



**SPERRY**  
RADEKOPF & ASSOCIATES

**506**

LIVE OAK DRIVE  
MOUNT PLEASANT, SC 29464

**SHEM CREEK PLACE**

Brochure



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SC #23726





# Property Summary



## PROPERTY DESCRIPTION

This unique property is within walking distance to Shem Creek - is home to many seafood restaurants, bars, waterfront pedestrian dock, boating and kayaking. This is a great neighborhood surrounded by well-known restaurants, retail shops, professional offices and residential. Discover this unique property featuring a 1,788 square foot, one-story brick veneer home, built in 1960, surrounded by charming gardens and seating areas. This versatile property, known as "Shem Creek Place," has been utilized as both a residence and a very successful three-unit short-term rental. The owner resides in the westernmost section of the building. Key features of the property include: - Wood frame construction, new asphalt shingled roof, corner location complete with commercial signage. Zoning is AB Area Wide Business District & Village Scale Pedestrian Overlay District, which allows mixed use with office or retail on the ground floor with residential above, or as residential living with income potential through short-term rentals - call Broker for details. Don't miss out on this flexible development potential.

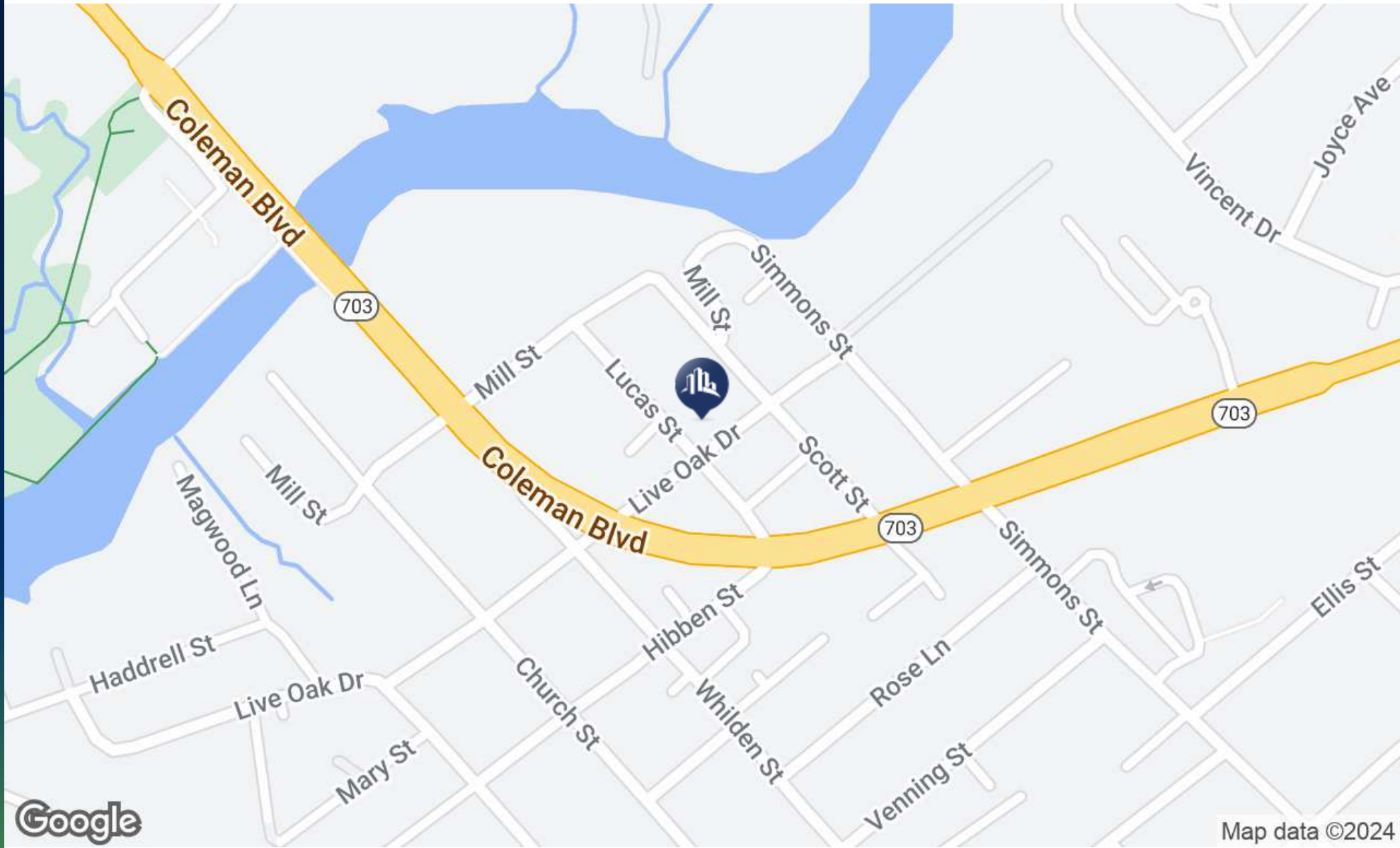
## OFFERING SUMMARY

Sale Price:	\$1,396,800
Lot Size:	0.27 Acres
Building Size:	1,788 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	817	3,127
Total Population	357	1,863	7,087
Average HH Income	\$150,466	\$152,641	\$144,872

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# Location Map





# Additional Photos





# Additional Photos





# Additional Photos





# Additional Photos





# Additional Photos





# Aerial Map





# Demographics Map & Report

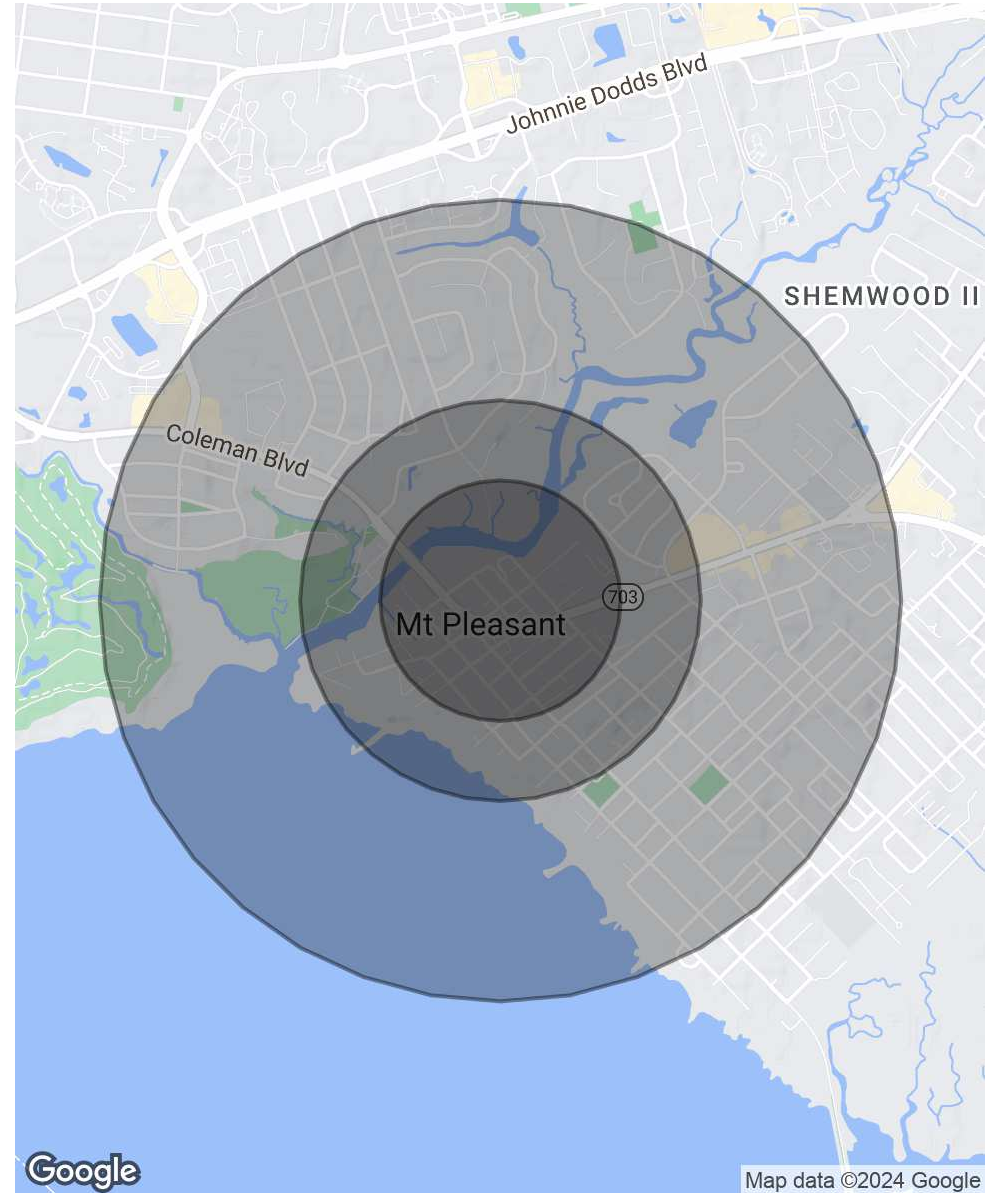


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	357	1,863	7,087
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	157	817	3,127
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$150,466	\$152,641	\$144,872
Average House Value	\$901,988	\$912,831	\$885,716

Demographics data derived from AlphaMap





# Site Plans

