

**5154 N. RHETT AVENUE
N. CHARLESTON, SC 29405**

**FOR SALE: ±1.85 AC
REDEVELOPMENT OPPORTUNITY**

Will Sherrod, CCIM
843.364.3796
wsherrod@naicharleston.com

PROPERTY OVERVIEW



Rare opportunity to secure a well-located, high exposure commercial site in one of the region's most active submarkets

Highly visible redevelopment opportunity strategically positioned at the North Rhett Avenue interchange off I-526. The location is in close proximity to the Park Circle neighborhoods and associated retail while having the exposure and access to the Mark Clark (I526).

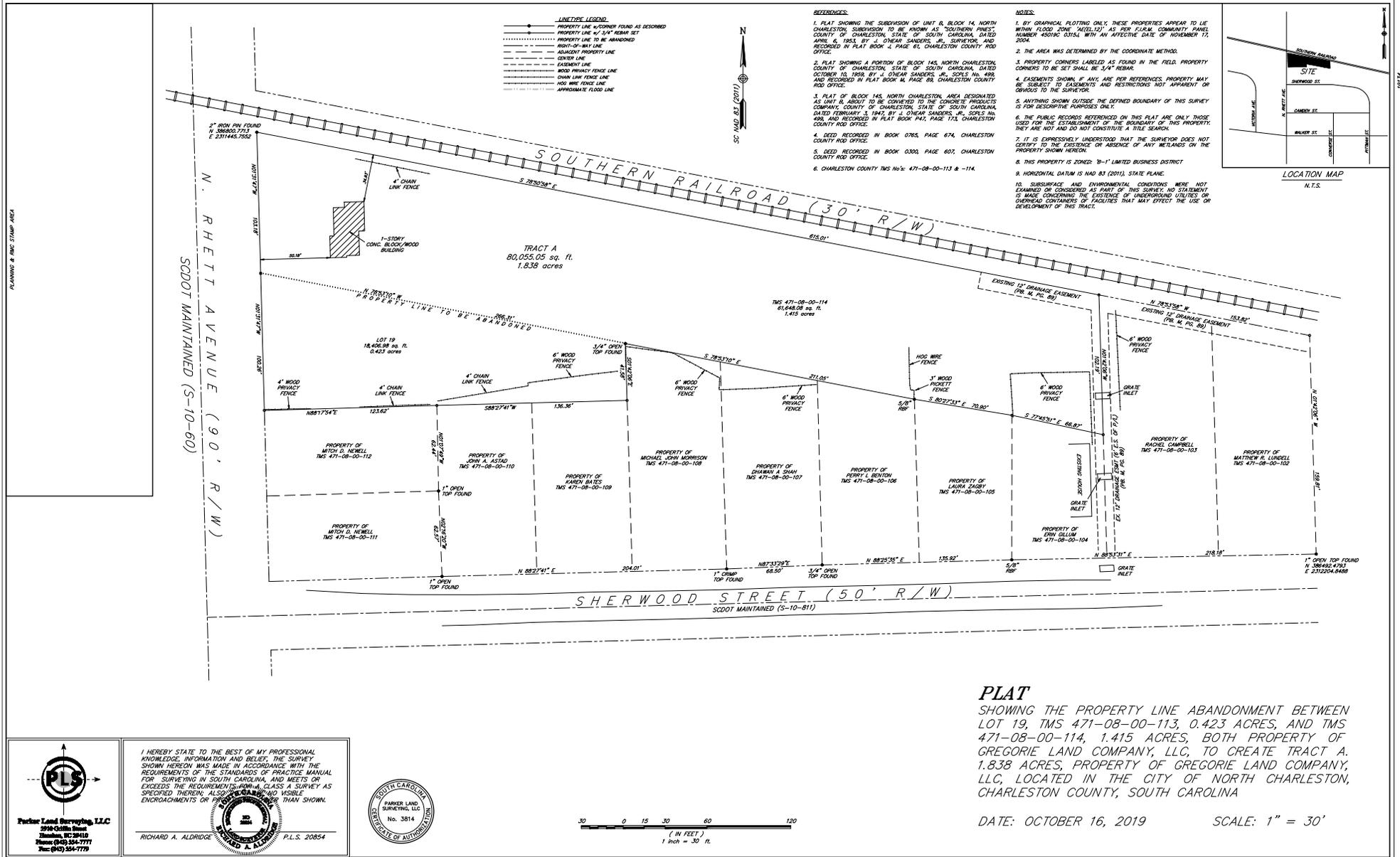
Located within the City of North Charleston and zoned B-1 Limited Business, the zoning allows a broad range of commercial uses including retail, automotive, restaurant, service-oriented businesses, and other high-traffic concepts. The surrounding Park Circle submarket continues to experience strong residential growth and commercial demand, providing a built-in customer base and long-term upside.

Property Highlights:

- ±1.85 acres (two parcels)
- B-1: City of North Charleston Limited Business
- Strong traffic counts and excellent visibility
- Direct interstate access with quick ingress/egress
- TMS: 471-08-00-113 & 471-08-00-114

SALES PRICE: \$1,000,000

PLAT



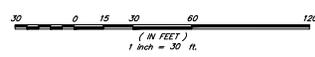
PLAT
 SHOWING THE PROPERTY LINE ABANDONMENT BETWEEN LOT 19, TMS 471-08-00-113, 0.423 ACRES, AND TMS 471-08-00-114, 1.415 ACRES, BOTH PROPERTY OF GREGORIE LAND COMPANY, LLC, TO CREATE TRACT A, 1.838 ACRES, PROPERTY OF GREGORIE LAND COMPANY, LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 16, 2019 SCALE: 1" = 30'

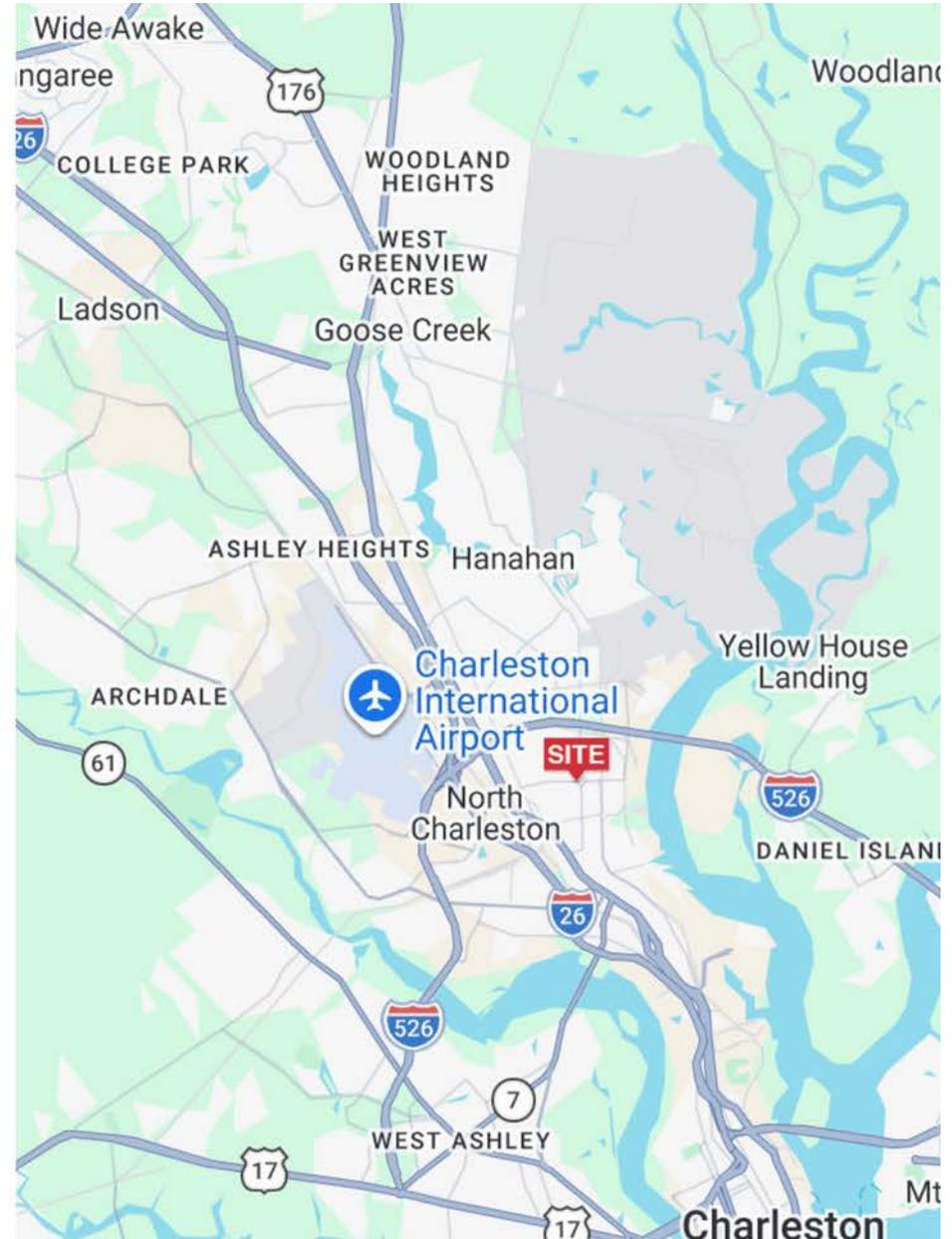
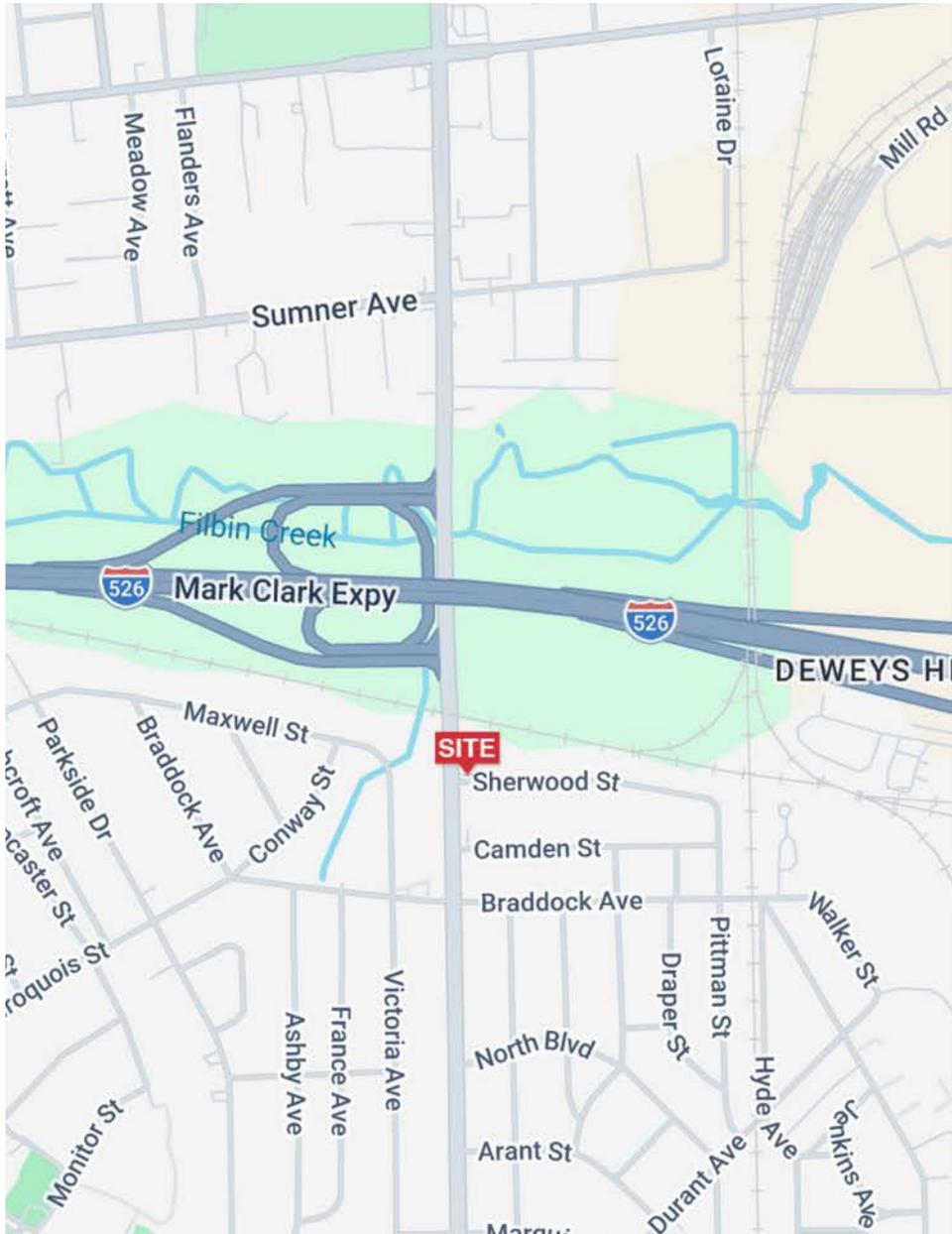


I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THE PLAT SHOWS ALL VISIBLE ENCROACHMENTS OR INTERFERENCES OTHER THAN SHOWN.

RICHARD A. ALDRIDGE
 P.L.S. 20854



LOCATION MAPS



AREA MAP



CONTACT:

Will Sherrod, CCIM

843.364.3796

wsherrod@naicharleston.com

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAICharleston