



COMMERCIAL SALE

1412 Savannah Hwy
Charleston, SC 29407

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

**PRICE**

\$1,300,000

**BUILDING SF**

Building 1: 1,977 SF
Building 2: 1,200 SF

**PARKING**

14 Parking Spaces

**ZONING**

GB - General Business in
the City of Charleston

**COUNTY**

Charleston County

**TAX ID**

3490300198

This prime commercial property is positioned for success on Savannah Highway in West Ashley. This corner lot boasts a daily traffic count of over 42,000 vehicles, offering unparalleled exposure for any business.

Featuring two vacant buildings, this property presents a perfect value-add opportunity for savvy investors looking to capitalize on below-market rents. The general business zoning in Charleston County facilitates a broad range of commercial uses, further enhancing its appeal.

Located among national tenants and in a bustling corridor, the location guarantees sustained footfall and visibility. Whether for an owner-operator or a tenant looking to gain a foothold in a thriving market, this property sets the stage for substantial growth and profitability. Don't miss out on this strategic investment in one of Charleston's fastest growing districts.



SAVANNAH HWY 42,000 SCDOT VPD 2025



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AREA RETAILERS

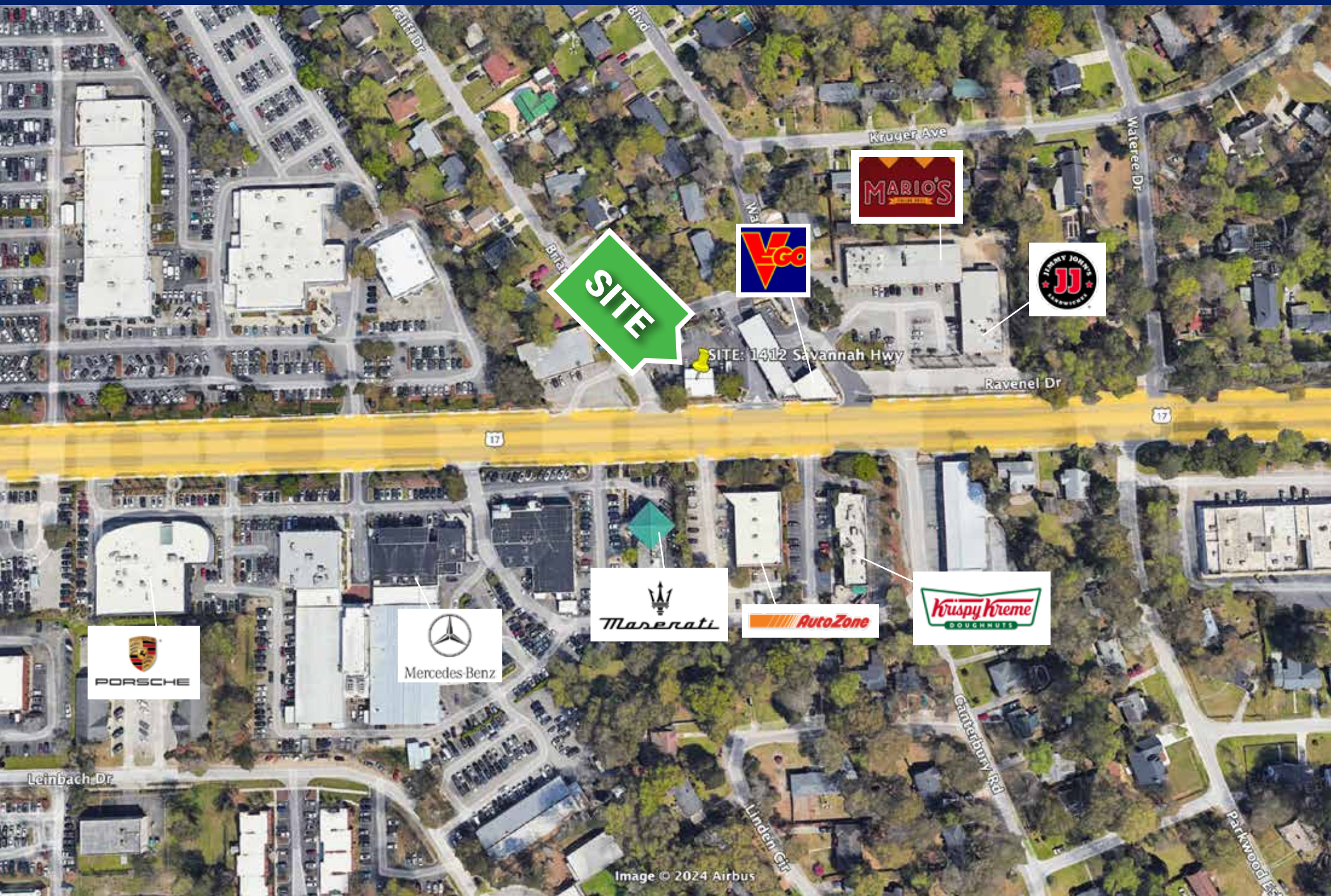


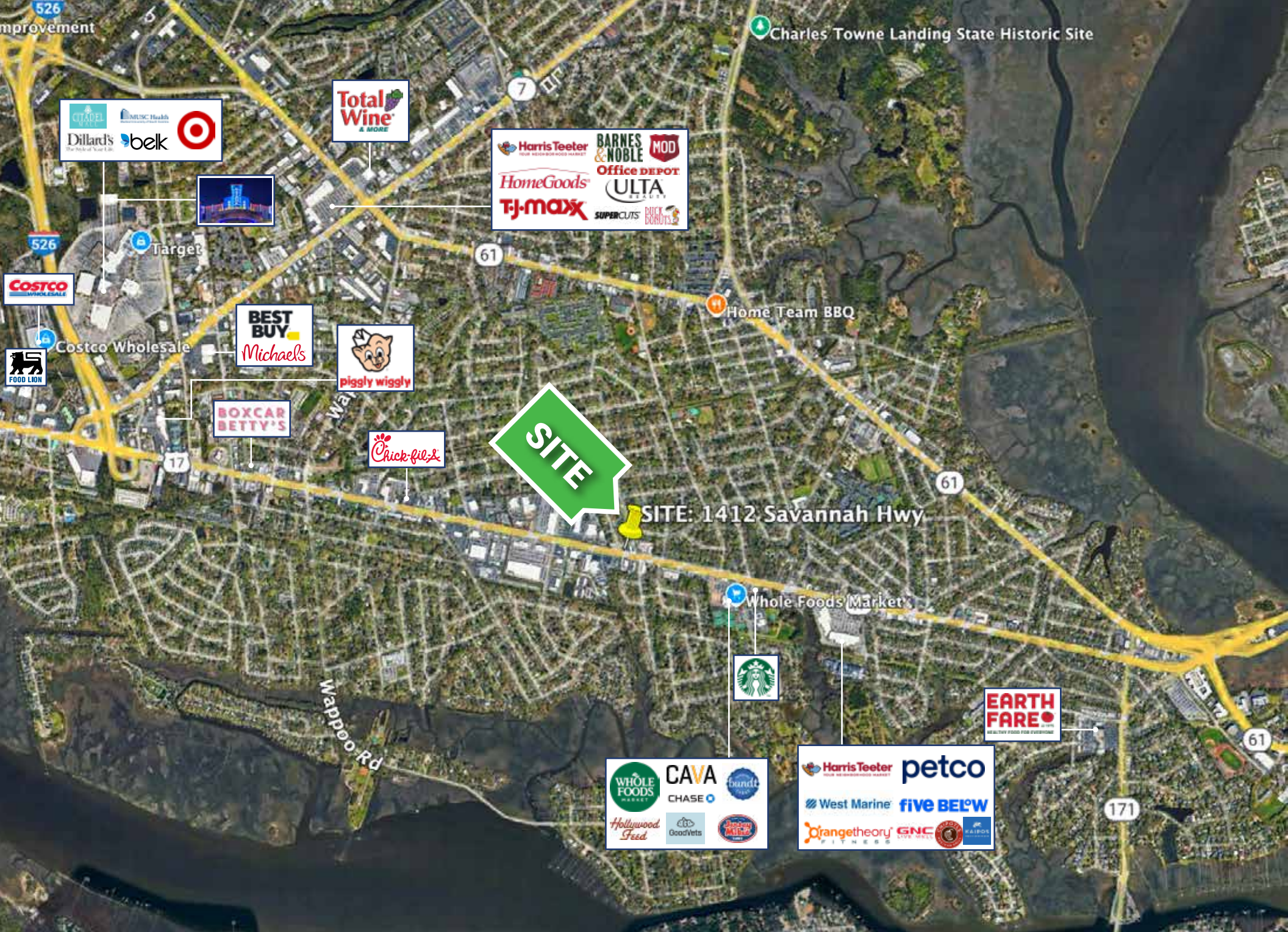
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