

APPROX. 4.435 ACRES - RETAIL / FLEX - FULLY ENTITLED

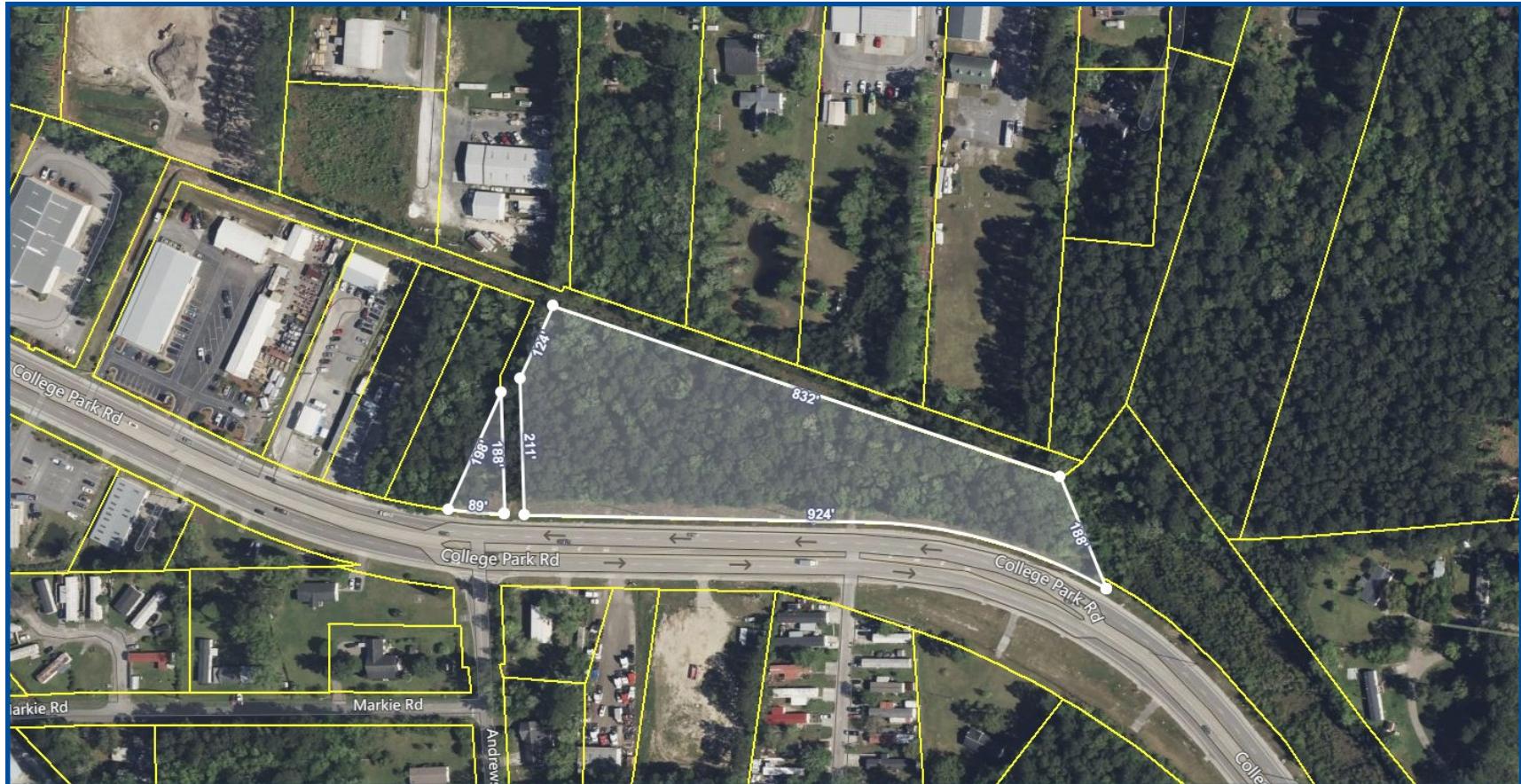
FOR SALE

EXCELLENT VISIBILITY & TRAFFIC COUNTS

\$1,500,000

## APPROXIMATELY 800' FRONTING COLLEGE PARK RD

UTILITIES AT SITE: WATER/SEWER/ELECTRIC



RE/MAX SOUTHERN SHORES  
Brett Rashtchian  
(843) 729-9400:cell  
brett@prattandco.com

**RE/MAX**  
COMMERCIAL®

4.435 ACRES, COLLEGE PARK RD.

| SUMMERTOWN |

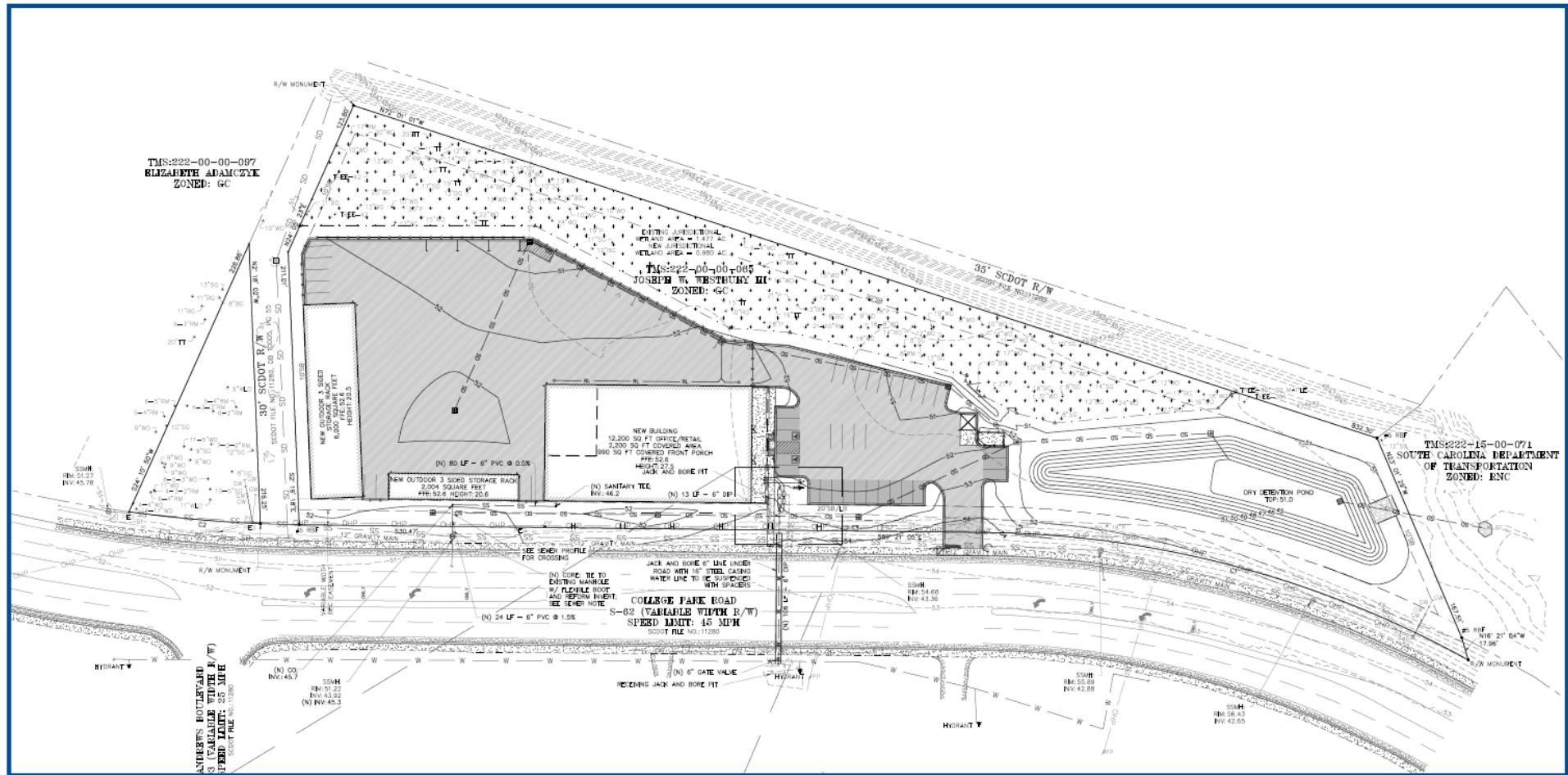
SOUTH CAROLINA

## APPROX. 4.435 ACRES - FLEX / RETAIL - ENTITLED

## FOR SALE

## FLEX CONCEPTUAL

**\$1,500,000**



Conceptual site plan inclusive of surveys, topographical/tree surveys, approved wetlands delineation & utility commitments. Total acreage is 4.435 with approximately 3.455 high acres. Flexible General Commercial zoning in

## Berkeley County

## 4.435 ACRES, COLLEGE PARK RD.

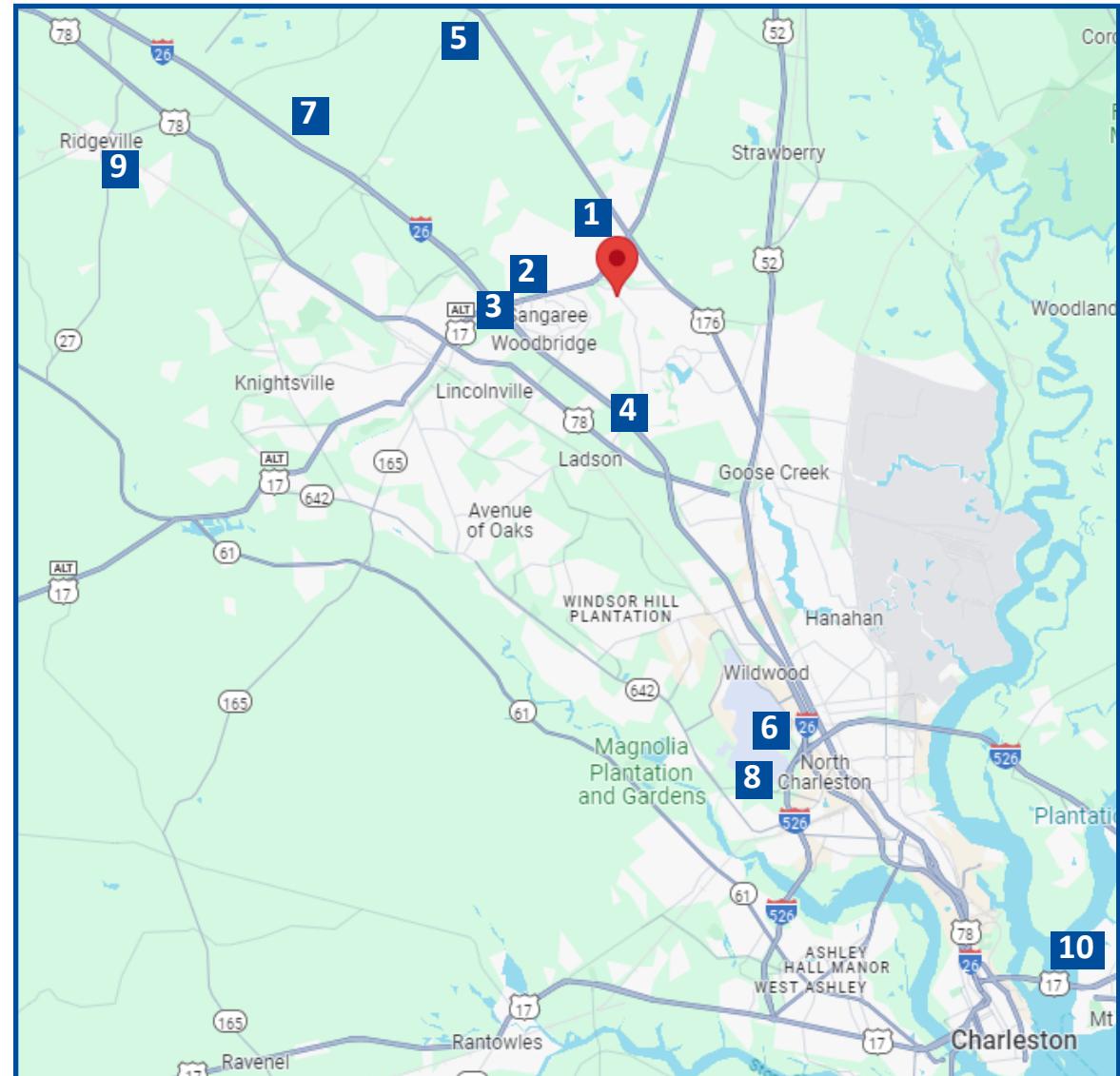
## SUMMERTON

## SOUTH CAROLINA

CENTRALLY LOCATED FOR COMMERCE

\$1,500,000

- 1 Carnes Crossroads - 1.80mi
- 2 Nexton—2.10mi
- 3 Exit 199 (I-26) - 3.20mi
- 4 Exit 203 (I-26) - 3.70mi
- 5 Cane Bay - 5.00mi
- 6 Charleston Int'l Airport - 12.00mi
- 7 Volvo/Camp Hall - 13.80mi
- 8 Boeing - 13.95mi
- 9 Walmart Distribution - 15.10mi
- 10 Port of Charleston - 22.00mi

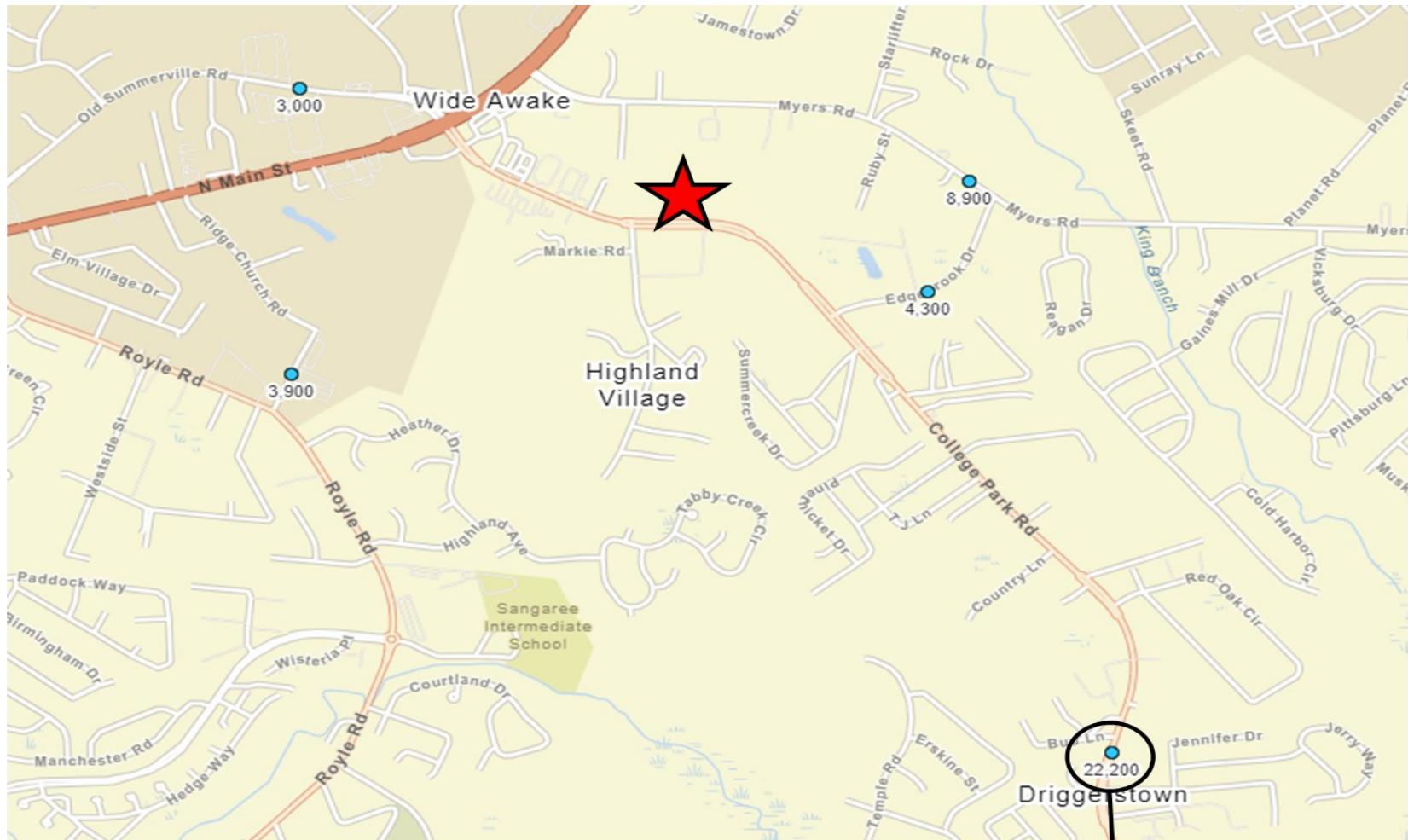


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22,200 VPD (SCDOT)

\$1,500,000



<https://scdottrafficdata.drakewell.com/publicmultinodemap.asp>

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BERKELEY COUNTY TMS 222-00-00-065

\$1,500,000

7.2.3. *Permitted uses.* The following uses are permitted within the general commercial (GC) district:

A. *Commercial uses.*

1. Commercial, lodging (hotel and motel).
2. Commercial, general services.
3. Commercial, personal services.
4. Commercial, professional services.
5. Restaurant.
6. Retail sales.
7. Office.
8. Wholesale sales.
9. Commercial event venue.
10. Mixed use.

B. *Recreation and amusement uses.*

1. Commercial, indoor recreation.
2. Commercial, outdoor recreation.
3. Indoor recreation.
4. Outdoor recreation, active.
5. Outdoor recreation, passive.
6. Ecotourism.
7. Golf course.
8. Miniature golf.
9. Resort/fish camp.

C. *Institutional uses.*

1. Assembly and worship.
2. Cemetery.
3. College and professional schools.
4. School, neighborhood and community.
5. Commercial day care center.
6. Assisted living facility.
7. Local utilities, public services, and government offices.

D. *Storage uses.*

1. Business storage (indoor storage).

Conditional and Special Exception Uses include additional commercial uses. Recommend verifying zoning uses with Berkeley County.

<https://berkeleycountysc.gov/dept/planning/pzordinances/>

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SOUTH CAROLINA

30+

NEW PEOPLE  
MOVE TO THE REGION EACH  
DAY

Source: U.S. Census Bureau

CHARLESTON | SC | USA

Population &  
DemographicsInformation on overall population, age,  
race, and household income

GET THE DATA

20<sup>th</sup>IN THE U.S. FOR ADVANCED  
INDUSTRIES

Source: Brookings Institution

CHARLESTON | SC | USA

## Employers by Industry

Top public and private sector employers,  
also employers by key industries

GET THE DATA

\$926

MILLION IN ECONOMIC  
IMPACT OF ANNOUNCEMENTS  
MADE IN FY 22-23

CHARLESTON | SC | USA

## Location &amp; Expansion Log

Companies expanding or relocating to  
the Charleston MSA region

GET THE DATA

3X

CIVILIAN LABOR FORCE  
GREW 3X FASTER THAN THE  
U.S. AVERAGE FROM 2017-  
2022

Source: U.S. Bureau of Labor Statistics

CHARLESTON | SC | USA

## Labor &amp; Employment

Overall employment by occupations,  
labor pool data, civilian workforce

GET THE DATA

84%

CHARLESTON'S AVERAGE  
ANNUAL PAY AS A  
PERCENTAGE OF U.S.  
AVERAGE

Source: U.S. Bureau of Labor Statistics

CHARLESTON | SC | USA

## Wage Statistics

Charleston's average annual pay as a  
percentage of U.S. average

GET THE DATA

3

COUNTIES

CHARLESTON | SC | USA

## County Profiles

Population and demographic information  
for Charleston, Berkeley, Dorchester  
Counties and their major cities

GET THE DATA

# COMMUNITY SUMMARY

1269 College Park Rd, Summerville, South Carolina, 29486  
Ring of 3 miles

51,018	3.31%	2.64	68.0	36.3	\$75,701	\$260,739	\$147,800	23.9%	62.8%	13.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.7%

Services



29.4%

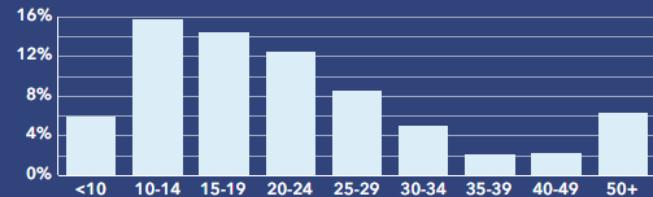
Blue Collar



54.9%

White Collar

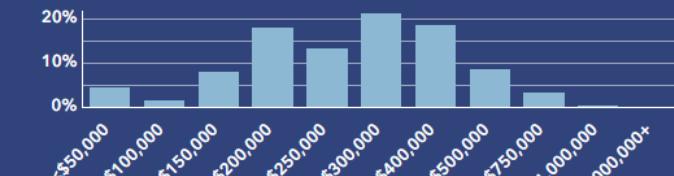
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



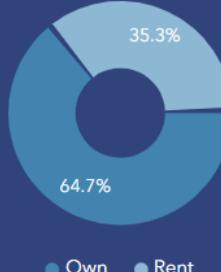
Home Value



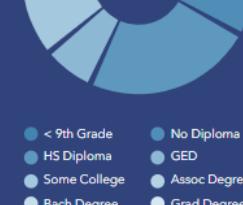
Household Income



Home Ownership



Educational Attainment



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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4.435 ACRES, COLLEGE PARK RD.

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SOUTH CAROLINA

# COMMUNITY SUMMARY

1269 College Park Rd, Summerville, South Carolina, 29486  
Ring of 5 miles

115,516	2.60%	2.60	67.0	37.1	\$75,444	\$262,629	\$156,373	23.7%	61.7%	14.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



16.2%  
Services

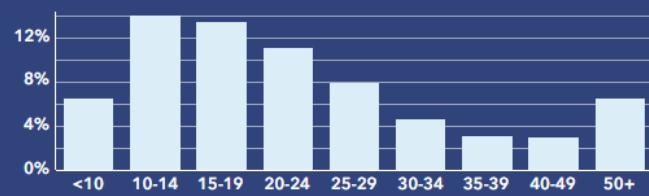


27.3%  
Blue Collar

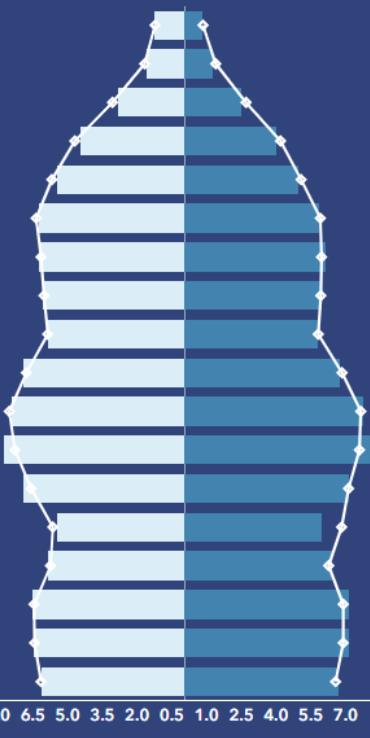


56.5%  
White Collar

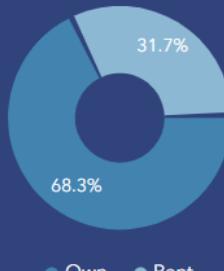
Mortgage as Percent of Salary



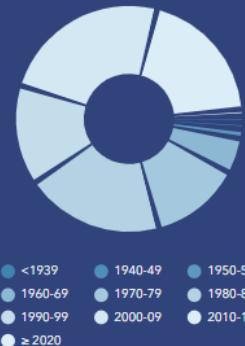
Age Profile: 5 Year Increments



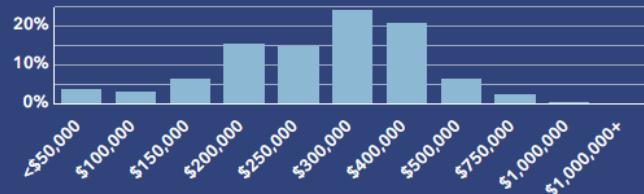
Home Ownership



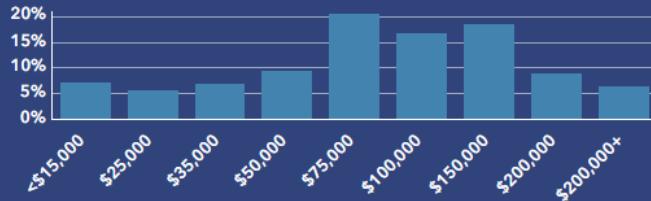
Housing: Year Built



Home Value



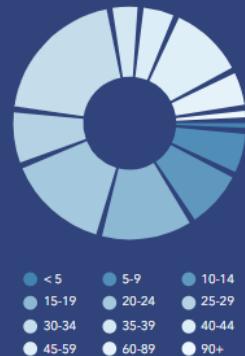
Household Income



Educational Attainment



Commute Time: Minutes



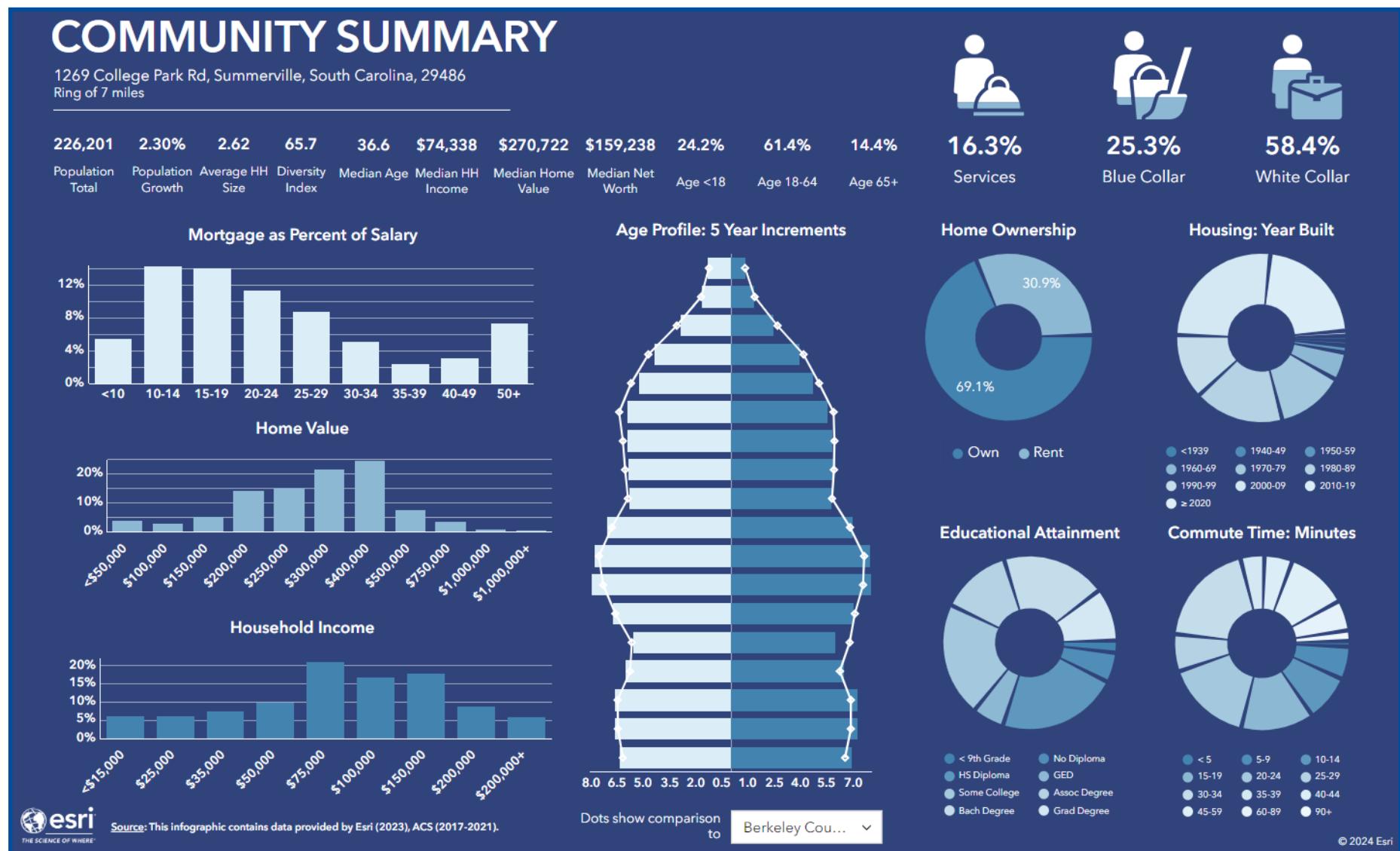
Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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SUMMERVILLE

SOUTH CAROLINA

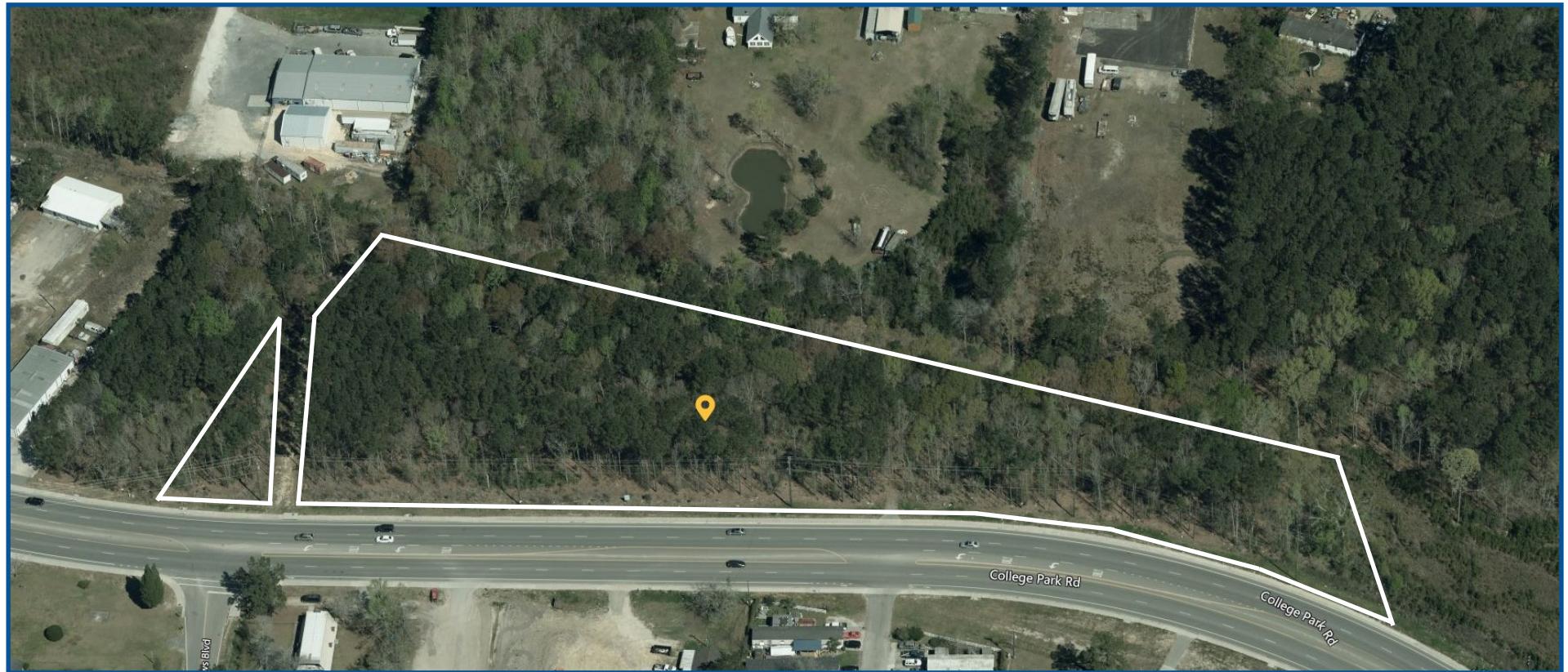


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PRIME DEVELOPMENT OPPORTUNITY

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