

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



4.435 ACRES, COLLEGE PARK RD. | SUMMERVILLE |

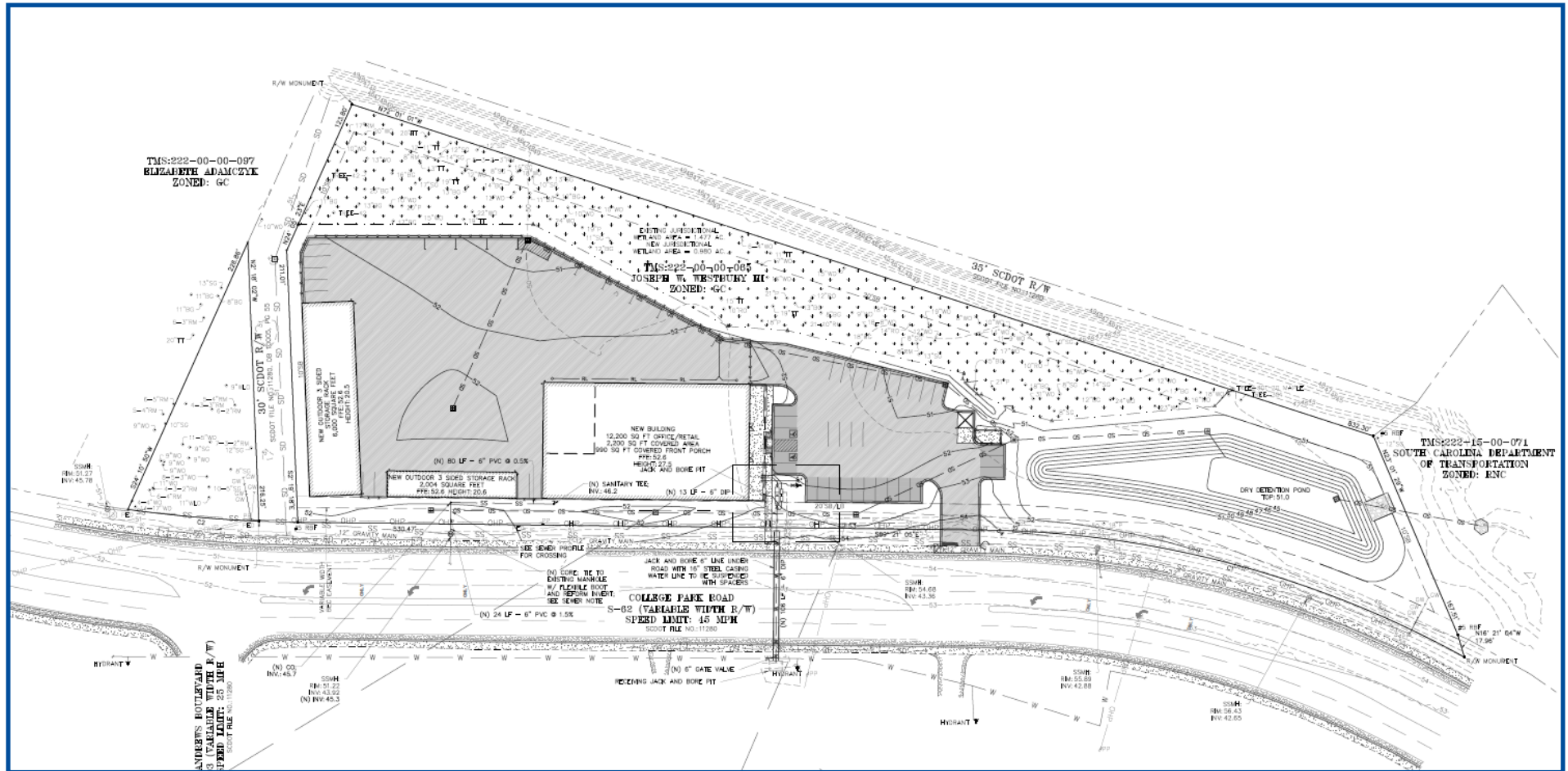
SOUTH CAROLINA

APPROX. 4.435 ACRES - FLEX / RETAIL - ENTITLED

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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. | SUMMERVILLE | SOUTH CAROLINA

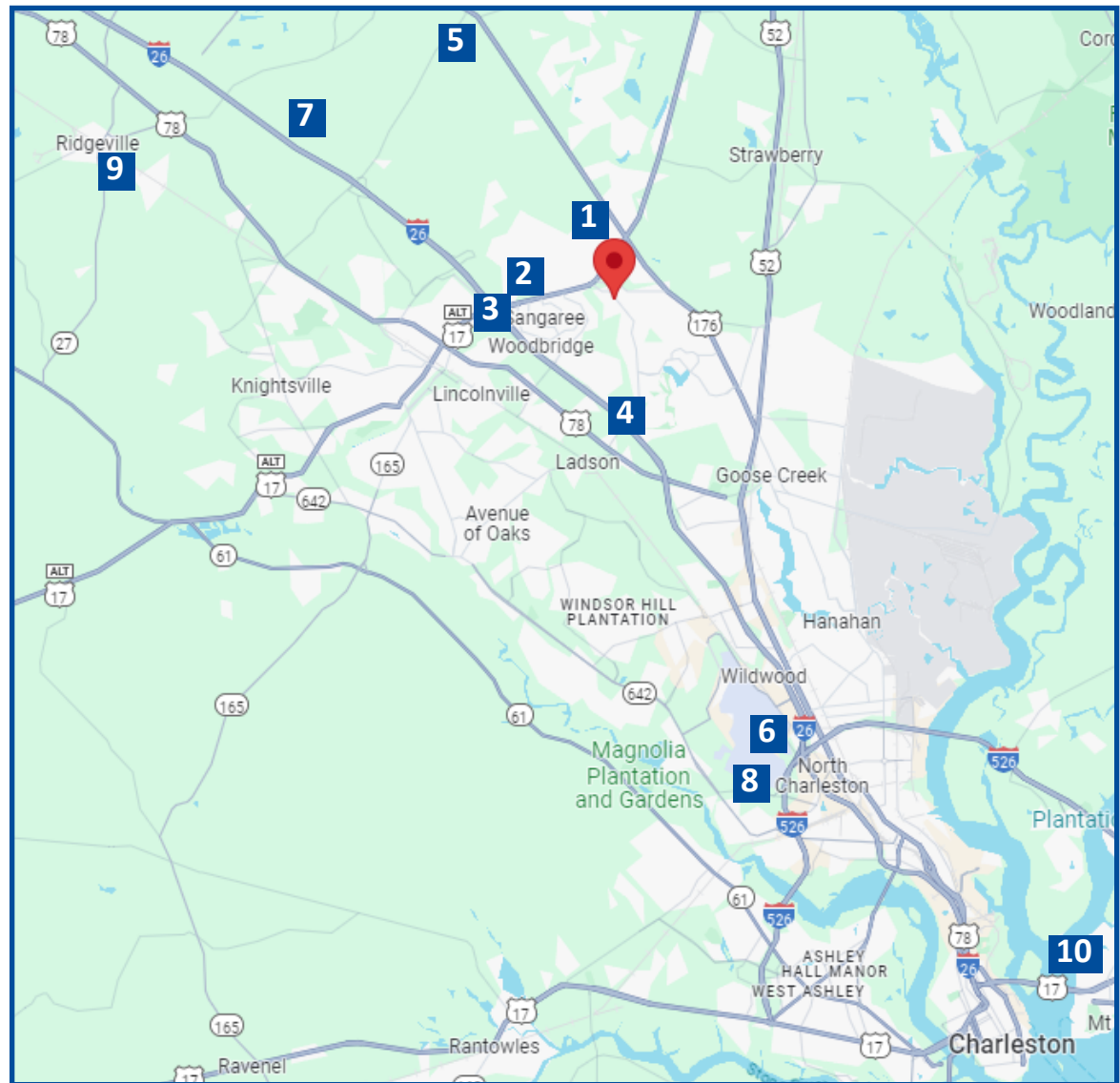
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CENTRALLY LOCATED FOR COMMERCE

\$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



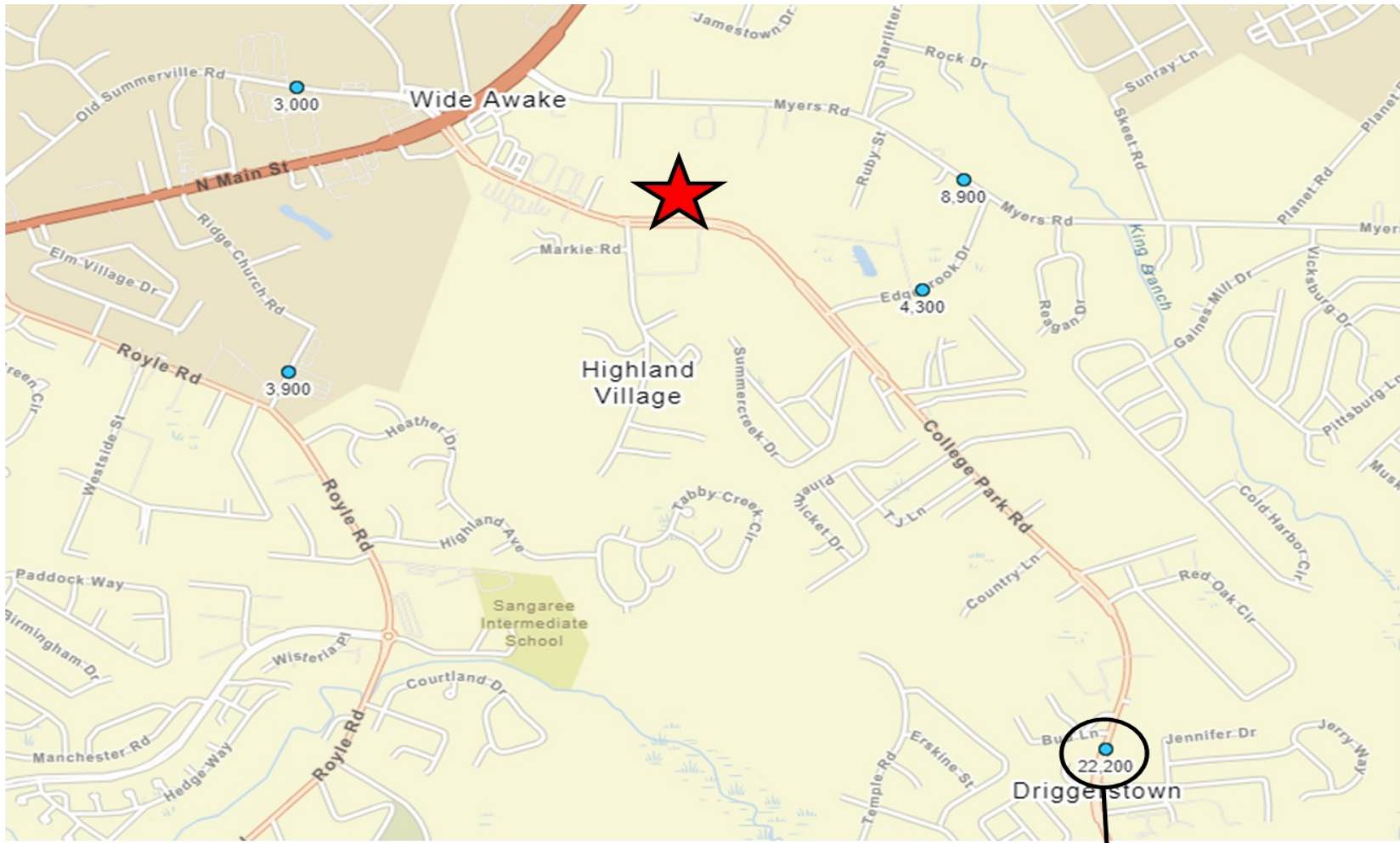
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22,200 VPD (SCDOT)

\$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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30+

NEW PEOPLE
MOVE TO THE REGION EACH
DAY

Source: U.S. Census Bureau

CHARLESTON | SC | USA

Population & Demographics

Information on overall population, age, race, and household income

GET THE DATA

3^x

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 & Employment

Overall employment by occupations, labor pool data, civilian workforce

GET THE DATA

20th

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

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

\$926

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

CHARLESTON | SC | USA

Location & Expansion Log

Companies expanding or relocating to the Charleston MSA region

GET THE DATA

3

COUNTIES

CHARLESTON | SC | USA

County Profiles

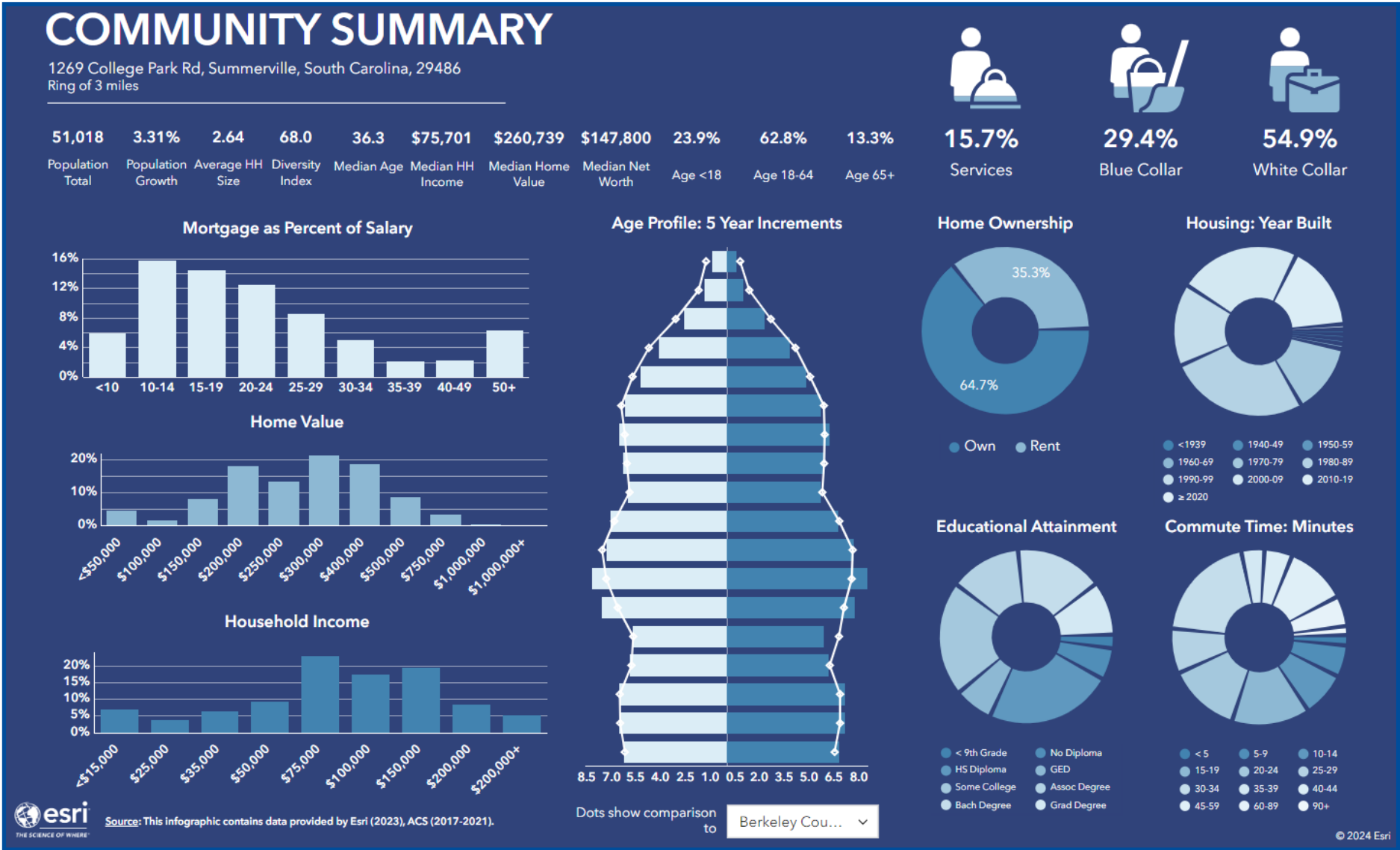
Population and demographic information for Charleston, Berkeley, Dorchester Counties and their major cities

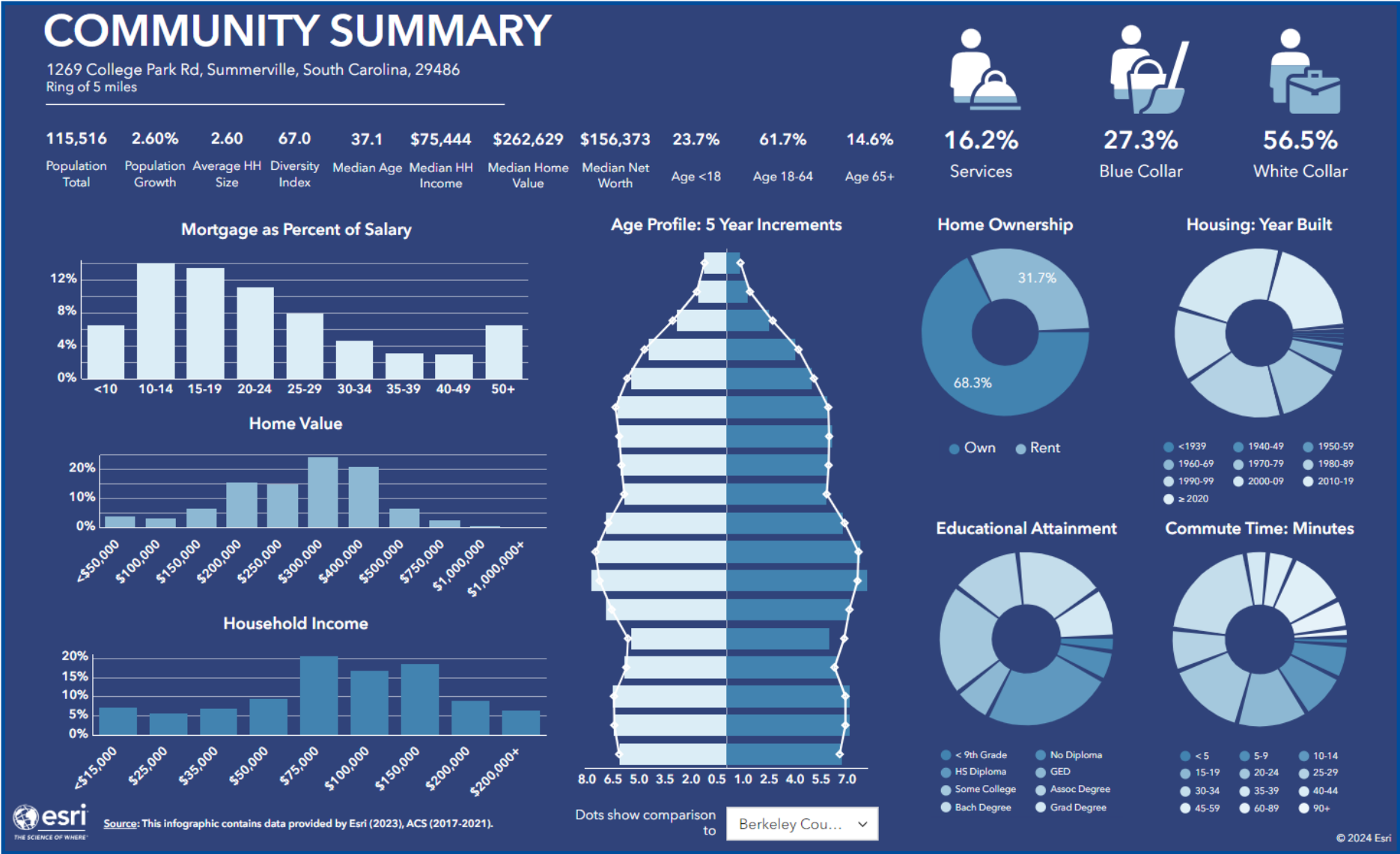
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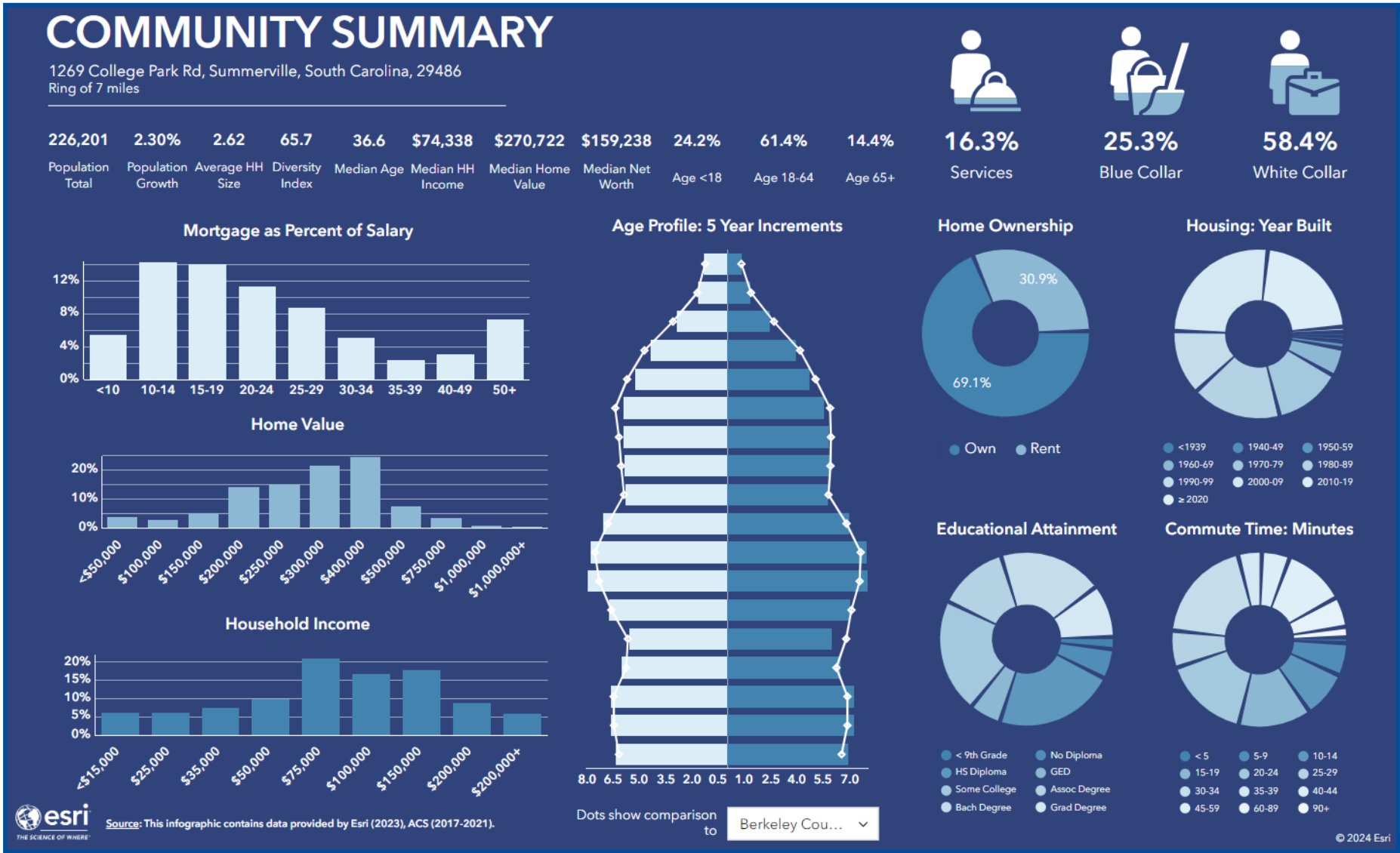
Charleston Regional Development Alliance

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PRIME DEVELOPMENT OPPORTUNITY

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