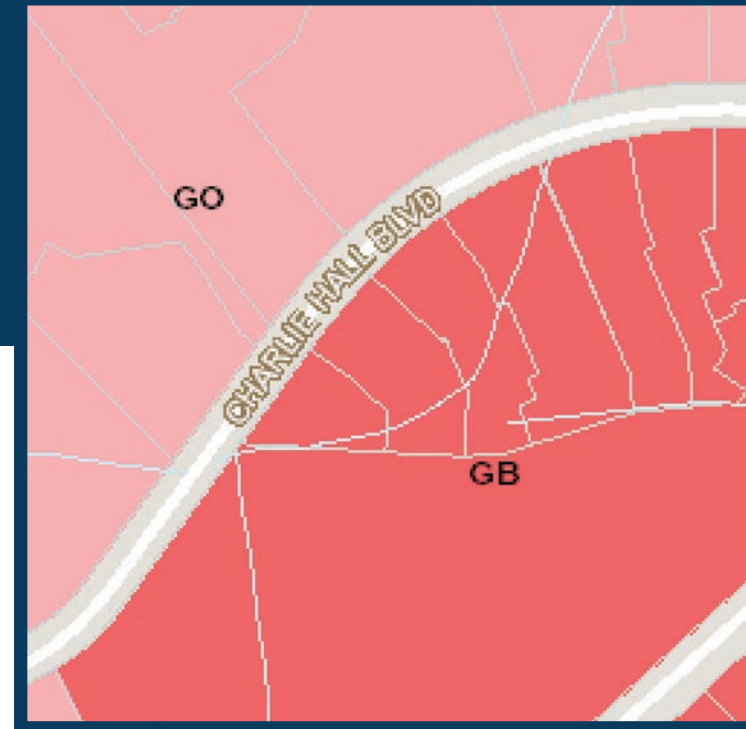
**SITE**



## DETAIL VIEW



## AREA OVERVIEW



## PARCEL INFORMATION

TMS 3090000047

## ZONING INFORMATION

CODE GB

The General Business, GB District allows a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats)Automotive repair shops, gasoline service stations, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.

## ZONING LAYERS

RESTRICTIVE COVENANTS OVERLAY

RESTRICTIONS REGARDING DEVELOPMENT ON A PROPERTY

RESIDENTIAL SHORT TERM RENTAL CATEGORY

SR CAT 3

## MAP LAYERS





CHARLESTON CITY LIMITS

YES

SUBDIVISIONS

ESSEX FARMS



	ONE MILE	THREE MILE	FIVE MILE
 POPULATION	10,185	63,059	120,676
 TOTAL BUSINESSES	407	3,016	5,801
 MEDIAN AGE	37.6	38.1	38.0
 MEDIAN HOUSEHOLD INCOME	\$75,906	\$78,230	\$76,568





## CONTACT:

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