

FOR SALE
OR
GROUND LEASE



Walmart Fuel

Yang's Kitchen

Automotive Related
Business Coming Soon



Ladson Road 48,100 VPD

Curb Cut

Jamison Road 18,700 VPD

SITE

CC&A
OSWALD COOKE & ASSOCIATES

3698 LADSON RD
LADSON, SC

Curb Cut (Ladson Road) | 0.58 Acres | Access to Traffic Light on Jamison | 48,100 VPD

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com



3698 LADSON ROAD LADSON, SC

SALE PRICE	\$1,195,000
LEASE RATE	\$80,000 Annually
LEASE TYPE	NNN
LOT SIZE	0.58 Acres
TMS	154-04-00-004
MUNICIPALITY	Dorchester County
ZONING	CG - Commercial General
TRAFFIC COUNT	48,100 VPD (Ladson Jamison (18,700 VPD))

- » The property is zoned CG under the Dorchester County zoning which allows for a variety of uses including residential, multi-family, office, retail, and more.
- » Across from Walmart Neighborhood Market
- » 0.25 Miles to Palmetto Commerce Parkway
- » Access to Jamison Road and Ladson Road
- » Commuters in Summerville use both Jamison Road and Ladson Road as a main route of traffic to I-26, Palmetto Commerce Pky and Dorchester Road.



AERIAL



DOLLAR GENERAL

Culver's

FOOD LION

7 ELEVEN

PEGASUS STEEL

TAKE 5

Parker's kitchen

SUMMERVILLE MEDICAL CENTER
TRIDENT HEALTH

Freddy's
FROZEN CUSTARD & STEAKBURGERS

Stars and Strikes
GETAWAY-ii-PLAY
CINEMARK

Walmart

Dorchester Road

ALDI
McDonald's
DUNKIN' DONUTS
Hardee's

Oakbrook Elementary School

BOEING
Interiors Plant

Cummins

Walmart Neighborhood Market
EGGS UP GRILL

BOEING
Research & Technology

SPINX

Krüpy Kreme DOUGHNUTS
HERITAGE DENTAL

GENERAL DYNAMICS
Land Systems

Mercedes-Benz
Vans. Born to run.

TRIDENT HEALTH
Live your healthy

CHARLESTON SOUTHERN UNIVERSITY

Ladson Road 29,100 VPD

Ladson Road 48,100 VPD

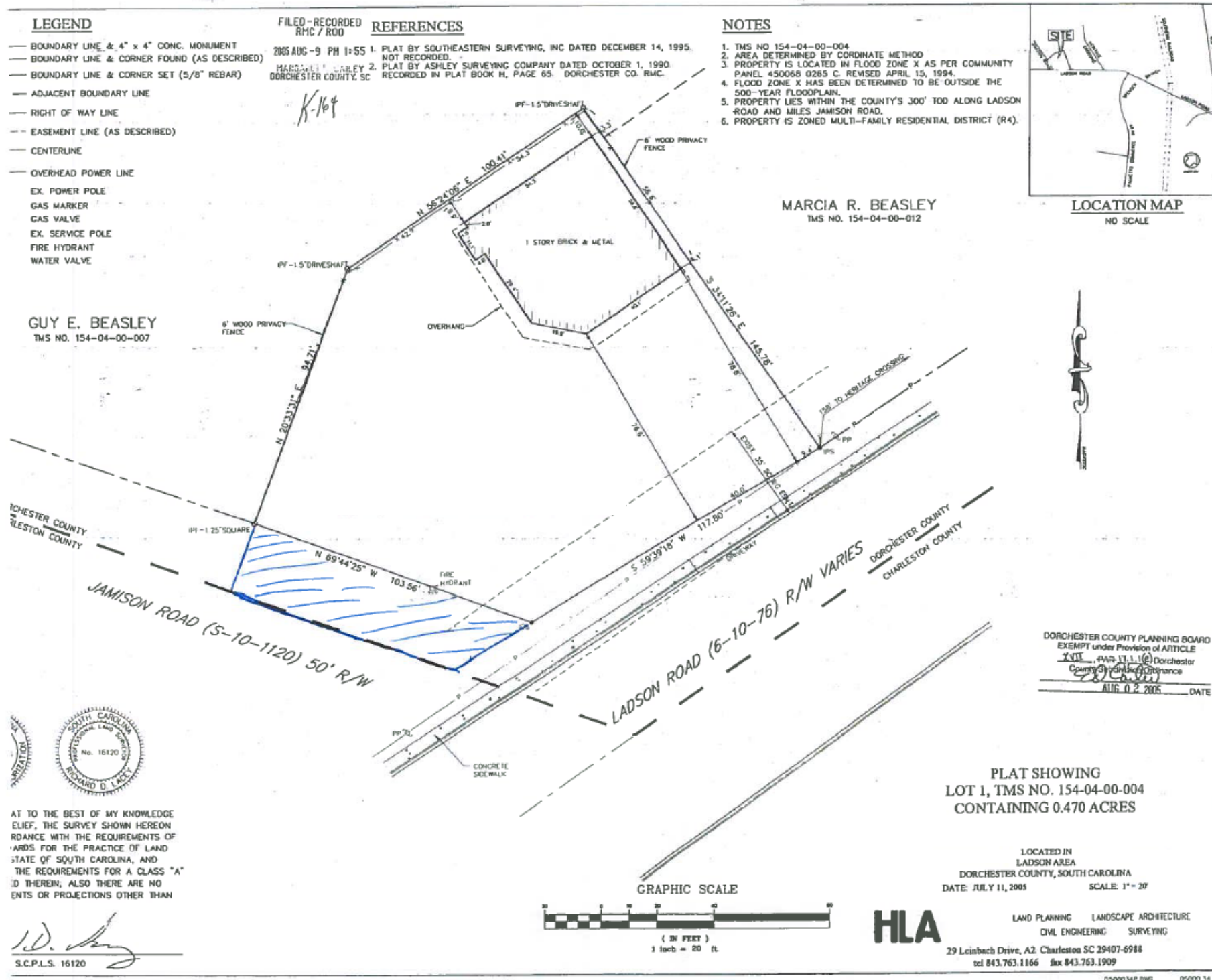
INTERSTATE 26

INTERSTATE 26

SURVEY

CC&A

OSWALD COOKE & ASSOCIATES



VICINITY



2.62 Miles to Interstate 26



5.6 Miles to Downtown Summerville



21 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	8,351	60,229	161,711
Population Growth 2010-2023	40.7%	20.36%	15.26%
2023 Average Household Income	\$80,518	\$80,560	\$83,941
2023 Number of Households	3,152	22,643	60,536
Daytime Employment	2,089	13,418	45,679



SITE

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Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, M (Hong Kong), Esri (Thailand), TomTom



ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
JointBase Charleston (22,000)
Naval Weapons Station (13,500)
Medical University of SC (13,245)
Roper St. Francis (5,500)
Boeing (7,000)
Trident Health System (2,500)
SPAWAR (2,400)
Robert Bosch Corp. (2,200)
Volvo (1,500)
SAIC (1,500)
Nucor Steel (1,500)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Mercedes-Benz Vans (1,100)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

For more information contact:

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WWW.OSWALDCOOKE.COM