



FOR SALE

±0.53-Acre Redevelopment Opportunity Directly on Folly Road

889 Folly Road, Charleston, SC 29412

Jon-Michael Brock, CCIM, SIOR

Principal
+1 864 978 3704
jonmichael.brock@colliers.com

Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey

Associate
+1 843 709 2535
dillon.claffey@colliers.com

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Property Summary

889 Folly Road presents a redevelopment opportunity in the heart of James Island along the Folly Road corridor near the intersection of Camp Road. The ± 0.53 -acre site is zoned CC – Community Commercial and offers strong visibility and access in a well-established retail and commercial area.

The property is build-ready with permits, architectural drawings, and a special exemption already in place for a drive-thru use. Ideal for restaurant, retail, or service-oriented users seeking a well-located site on James Island.



Address	889 Folly Rd, Charleston, SC 29412
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Total Acres	± 0.53 Acres
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Sale Price	\$1,550,000
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Sale Type	Development opportunity
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Zoning	CC - Commercial
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County	Charleston County
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TMS #	425-02-00-195
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Property Improvements

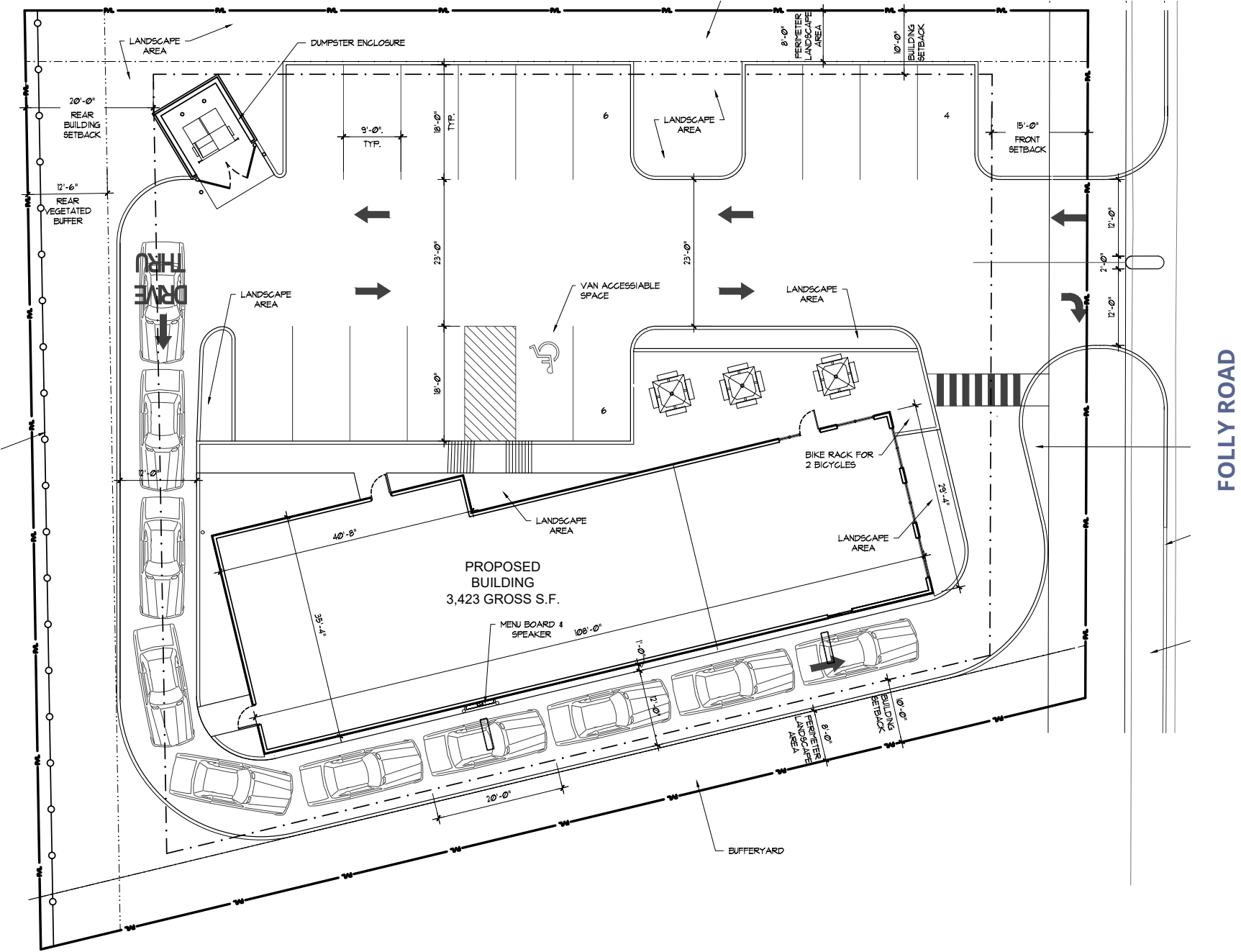
Paperwork & Permits

Phase 1 & 2 Environmental Reports & Core Sampling	Environmental review and social testing
Geotechnical Study	Analysis of soil strength and ground conditions
Traffic Engineering Study	Traffic flow and access analysis for the site and drive-thru
Civil Engineer / Permitting	Drainage, grading, utilities, storm water, and site engineering work
SWPPP Permits	Storm water Pollution Prevention Plan approvals
OCRM Permit	Coastal resource management approval
DHEC Permits	Environmental and health-related approvals
Town Permits	Local municipal approvals
Special Exemption for Drive-Thru	Approval allowing drive-thru use
Architectural Drawings	MEP, structural, and site design plans
Site Plans & Building Drawings	Detailed layout and building plans

Physical Work Completed

Demolition of Existing Car Wash	Removal of previous structures
Removal of Concrete & Hardscape	Existing pavement removed and site improvements made
Land Disturbance & Grading	Site reshaped and prepared for development
Phase 1 Site Work Completed	Initial site infrastructure work completed
Construction Silt Fence Installed	Erosion and sediment control measures
Tree Cutting / Trimming + Permitting	Tree work completed with approvals
Fill Brought In / Site leveled	Additional fill added and site graded
DOT Gravel Pad Installed	Stabilized construction entrance
Utilities Located	Water, sewer, and electrical identified
Sewer Line Capped	Existing sewer infrastructure properly handled
SWAPP Structure On-site	Storm water compliance infrastructure in place

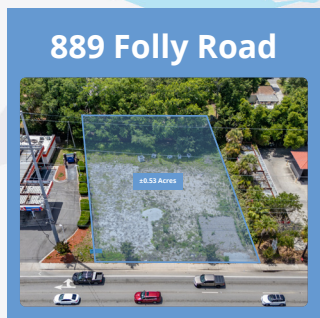
Proposed Site Plan



Aerial Overview



Location Overview



Downtown Charleston ± 6 min
Interstate 26 ± 12 min
Highway 17 ± 8 min
Interstate 526 ± 18 min
Folly Beach ± 9 min
CHS International Airport ± 29 min
West Ashley ± 7 min

	1 Mile	5 Miles	10 Miles
2025 Total Population	7,282	97,236	260,167
2030 Projected Population	7,457	101,449	272,239
2025 Average Household Income	\$125,105	\$144,300	\$138,691
2025 Total Households	3,606	45,154	119,215
2025 Total Businesses	274	5,719	14,792
2025 Total Employees	3,119	65,260	162,912

CONTACT

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Colliers | South Carolina
 960 Morrison Drive, Ste 400
 Charleston, SC 29403
 +1 843 747 1200