



LAND NEAR PARK CIRCLE FOR SALE

5154 N Rhett Ave
North Charleston, SC

James A. Dingle | Senior Broker | jdingle@cbcatlantic.com



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



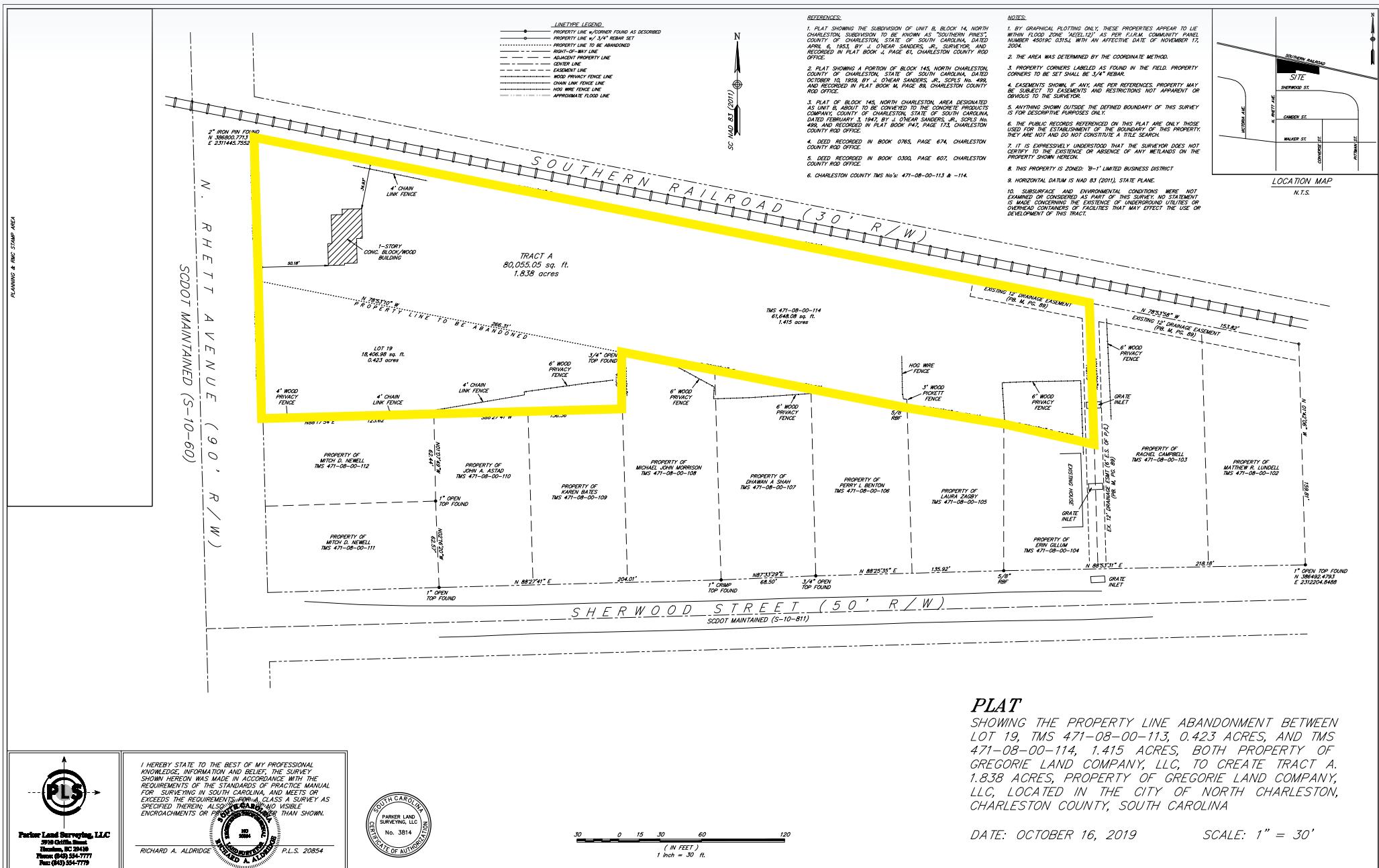
MUNICIPALITY
Charleston



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!



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 FOR A CLASS ¹ SURVEY AS SPECIFIED THEREIN, ALSO, THERE ARE ^{NO} VISIBLE ENCROACHMENTS OR PROBLEMS ^{NOT} SHOWN.

Parker Land Surveying, LLC
5510 Griffin Street
Benton, NC 27415
Phone: (910) 554-7777
Fax: (910) 554-7779

A circular seal for a land surveyor in South Carolina. The outer ring contains the text "SOUTH CAROLINA" at the top and "CERTIFICATE OF AUTHORIZATION" at the bottom. The inner circle contains "PARKER LAND SURVEYING, LLC" at the top and "No. 3814" at the bottom.

(IN FEET)
1 inch = 30 ft

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'

Page No. 10134

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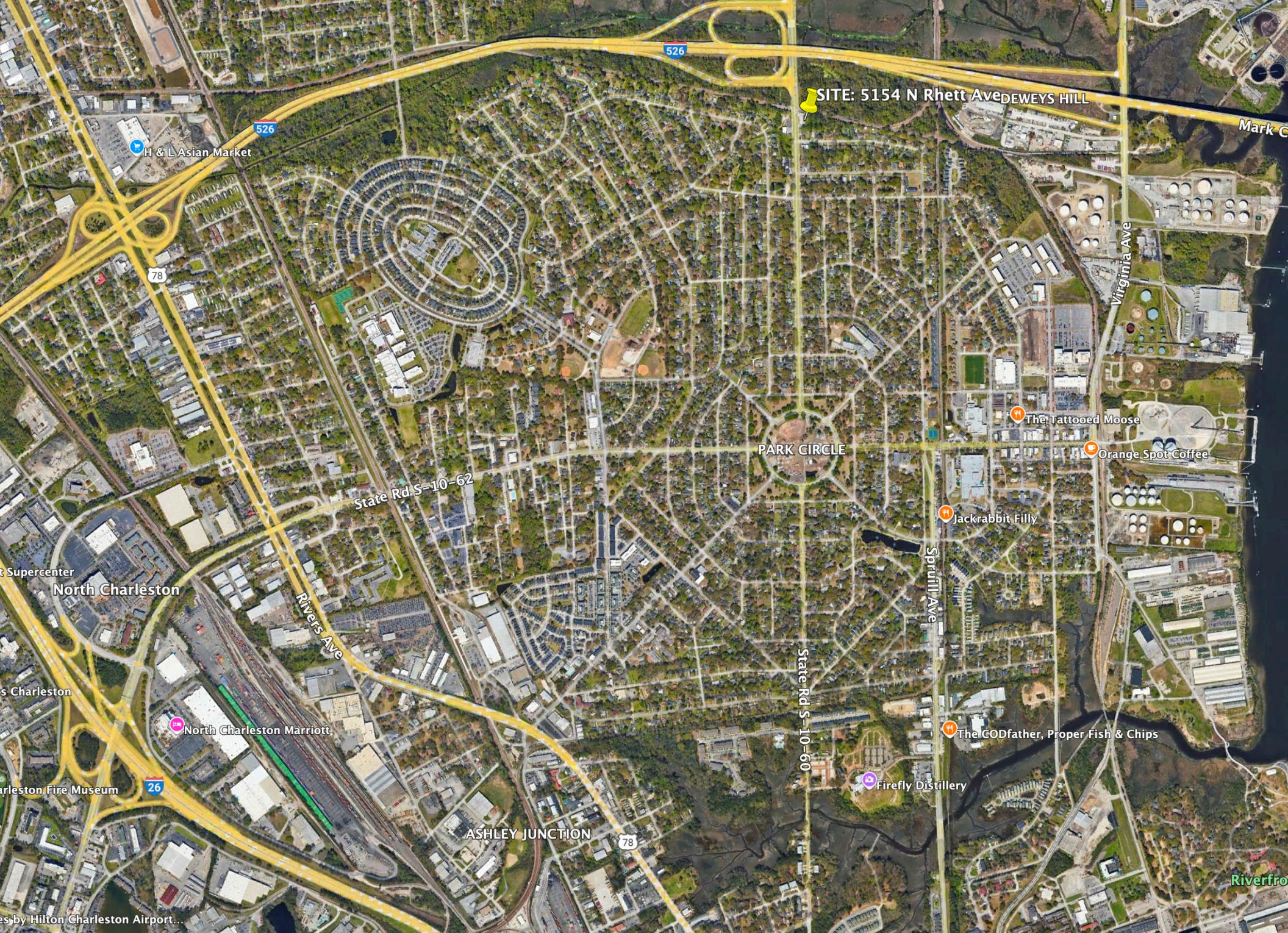
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AERIAL





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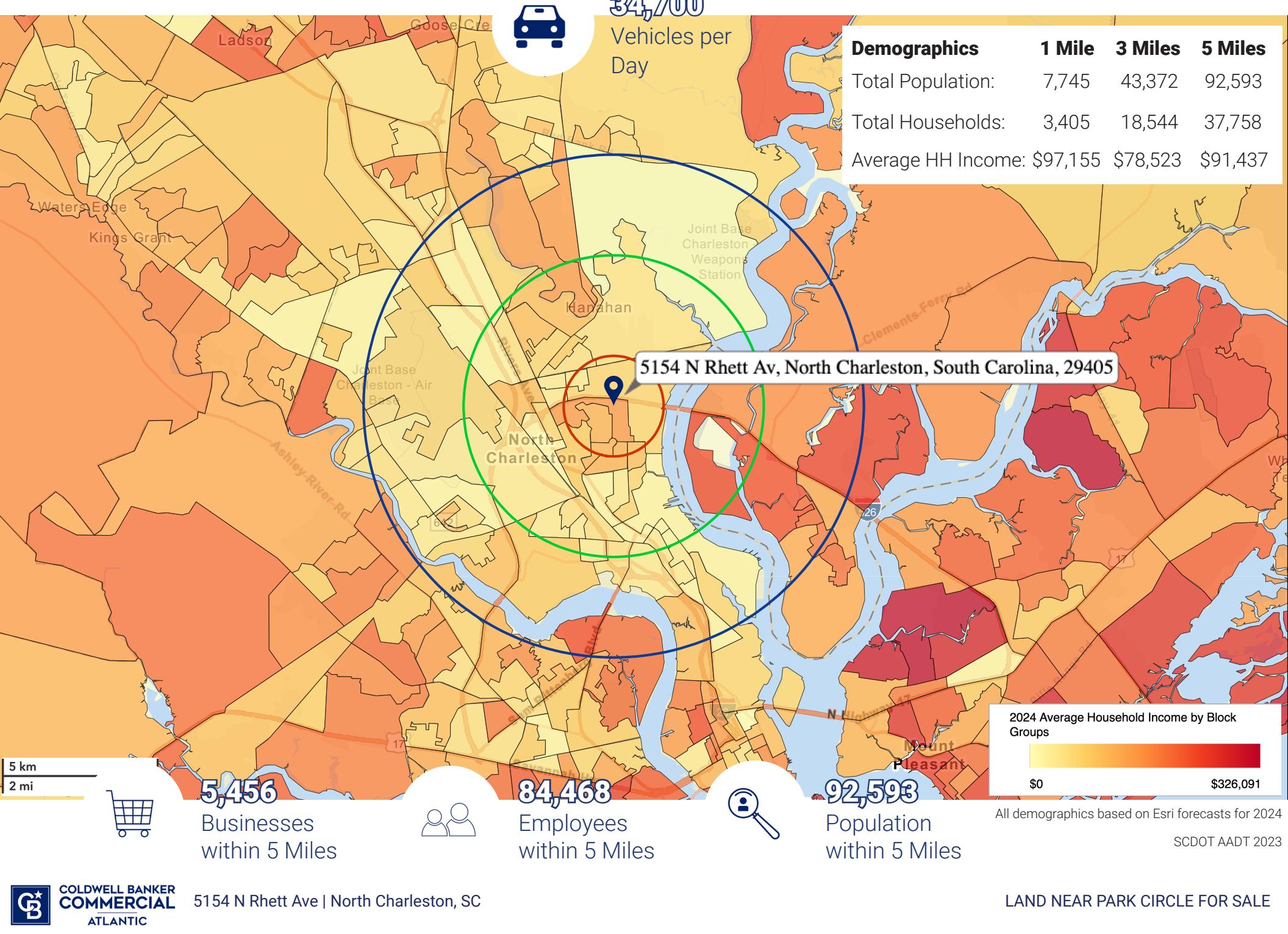
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LAND NEAR PARK CIRCLE FOR SALE



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



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