



LAND FOR SALE

567 WEST MAIN STREET
MONCK'S CORNER, SOUTH CAROLINA



CONOR MCCARTY

843-830-9148

conor@woodlockcapital.com

RYLEY MCLELLAN

828-989-9642

ryley@woodlockcapital.com

OFFICE 843-906-1137

2201 Mechanic Street, Suite C
Charleston, SC 29405



PROPERTY DETAILS

PARCEL SIZE: 4.85 Acres ($\pm 211,266$ SF)

EXISTING BUILDING: 9,940 SF

ZONING: GC – General Commercial

PRICE: \$900,000

TOPOGRAPHY: Flat, minimal grading

FLOOD ZONE: None

DOWNTOWN MONCKS CORNER: <1 Mile

FRONTAGE: West Main St. (Hwy 17-A)



SITE HIGHLIGHTS

- Flat, buildable topography with no FEMA flood zone designation
- GC zoning supports retail, QSR/pad site, automotive, medical, self-storage, or mixed-use redevelopment
- Existing 9,940 SF structure offers immediate income potential or a redevelopment starting point
- Positioned on West Main Street close to Downtown Moncks Corner with strong corridor traffic exposure

An aerial photograph of a large, wooded property. A yellow dashed line outlines the property's boundary. A red dot with a white center is placed within the wooded area, and a red line connects it to a white box with a red border containing the text 'SUBJECT PROPERTY'. The surrounding area includes a road, a gas station, and some residential buildings.

**SUBJECT
PROPERTY**

REGIONAL ACCESS

DOWNTOWN MONCK'S CORNER

<1 mile | 2-3 minutes

US-52 / HWY 17-A JUNCTION

~2 miles | 5 minutes

I-26 ON-RAMP (via US-52)

~13 miles | 20-22 minutes

DOWNTOWN SUMMERVILLE

~16 miles | 25 minutes

CHARLESTON INTL AIRPORT

~28 miles | 35-40 minutes

DOWNTOWN CHARLESTON

~30 miles | 40 minutes



WEST MAIN STREET

**SUBJECT
PROPERTY**

