

# FLEX SPACE DEVELOPMENT OPPORTUNITY



**±4 ACRES FOR SALE ON HWY 17-A**

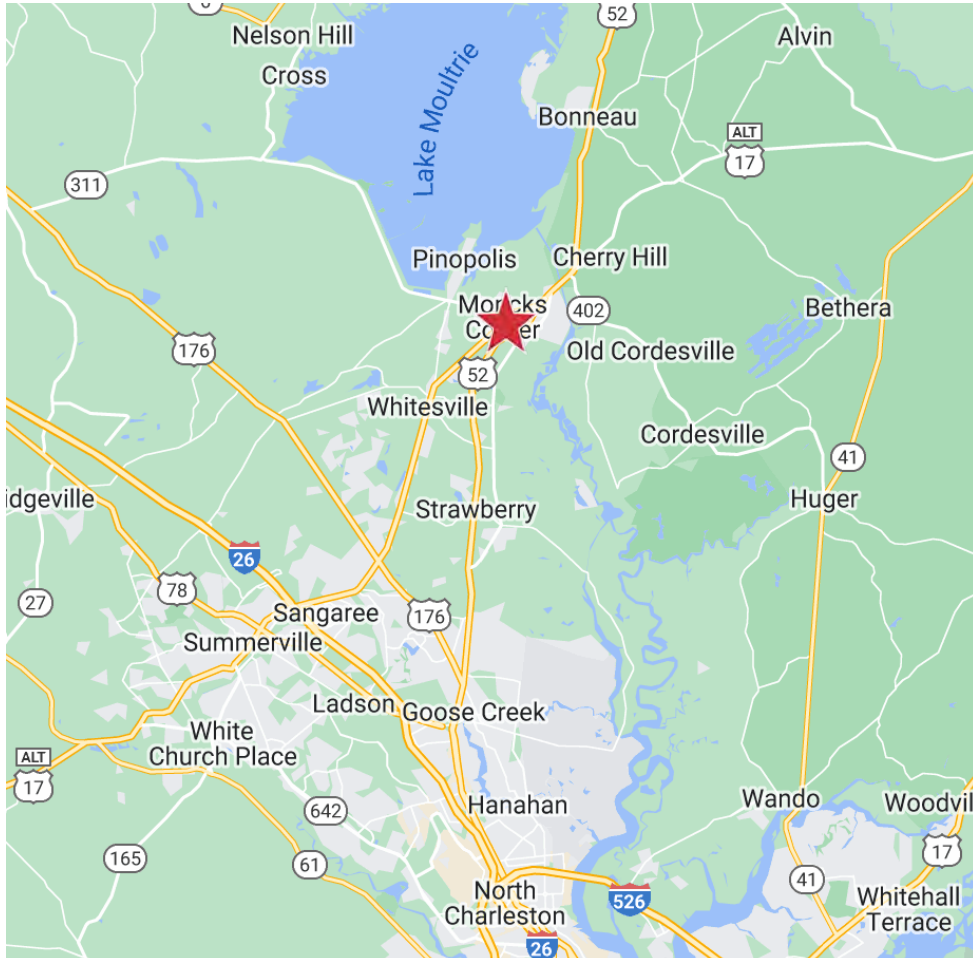
**0 S. LIVE OAK DRIVE**  
MONCK'S CORNER, SC 29461

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# SUMMARY

NAI Charleston is pleased to offer  $\pm 4.09$  acres ( $\pm 2.51$  upland acres) available for sale on S. Live Oak Drive (Highway 17-A). The property contains over 550 feet of frontage and two existing curb cuts/driveways on S. Live Oak Drive (Hwy 17-A). The wetland delineation has been certified by the U.S. Army Corps of Engineers. Located less than a mile from downtown Moncks Corner, the site is directly across the street from PruittHealth Nursing and Rehabilitation Center.



## Offering Summary

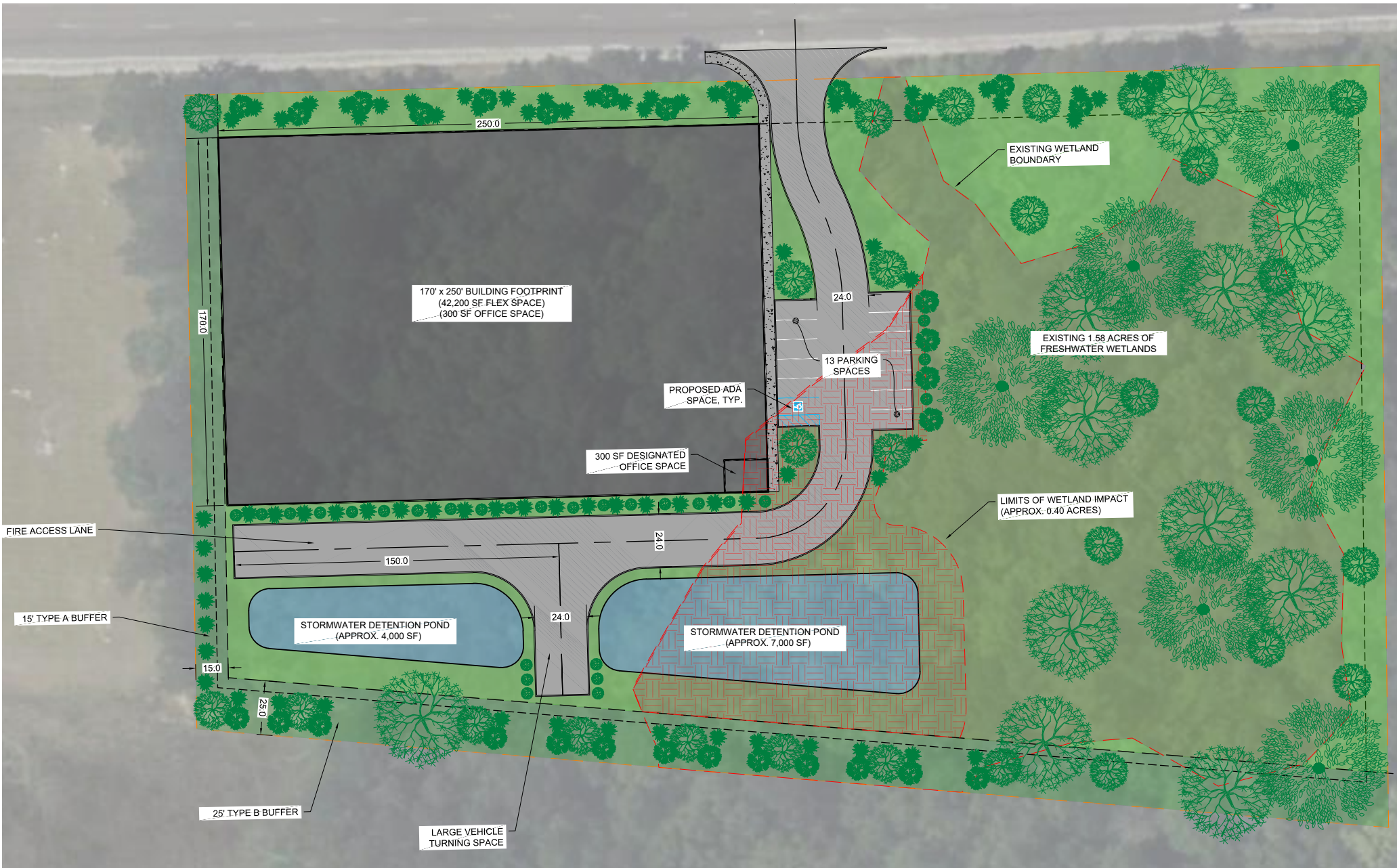
Sale Price:	\$499,000
Parcel Size:	$\pm 4.09$ AC
Upland Acres:	$\pm 2.51$ AC
Accessibility:	Two existing curb cuts
Exposure:	550' of frontage on Hwy 17-A
Traffic Count:	16,700 VPD on Hwy 17-A
Zoning:	General Commercial
County:	Berkeley County
TMS #:	142-10-01-035



# CONCEPTUAL SITE PLAN



# CONCEPTUAL SITE PLAN (WITH WETLANDS IMPACT)



# AREA MAP

