

NORTH VILLAGE PAD SITE

6877 Dorchester Rd | Charleston, SC 29418

SALE / LEASE
OR
BUILD-TO-SUIT



NORVELL

REAL ESTATE GROUP

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OFFERING SUMMARY

Now available is a **±1.1-acre pad site at North Village Shopping Center**, offered for Lease, Sale, or Build-to-Suit (BTS). This outparcel benefits from high visibility on Dorchester Road with 40,000 + vehicles per day, excellent ingress/egress, and prominent signage opportunities. The site is ideally suited for a wide range of retail, restaurant, or service users looking to capitalize on a proven, high-traffic retail area in one of the Charleston's fastest-growing submarkets.

Price: \$1,250,000
Lease Rate: Contact Broker
Building Size: Up to 9,456 SF (Proposed)
Land: 1.1 AC Parcel
Parking: 42 Spaces
Zoning: (B-1) Limited Business (N. CHS)
TMS: 406-00-00-017

- Civil Engineering Costs est. \$80 - 100K ([Timmons Group](#))
- Architectural Drawings est. at 5% of Construction Costs ([Goff D'Antonio](#))
- Approx. 6-Months for Full Entitlement/Site Plan Approval from City of North Charleston

Contact Brokers for Build-to-Suit Information



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.

SITE PLAN



NORTH VILLAGE SHOPPING CENTER

6877 DORCHESTER ROAD,
NORTH CHARLESTON, SC



SITE PLAN

SCALE: 1" = 50'

DATE: 02/18/2026

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PROPOSED RENDERING



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DEMOGRAPHICS

POPULATION

1-mile radius

8,597

2024 population

3-mile radius

46,483

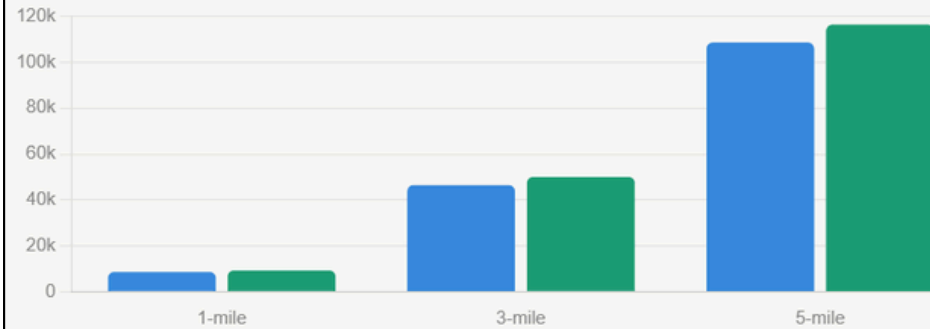
2024 population

5-mile radius

108,563

2024 population

● 2024 population ● 2029 projected



HOUSEHOLD INCOME

1-mile radius

\$67,005

median HH income

3-mile radius

\$74,474

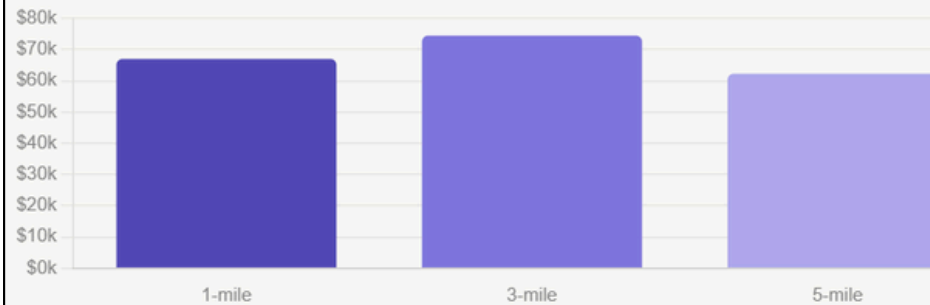
median HH income

5-mile radius

\$62,263

median HH income

● Median HH income



40,000

vehicles per day on Dorchester Rd

High-visibility corridor with direct frontage. Near the realigned entrance to Charleston International Airport and Joint Base Charleston.



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LOCATION OVERVIEW

