

FOR SALE ±0.301 ACRES

CLEARED SITE • ZONED GENERAL BUSINESS • READY FOR DEVELOPMENT
1471 FOLLY ROAD • CHARLESTON • SOUTH CAROLINA 29412

HIGH VISIBILITY



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BEACH
COMMERCIAL



PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer approximately 0.301 acres fully cleared and ready for development on Folly Road in Charleston, SC.

► HIGHLIGHTS

- Charleston County Tax ID # 334-00-00-052
- City of Charleston Zoned General Business
- Approximately 0.301 Acres
- High Visibility on Folly Road with a traffic count of $\pm 28,000$ vehicles per day
- Fast growing corridor with ± 100 feet of road frontage
- Site is fully cleared and ready for development
- Designed and engineered for a 5,586 SF high-end car storage club
- Equally ideal for boutique retail or professional office suites, providing a blank canvas for the developer
- South Carolina Commercial MLS #31008467

► EXCLUSIVE LISTING AGENT

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial, LLC nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW

PROPOSED DEVELOPMENT



► 1471 FOLLY ROAD • CHARLESTON, SC 29412

This 0.301-acre level and cleared site is zoned General Business and located on Folly Road with approximately 100 feet of road frontage. The flexible GB zoning supports a variety of commercial uses, including the approved 5,586 SF high-end car storage club for which the site has been fully designed and engineered. The proposed facility features a climate-controlled building with an upscale customer lounge and private offices.

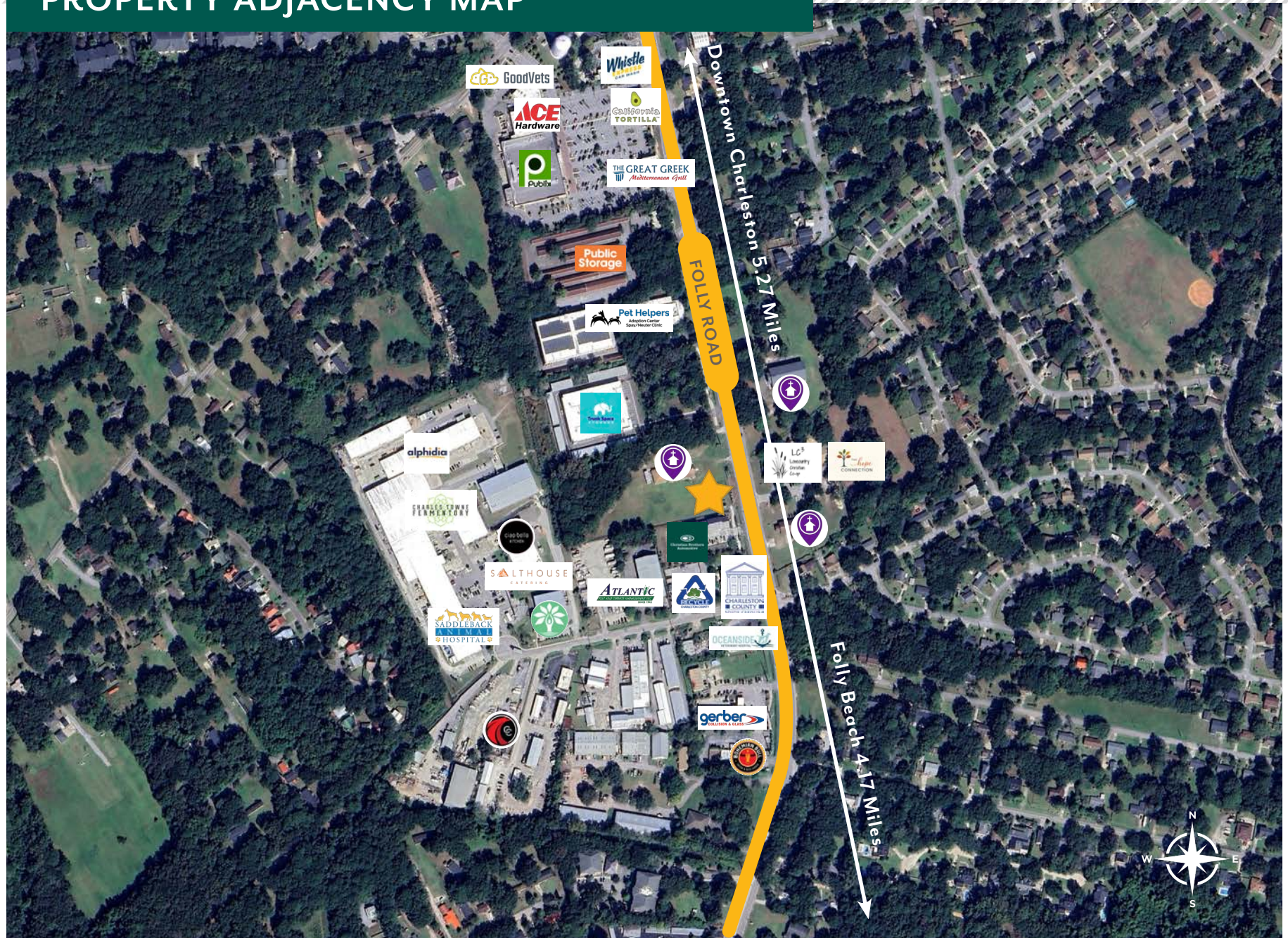
Development entitlements are approximately 80% complete, with several permits already in hand. A comprehensive due diligence package is available, including detailed site plans, professional architectural drawings, and permit applications / supporting documents.

The site is also well-suited for boutique retail or professional office suites. With daily traffic counts of around 28,000 vehicles, the location offers strong visibility in a high-growth coastal corridor.

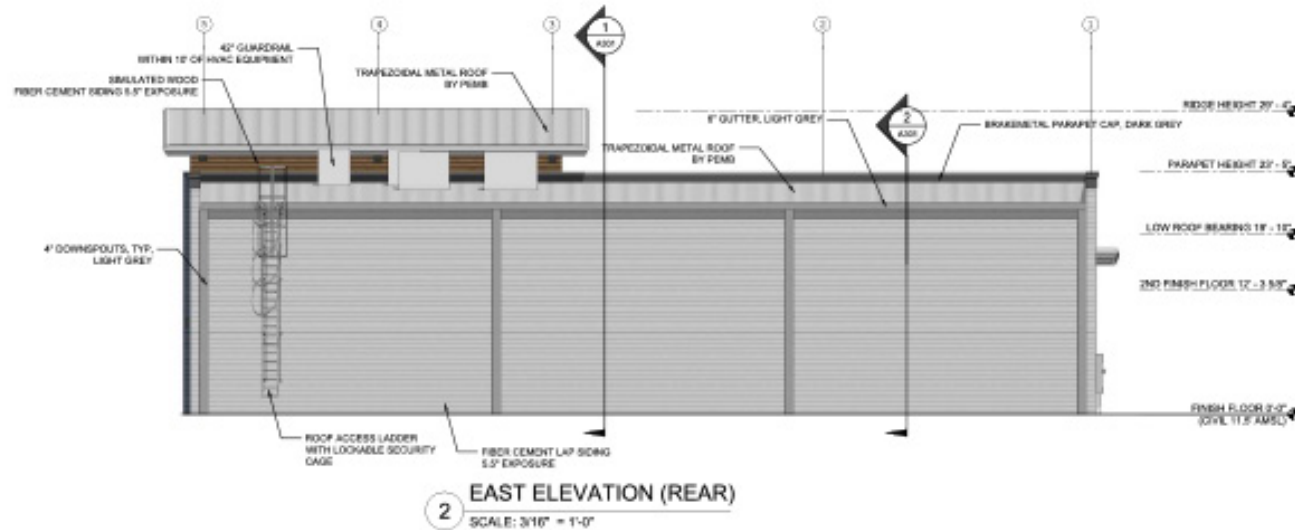
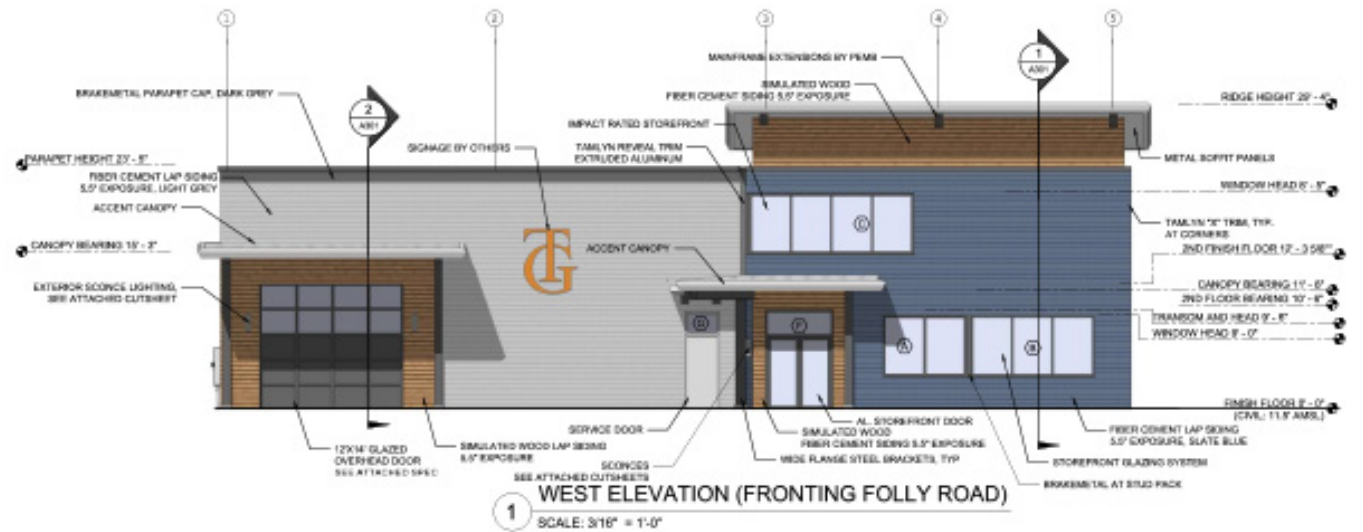
► MARKET STATISTICS (2025)

- Population: 39,256
- Median Household Income: \$101,509
- Per Capita Income: \$61,854
- Median Property Value (owner-occupied housing units): \$504,500
- Employment: 3.4%–4.5%

PROPERTY ADJACENCY MAP



PROPOSED PROPERTY ELEVATIONS



PROPOSED PROPERTY ELEVATIONS

