

1.93± AC OF LAND FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT PAD READY LAND IN NORTH CHARLESTON

CHARLESTON, SC MSA | 8710 Dorchester Rd, N Charleston, SC 29420



For more information, contact:

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PROPERTY FEATURES

- 1.93± AC available
- Pad ready with stormwater and utilities to site
- Excellent visibility on bustling Dorchester Rd
- Full median break at site
- High traffic volume driven by growth and retail development in Summerville and North Charleston (Dorchester Road: 45,300± VPD, Ashley Phosphate Road: 37,500± VPD)
- Surrounded by residential neighborhoods and adjacent to new Patriot Park townhomes
- City of North Charleston B1 zoning
- Available for sale, ground lease, or build-to-suit
- Sale price: \$1,275,000

AREA RETAILERS AND BUSINESS DRIVERS



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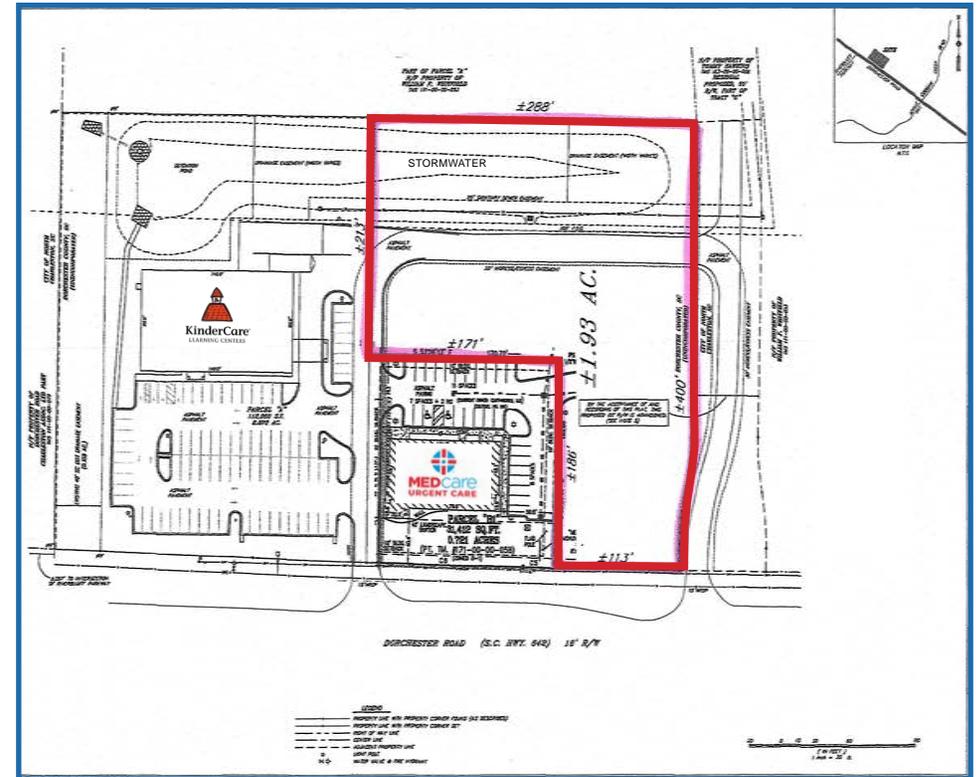
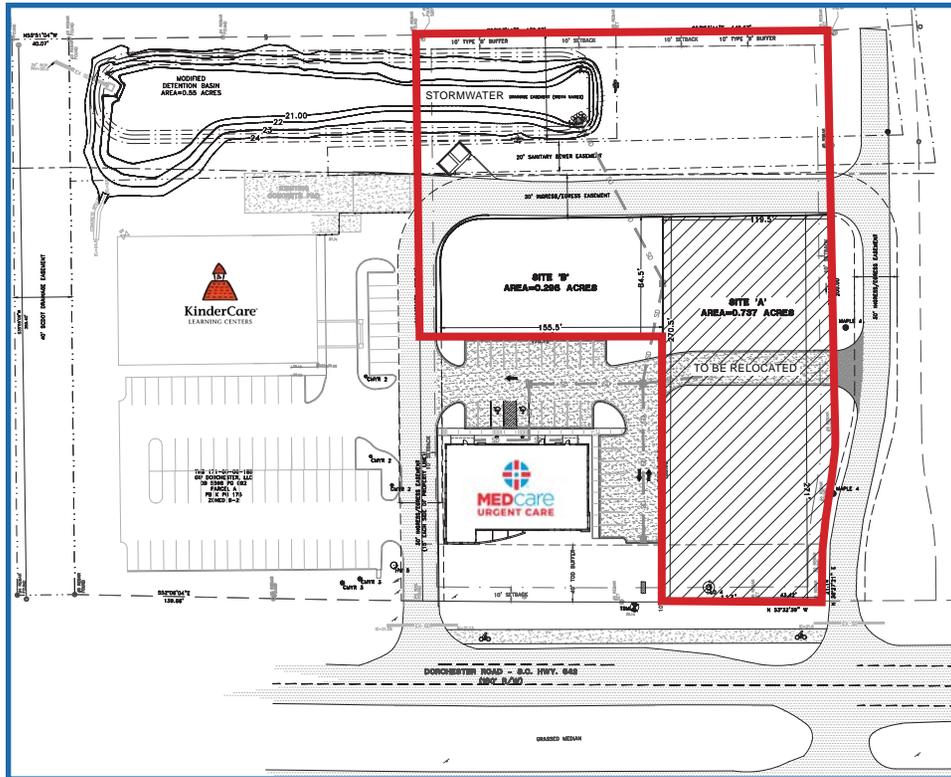
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SITE PLANS



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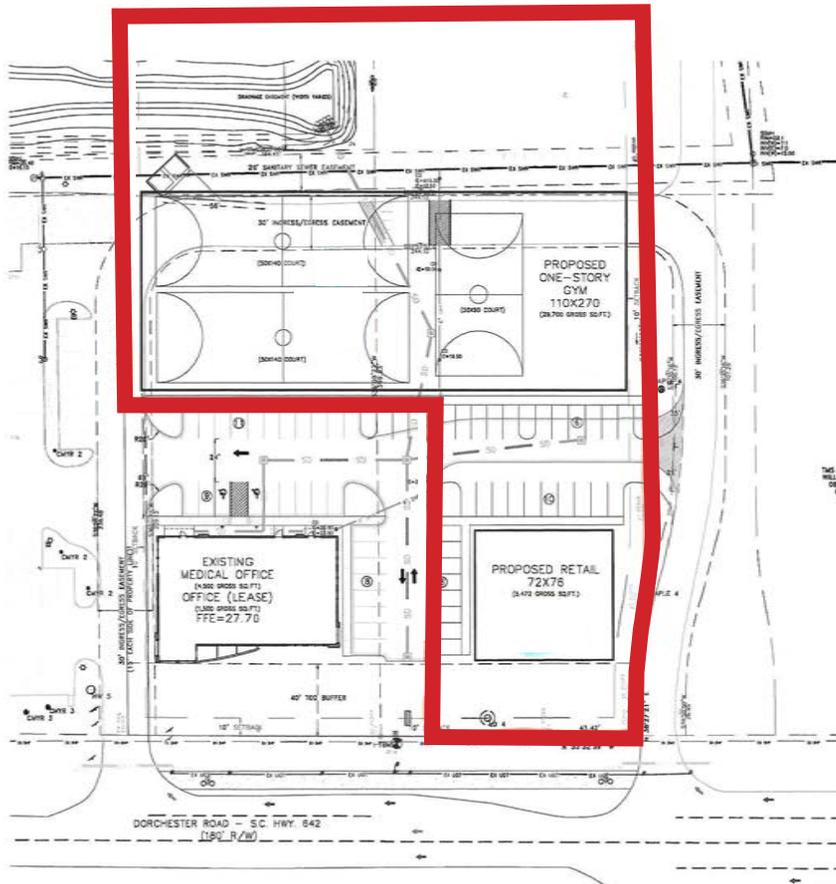
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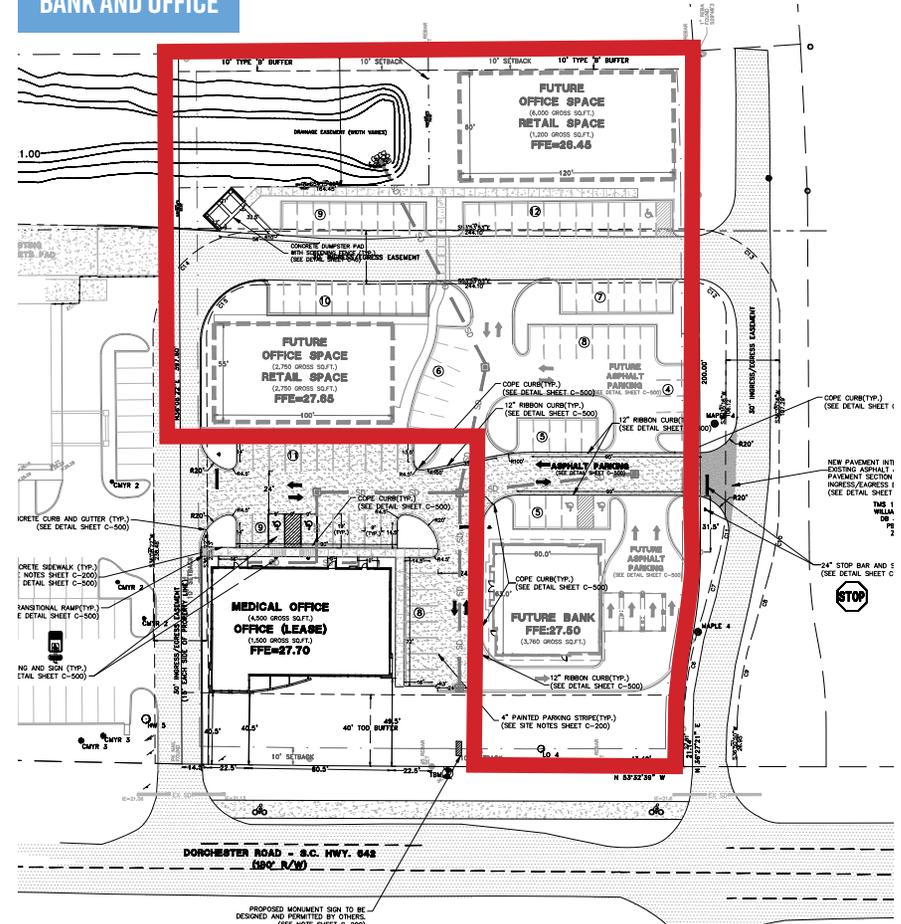


CONCEPTUAL SITE PLANS

RETAIL AND GYM



BANK AND OFFICE



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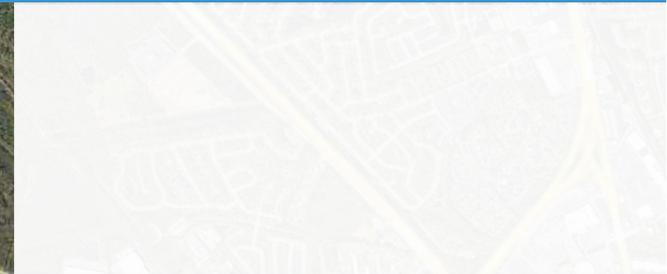
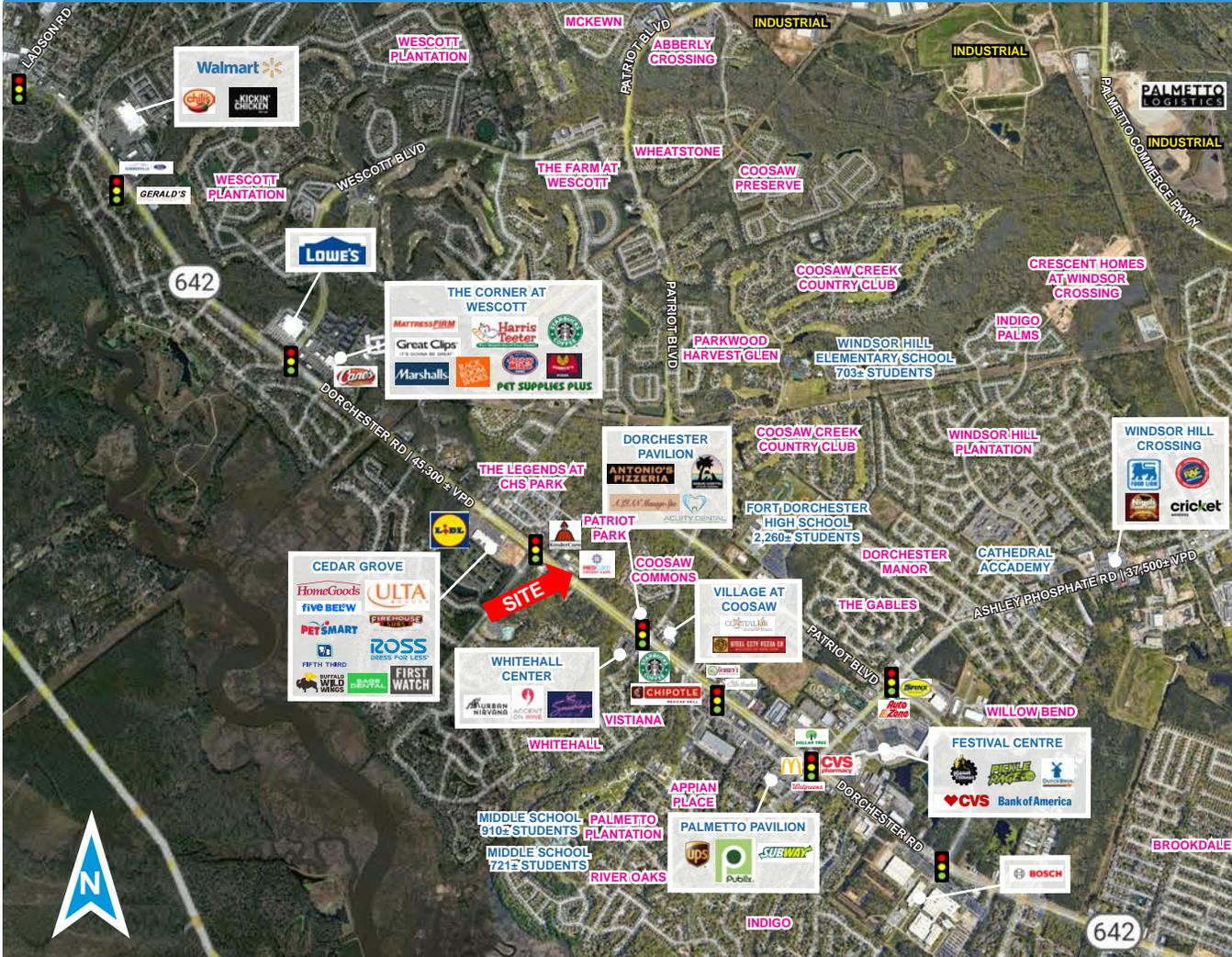
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TRAFFIC COUNTS

	VPD
Dorchester Road	45,300±
Ashley Phosphate Road	37,500±

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2025)	8,759	56,157	118,418
No. of Households (2025)	3,432	21,973	47,413
Avg. HH Income (2025)	\$123,527	\$103,985	\$96,964
Median HH Income (2025)	\$108,944	\$86,469	\$39,037

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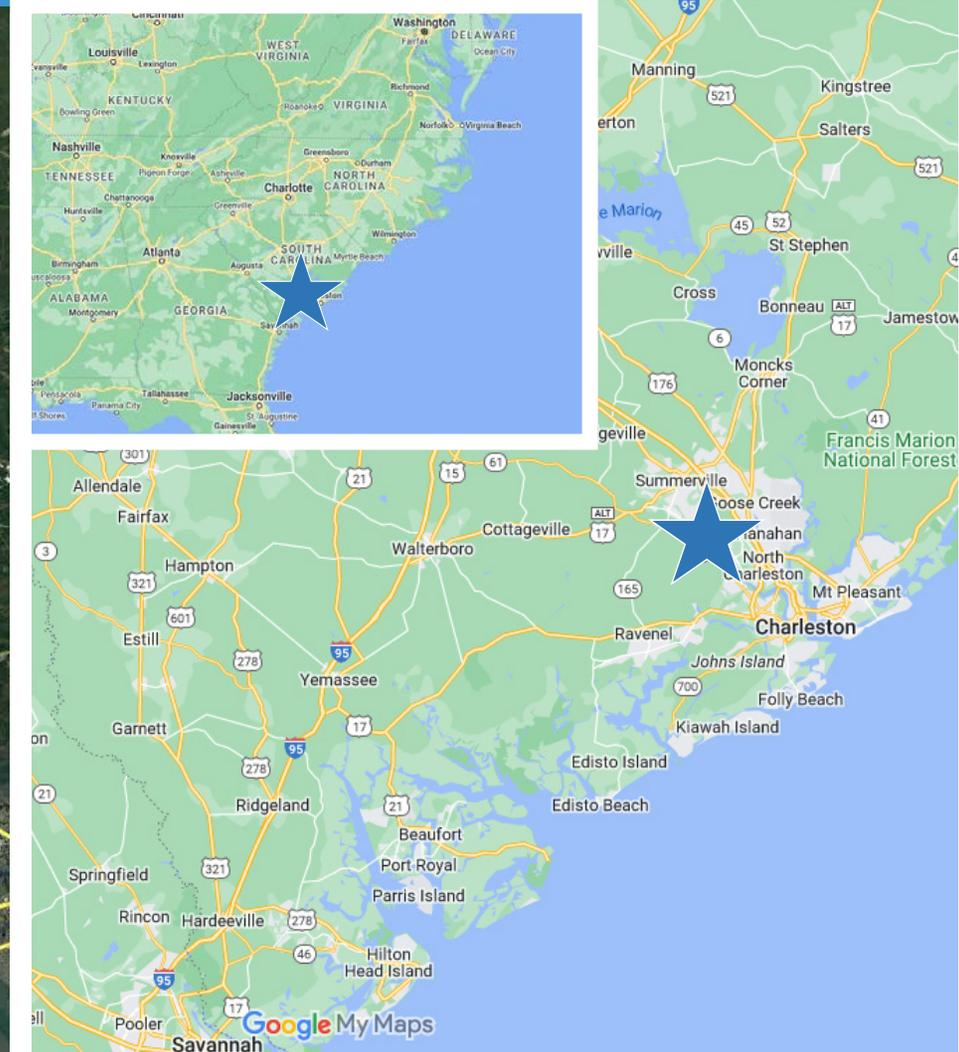
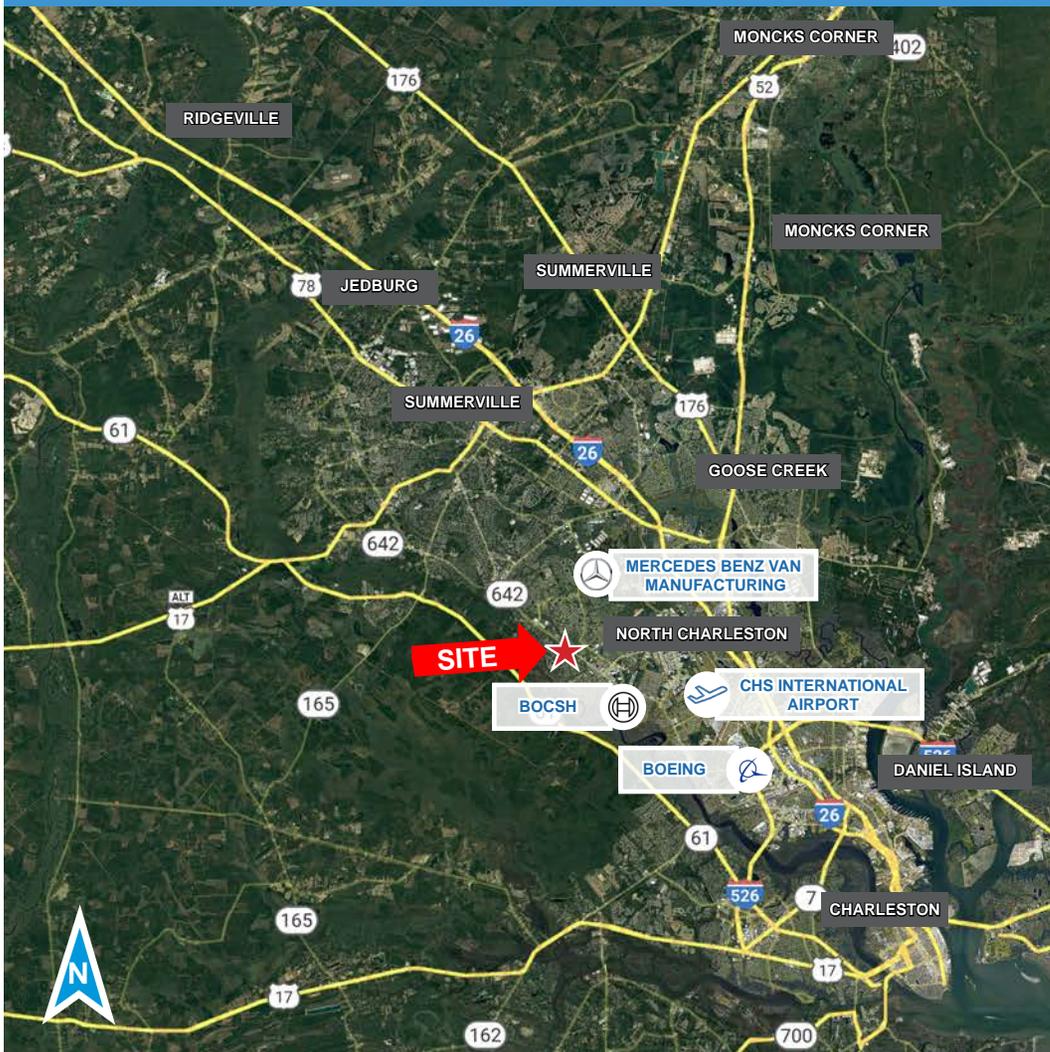
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