



LAND NEAR PARK CIRCLE FOR SALE

5154 N Rhett Ave
North Charleston, SC

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COLDWELL BANKER
COMMERCIAL
ATLANTIC



TAX ID
4710800113
4710800114



SALE PRICE
\$1,000,000



ACRES
1.85 Acres



ZONING
City of North Charleston - B-1 -
Limited Business District



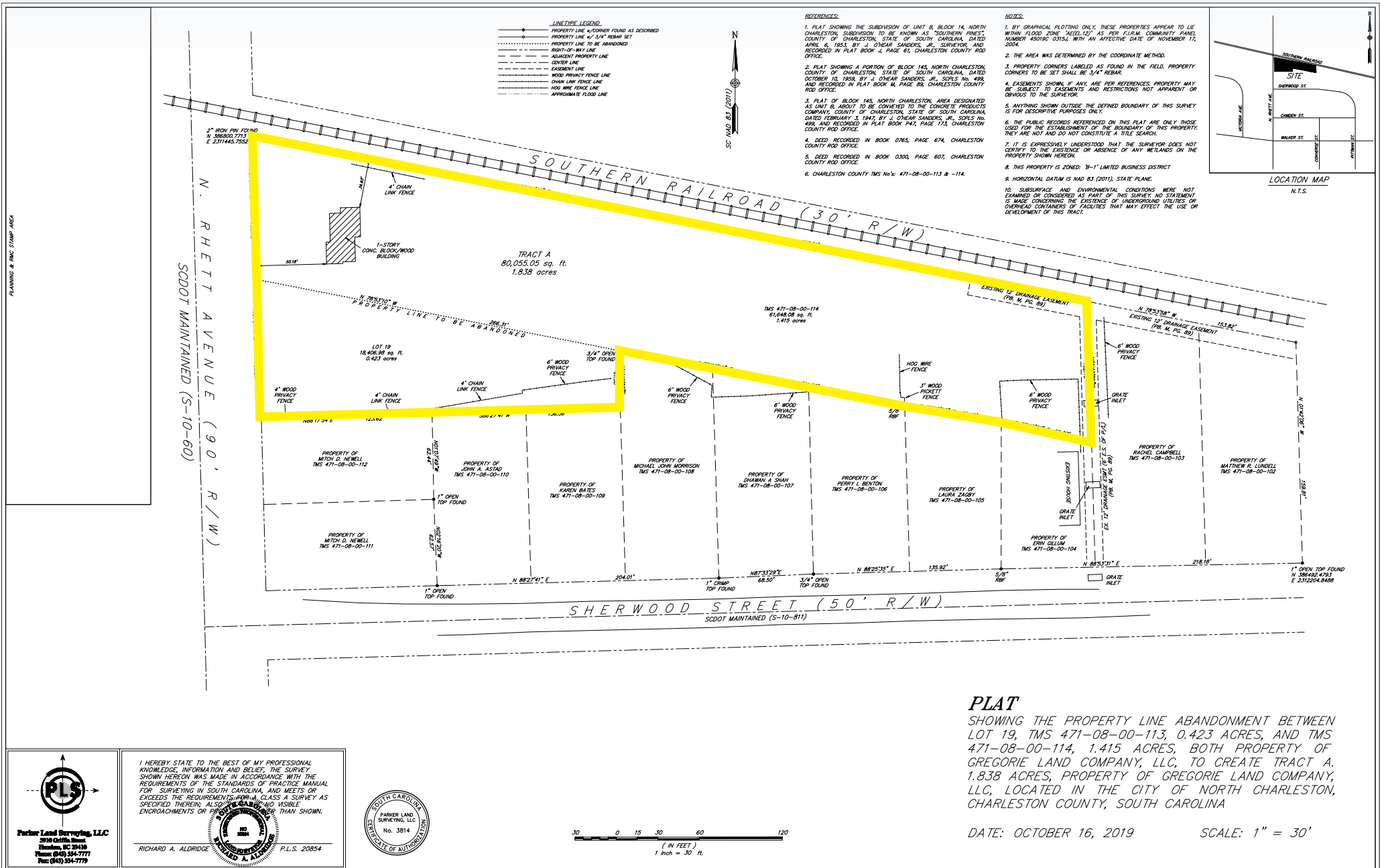
MUNICIPALITY
Charleston



VEHICLES PER DAY
SCDOT 34,700 AADT
2023

PROPERTY OVERVIEW

Park Circle land for sale! Located at the North Rhett Ave. exit off of I-526, two exits before Don Holt Bridge and Clements Ferry Rd./Daniel Island. Zoned B-1 General Business, there are many uses in the city of North Charleston. Great Location near Park Circle Neighborhoods and for B-1 uses with quick on and off access to Mark Clark Expressway. Landlord willing to lease. Formerly a gas station, open parking and cement lot area with high traffic count and visibility. Total property consists of two parcels and 1.85 AC. Take a drive by and check it out!



AERIAL





SITE: 5154 N Rhett Ave DEWEYS HILL



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Over the past 20 years, the City of North Charleston has experienced a steady and significant growth in population while gaining national attention for its position as a magnet for corporate business and quality of life. In addition to grossing the largest retail sales in the state of South Carolina with over 5 million square feet of retail space, the City of North Charleston has also become the target for international corporations (such as Boeing) due in large part to its pro-business philosophy.



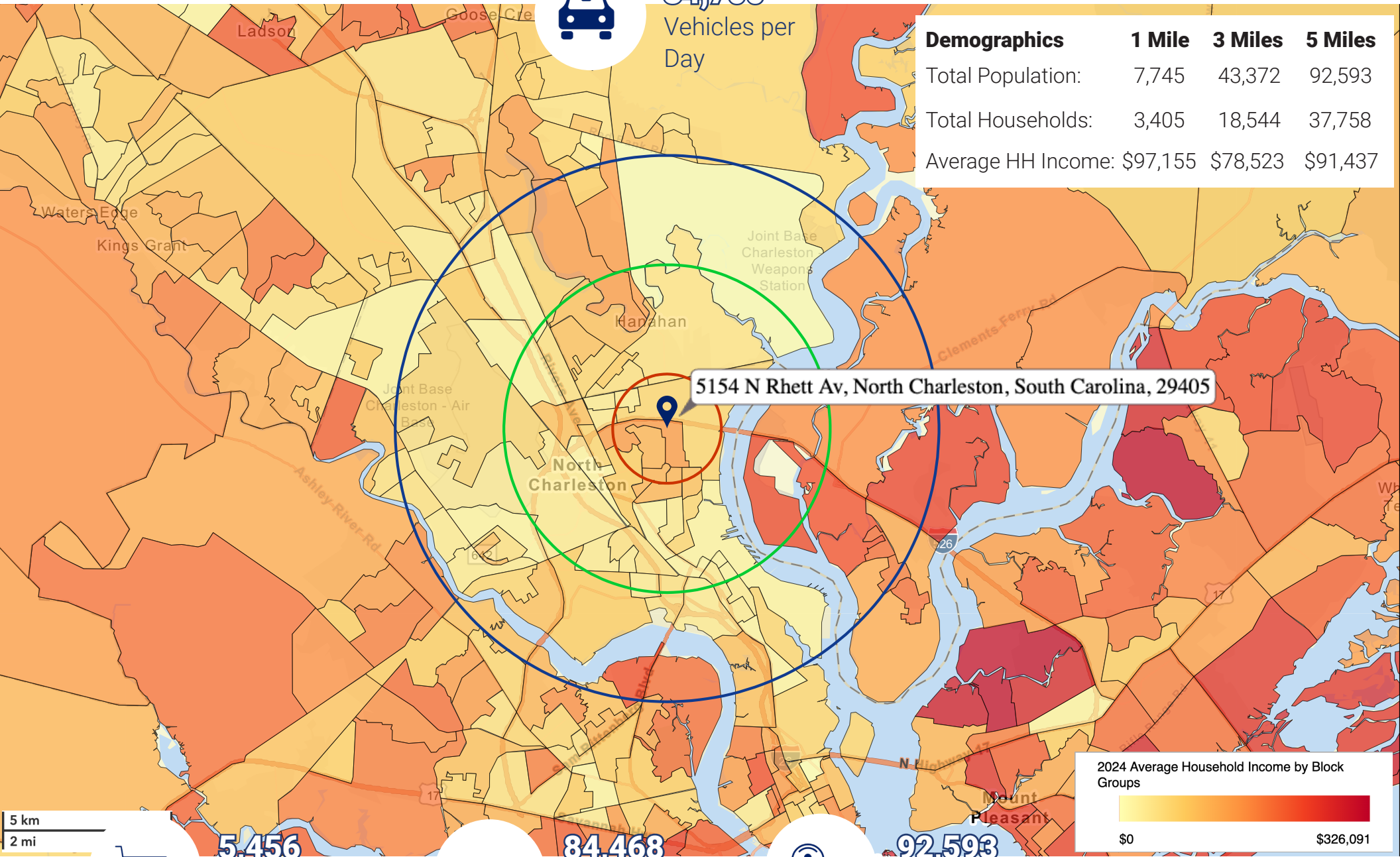
DEMOGRAPHICS



34,700

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,745	43,372	92,593
Total Households:	3,405	18,544	37,758
Average HH Income:	\$97,155	\$78,523	\$91,437



5154 N Rhett Av, North Charleston, South Carolina, 29405

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

5 km
2 mi



5,456

Businesses
within 5 Miles



84,468

Employees
within 5 Miles



92,593

Population
within 5 Miles



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