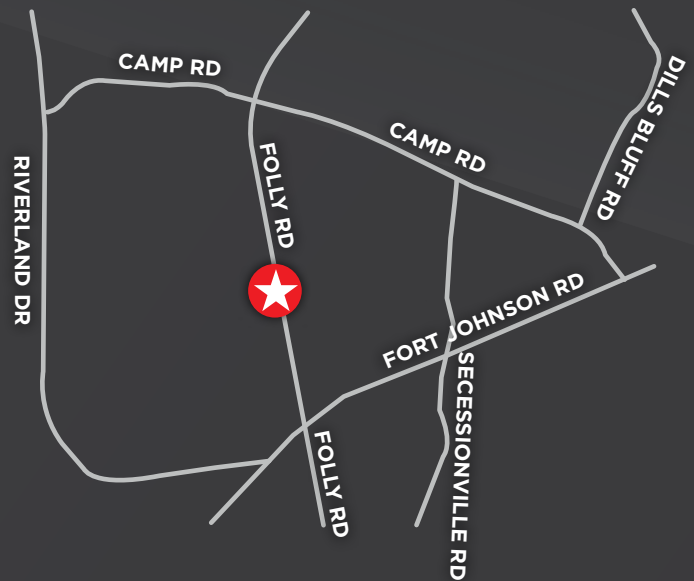




RARE ENTITLED DEVELOPMENT OPPORTUNITY

1165 Folly Road

- Prime development opportunity located in the dense and developed suburb of James Island
- 1.86 AC of vacant land with 535' of frontage along Folly Rd
- Property was recently rezoned to Limited Business
- National retailers in the immediate area include: Walmart, Publix, Food Lion, Dollar Tree, Zaxby's, Sonic, Walgreens, Starbucks, Chick-Fil-A and many others
- Outstanding traffic counts (28,433 VPD), demographics, and excellent retail make the Folly Road corridor one of the area's most highly sought after by national & regional users
- Owner will consider a build-to-suit opportunity for the right terms

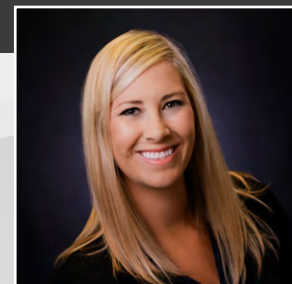


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Associate
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*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1165 FOLLY ROAD | CHARLESTON, SC

LAND FOR SALE

OFFERING SUMMARY:

PROPERTY ADDRESS: 1165 Folly Road
Charleston SC

TMS #: 337-08-00-119

COUNTY: Charleston

SALE PRICE: \$789,500.00

TOTAL AC AVAILABLE: 1.86 AC



1165 FOLLY ROAD | CHARLESTON, SC 29412

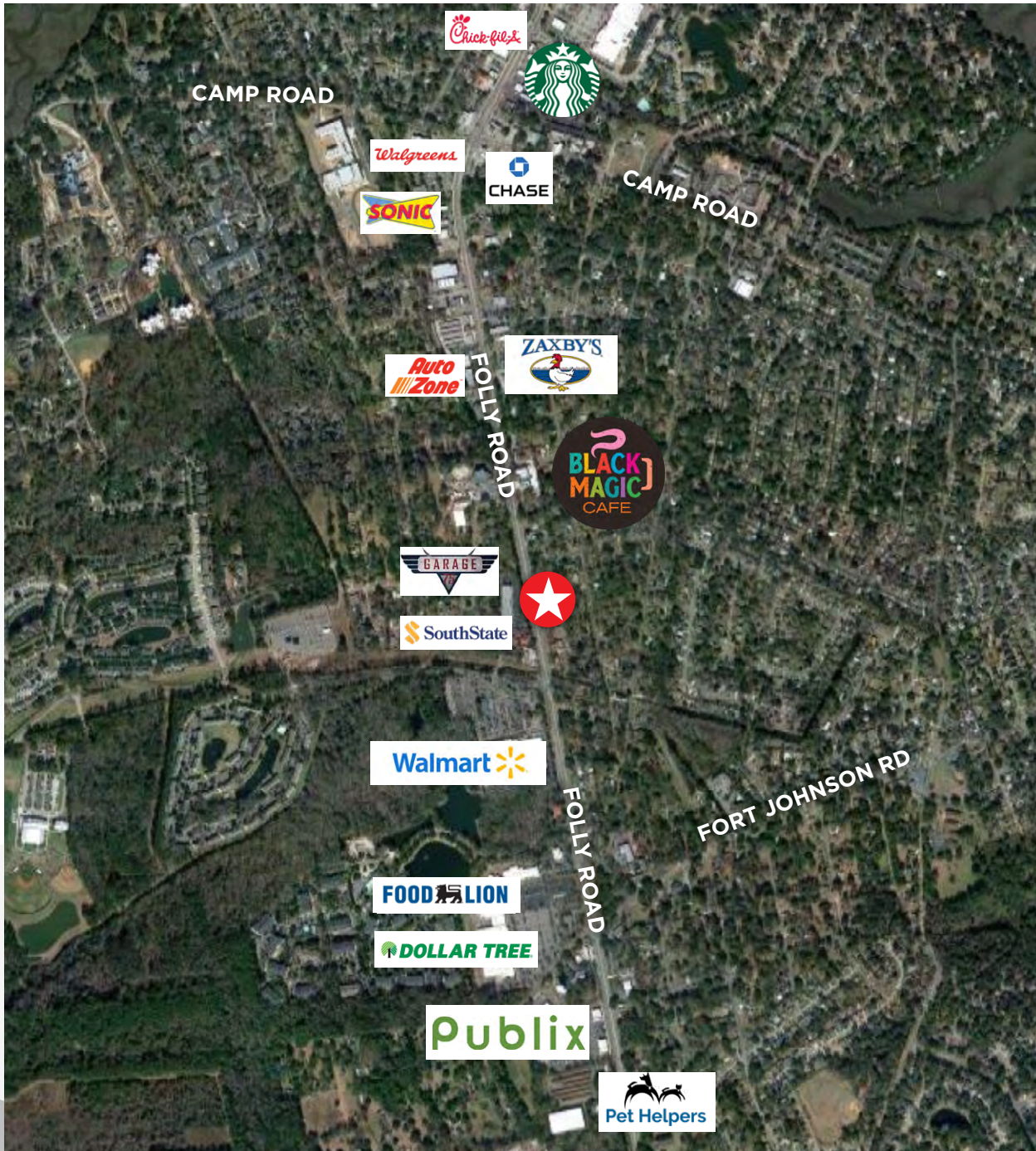


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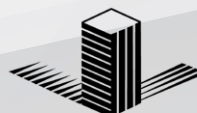
1165 FOLLY ROAD | CHARLESTON, SC

LAND FOR SALE

AERIAL MAP



1165 FOLLY ROAD | CHARLESTON, SC 29412

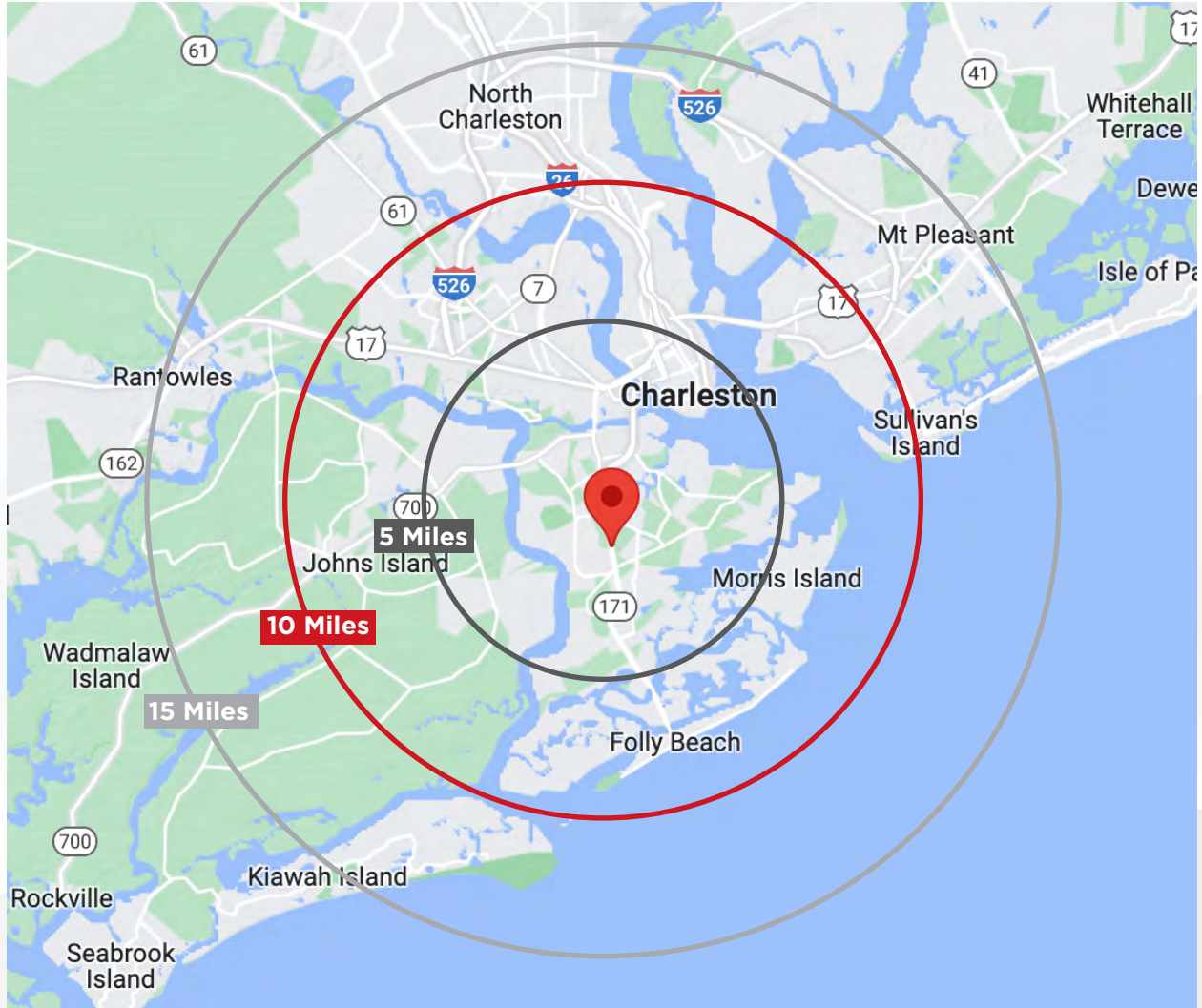


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1165 FOLLY ROAD | CHARLESTON, SC

LAND FOR SALE

DISTANCE MAP



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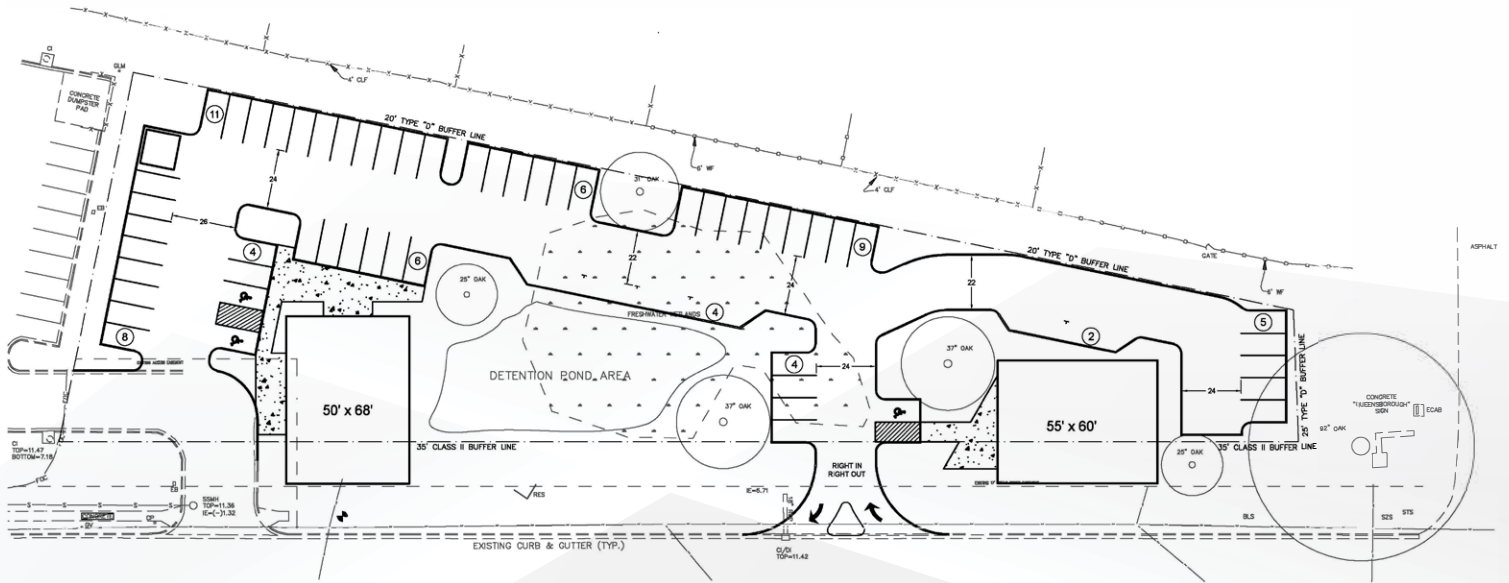


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CONCEPTUAL LAYOUT



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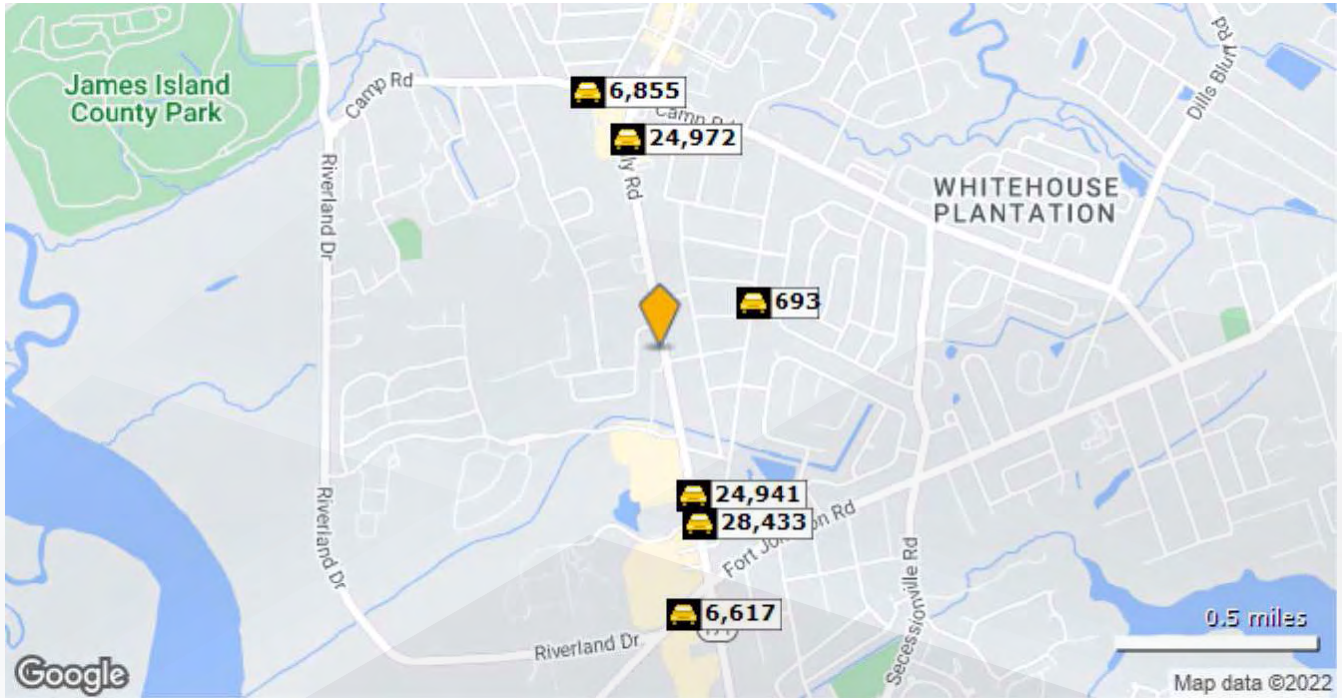


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1165 FOLLY ROAD | CHARLESTON, SC

LAND FOR SALE

TRAFFIC COUNT REPORT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Pauline Ave	Newbury St	0.04 S	2020	714	MPSI	.27
2	Pauline Ave	Newbury St	0.04 S	2022	693	MPSI	.27
3	Folly Rd	Riverland Woods Pl	0.08 S	2020	25,612	MPSI	.37
4	Folly Rd	Riverland Woods Pl	0.08 S	2022	24,941	MPSI	.37
5	Folly Road	Riverland Woods Pl	0.00 SE	2022	28,433	MPSI	.44
6	Folly Rd	Camp Rd	0.09 N	2022	24,972	MPSI	.54
7	Grimball Rd	Riverland Dr	0.08 SW	2020	6,874	MPSI	.66
8	Grimball Rd	Riverland Dr	0.08 SW	2022	6,617	MPSI	.66
9	Camp Rd	Santee St	0.04 W	2020	6,943	MPSI	.68
10	Camp Rd	Santee St	0.04 W	2022	6,855	MPSI	.68

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1165 FOLLY ROAD | CHARLESTON, SC

LAND FOR SALE

DEMOGRAPHIC SUMMARY REPORT

Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	9,212	36,229	81,834
2022 Estimate	8,733	34,094	76,775
2010 Census	8,760	32,536	71,673
Growth 2022 - 2027	5.48%	6.26%	6.59%
Growth 2010 - 2022	-0.31%	4.79%	7.12%
2022 Population by Hispanic Origin	150	695	2,011
2022 Population	8,733	34,094	76,775
White	7,026 80.45%	28,476 83.52%	62,381 81.25%
Black	1,459 16.71%	4,659 13.67%	12,132 15.80%
Am. Indian & Alaskan	16 0.18%	67 0.20%	167 0.22%
Asian	106 1.21%	445 1.31%	1,072 1.40%
Hawaiian & Pacific Island	2 0.02%	8 0.02%	29 0.04%
Other	124 1.42%	438 1.28%	994 1.29%
U.S. Armed Forces	86	196	327
Households			
2027 Projection	4,239	15,943	35,479
2022 Estimate	4,015	14,998	33,280
2010 Census	4,031	14,369	31,246
Growth 2022 - 2027	5.58%	6.30%	6.61%
Growth 2010 - 2022	-0.40%	4.38%	6.51%
Owner Occupied	2,428 60.47%	9,982 66.56%	19,547 58.73%
Renter Occupied	1,587 39.53%	5,016 33.44%	13,733 41.27%
2022 Households by HH Income	4,015	14,997	33,281
Income: <\$25,000	478 11.91%	1,557 10.38%	5,161 15.51%
Income: \$25,000 - \$50,000	691 17.21%	1,994 13.30%	4,380 13.16%
Income: \$50,000 - \$75,000	830 20.67%	2,757 18.38%	5,462 16.41%
Income: \$75,000 - \$100,000	841 20.95%	2,587 17.25%	4,286 12.88%
Income: \$100,000 - \$125,000	563 14.02%	1,981 13.21%	3,855 11.58%
Income: \$125,000 - \$150,000	184 4.58%	1,184 7.89%	2,684 8.06%
Income: \$150,000 - \$200,000	265 6.60%	1,509 10.06%	3,044 9.15%
Income: \$200,000+	163 4.06%	1,428 9.52%	4,409 13.25%
2022 Avg Household Income	\$85,708	\$105,931	\$109,658
2022 Med Household Income	\$75,253	\$86,504	\$84,551



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