



2241 SAVANNAH HWY

CHARLESTON, SOUTH CAROLINA

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Marcus & Millichap
AM GROUP

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\$2,900,000

LIST PRICE



14,341

TOTAL GLA (SF)
2 BUILDINGS



1989

YEAR BUILT



1.21

LOT SIZE (AC)



GB

ZONING



2

NO. BUILDINGS



1

NO. PARCELS

INVESTMENT HIGHLIGHTS



THE OPPORTUNITY

- Prime Multi-Building Asset on a Large 1.21-Acre Site in the Heart of West Ashley | ±14,400 SF Across Two Buildings
- Zoned General Business (GB) | Highly Flexible Zoning for Retail, Office, Food & Beverage, or Redevelopment
- Located on Savannah Highway (US-17) | One of Charleston MSA's Busiest Commercial Corridors (~50,000 VPD)
- Situated in a Supply-Constrained Submarket | 1.9% Retail/Flex Vacancy in West Ashley
- Large Parcel with Ample Parking



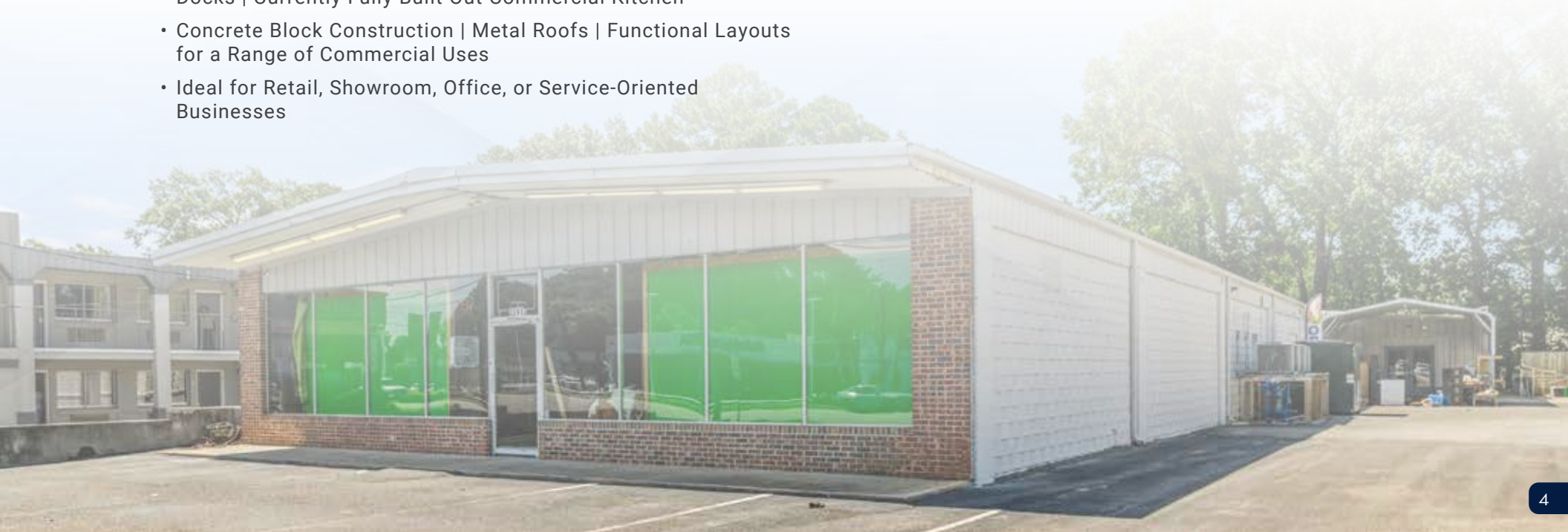
THE LOCATION

- Prominently Located in West Ashley, a Core Charleston Submarket
- 1 Mile to I-526 | 15 Minutes to Downtown Charleston
- Three-Mile Demographics | Population: 60,000+ | Average Household Income: \$85,000+
- Over 1.4 Million Square Feet of Retail Within 1 Mile | Nearby Retailers Include: Costco, Whole Foods, Total Wine, Best Buy, Chick-fil-A, Starbucks, Harris Teeter, Petco, Staples, and More



THE PROPERTY

- Building A (Front-Facing on Savannah Hwy): 9,400 SF | Excellent Visibility and Pylon Signage Opportunity on Savannah Hwy
- Building B (Rear): 4,941 SF | Warehouse with Two (2) Loading Docks | Currently Fully Built Out Commercial Kitchen
- Concrete Block Construction | Metal Roofs | Functional Layouts for a Range of Commercial Uses
- Ideal for Retail, Showroom, Office, or Service-Oriented Businesses



PROPERTY OVERVIEW



\$2,900,000

LIST PRICE



14,341

TOTAL GLA (SF)



1.21

LOT SIZE (AC)

PROPERTY OVERVIEW

Property Address	2241 Savannah Hwy, Charleston, SC
Parcel ID	310-07-00-003
Total GLA (SF)	14,341
Lot Size (Acres)	1.21
Year Built	1989
No. of Buildings	2
No. of Parcels	1
Zoning	GB, General Business

BUILDING A

Sq Ft	9,400
Foundation	Concrete/Slab
Ceiling Height / Clear Height	9' 10" / 13'
Roof	Steel-Frame with Metal Roof
Roll-Up Doors	1

BUILDING B

Sq Ft	4,941
Foundation	Concrete/Elevated Concrete Slab
Ceiling Height / Clear Height	11' 9" / 13' 9"
Roof	Steel-Frame with Metal Roof
Loading Dock	2

ZONING INFORMATION

The **GB (General Business)** district is intended to provide for a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, and storage yards (except for vehicles and boats). Mini-warehouse/self-storage uses may be permitted as special exception uses subject to the approval of the Board of Zoning Appeals. Automotive repair shops, communication towers, gas stations, short term lenders, veterinary clinics, and stables may be permitted as conditional uses.

Permitted Zoning Uses Include:

- Horticultural Specialties
- General Farms
- Dog Grooming
- Landscape Counseling and Planning
- Lawn and Garden Services
- Commercial Fishing
- Construction Office Only
- Microbreweries
- Local and Suburban Transit
- Water Transportation
- Marinas
- Offices for Transportation
- Offices for Freight and Cargo
- Telephone Communication, Except Towers
- Radio and Television Broadcasting, Except Towers
- Cable and Other Pay Television Services, Except Towers
- Electric Substations and Gas Regulator Stations
- Water Storage Tanks
- Fresh Fruit and Vegetable Wholesale
- Lumber and Other Building Materials Dealers
- Paint, Glass, and Wallpaper Stores
- Hardware Stores
- Retail Nurseries, Lawn and Garden Supply Stores
- Mobile Home Dealers
- Department Stores
- Variety Stores
- Misc. General Merchandise Stores
- Food Stores
- Produce Markets
- Motor Vehicle Dealers
- Auto and Home Supply Stores
- Boat Dealers
- Recreational and Utility Trailer Dealers
- Apparel and Accessory Stores
- Furniture, Home Furnishings and Equipment Stores
- Eating Establishments
- Drug Store
- Liquor Store
- Used Merchandise Store
- Nonstore Retailers
- Florists
- Tobacco Stores and Stands
- News Dealers and Newsstands
- Optical Goods
- Art Gallery or Dealers
- Retail Stores
- Depository Institutions or ATM Facilities
- Nondepository Credit Institutions
- Insurance Carriers
- Insurance Agents, Brokers, Service
- Real Estate
- Cemeteries
- Camp and Trailing Parks
- Dormitories
- Power Laundries
- Garment Pressing, and agents for Laundries and Dry Cleaning
- Coin Operated Laundries and Dry Cleaning
- Photographic Studios
- Beauty/Barber Shops
- Funeral Services
- Business Services
- Research and Development Labs
- Equipment Rental and Leasing
- Public Parking
- Automotive Repair Shops
- Health Services
- Legal Services
- Social Services

LARGE 1.21 ACRE PARCEL
AMPLE PARKING AND OUTDOOR AREA



 SAVANNAH HWY
56,200 VPD



B

A

LUMBER LIQUIDATORS
Aaron's
HOLY CITY MED
Hospital and Primary Care

ORANGE GROVE
CHARTER SCHOOL

OAKLAND
ELEMENTARY SCHOOL

STONO RIVER

DriveTime

Car Wash

**Advance
Auto Parts**

BINTELLI
GOLF CARTS

**WAFFLE
HOUSE**

QUALITY
CAR & TRUCK

2241 SAVANNAH HWY

AutoNation USA

SAVANNAH HWY
56,200 VPD

**In
Town
SUITES**

Mobil



BEST BUY
Michael's
PETSMART
MATTRESS FIRM
MUSC Health

piggly wiggly
CHASE
TOWN & COUNTRY INN & SUITES
AUTO PARTS

HOME 2
Monday Express
Ruby Tuesday

COSTCO WHOLESALE

FOOD LION

INTERSTATE 526

Fred Anderson TOYOTA CHARLESTON

CVS

Hardee's

CUBE SMART self storage

LUMBER LIQUIDATORS
Aaron's

Jenkins Home Care

CHARLESTON DENTISTRY

Time To Shine CAR WASH

DriveTime

Advance Auto Parts

AutoNation USA

Waffle House

BINTELLI GOLF CARTS

SAVANNAH HWY 56,200 VPD

QUALITY INN & SUITES

InTown SUITES

Mobil

2241 SAVANNAH HWY



Bon Secours
ST FRANCIS HOSPITAL

CHS
CHARLESTON

526 INTERSTATE 526

ABBERLY
WEST ASHLEY

MUSC Health
belk
DICK'S
planet fitness
TARGET

CASTLEWOOD
Townhouses

COSTCO
WHOLESALE

FOOD LION

CARMAX

In Town
SUITES

AutoNation USA

Jenkins Home Care

2241 SAVANNAH HWY

SAVANNAH HWY
56,200 VPD

Mobil

QUALITY
PAINT & SUPPLY

WAFFLE
HOUSE

BINTELLI
GOLF CARTS

STONO RIVER

CLEMSON
COASTAL RESEARCH & EDUCATION CENTER FARM

USDA
VEGETABLE
LABORATORY

MIRTH STUDIO

clarian
Hanckel

Handrick
LEXUS
CHARLESTON

KIA COUNTRY
of CHARLESTON

ExtraSpace
Storage

Parks
AUTO PARTS

MCDANIELS
Auto Group

CIRCLE K

CARMAX

2241 SAVANNAH HWY

In
Town
SUITES

Mobil

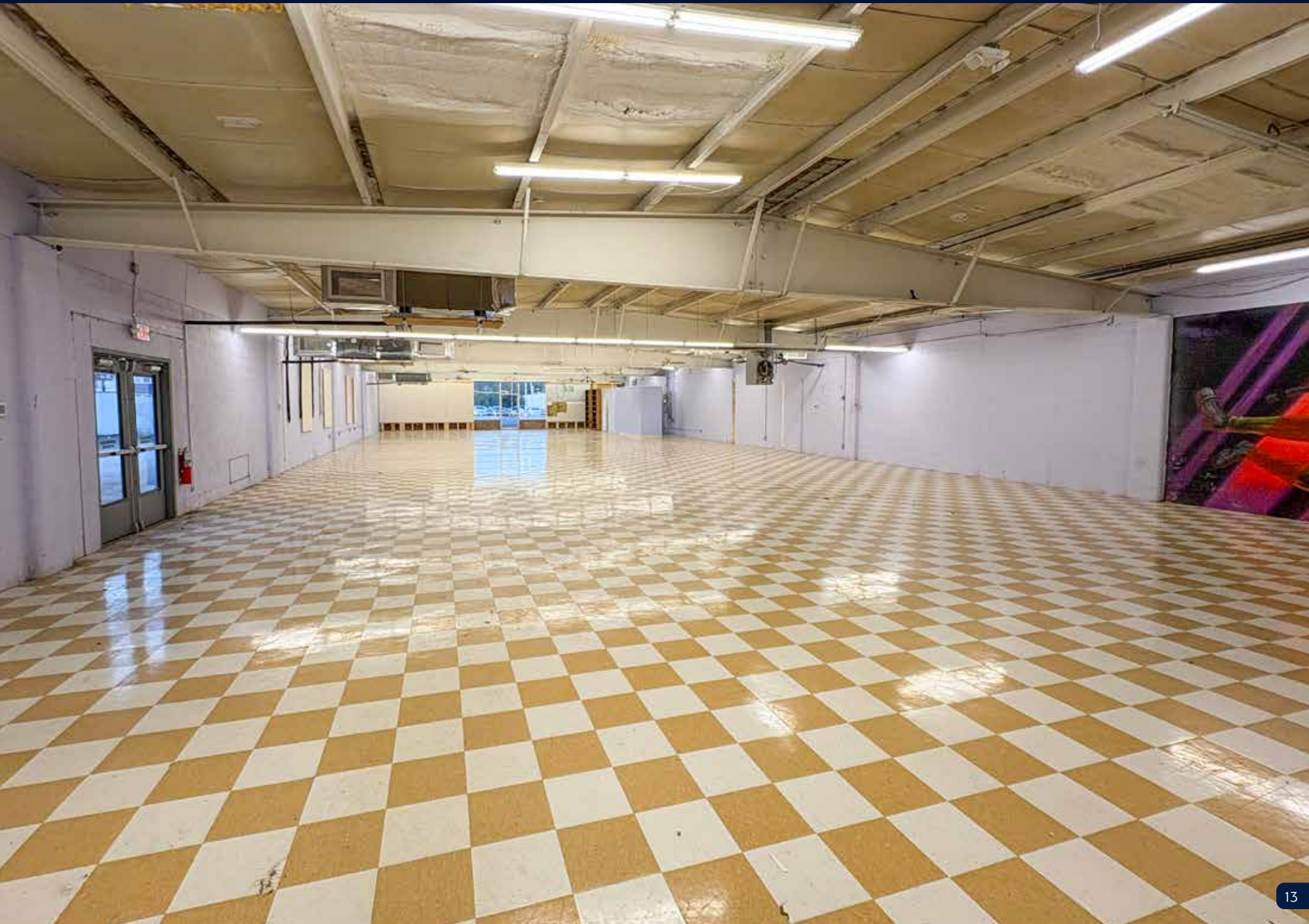
SAVANNAH HWY
56,200 VPD

QUALITY
DRINK & MORE

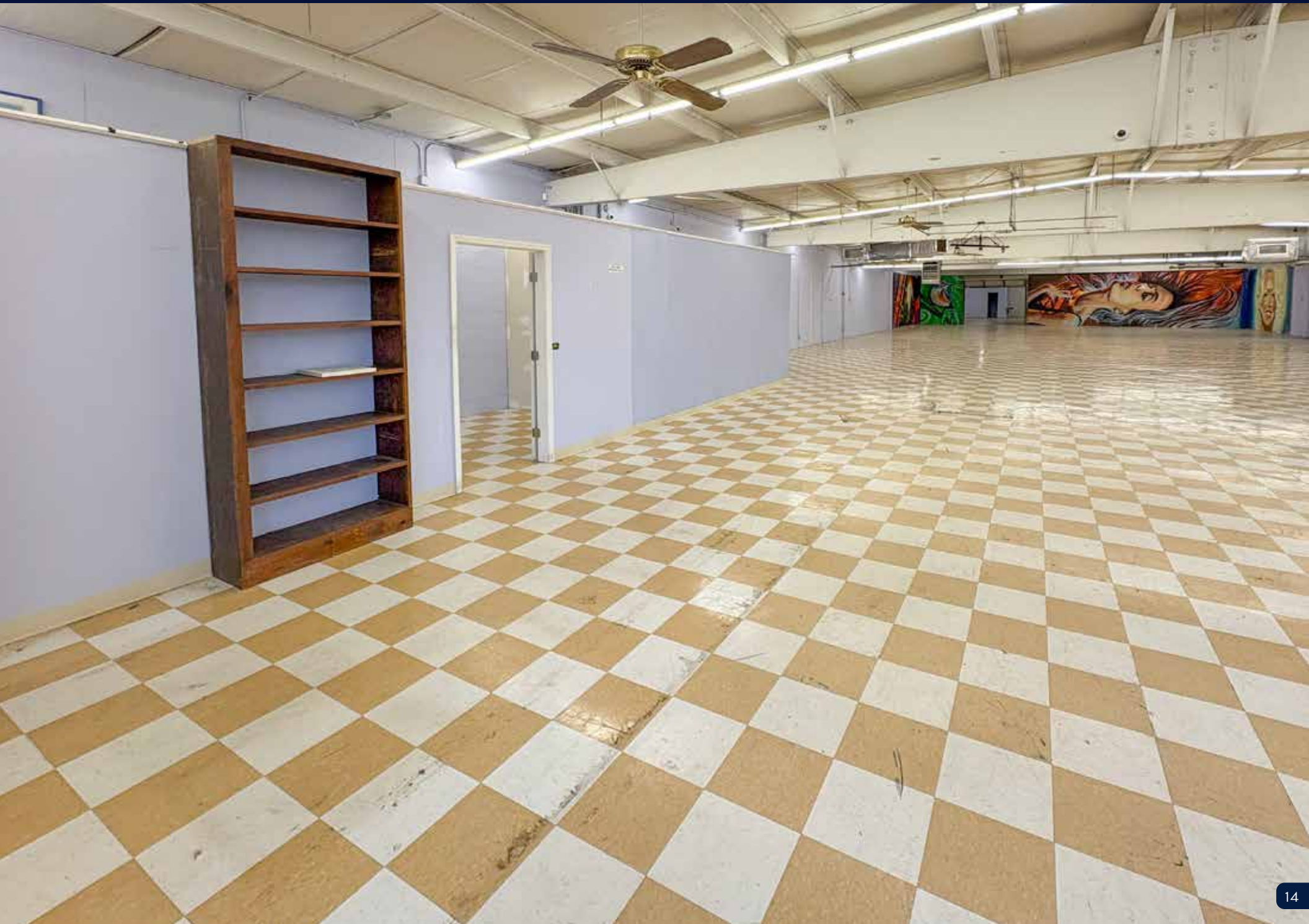
AutoNation
USA



BUILDING A



BUILDING A



BUILDING A



BUILDING B



BUILDING B

AMPLE PARKING AND OUTDOOR AREA



DEMOGRAPHIC SUMMARY

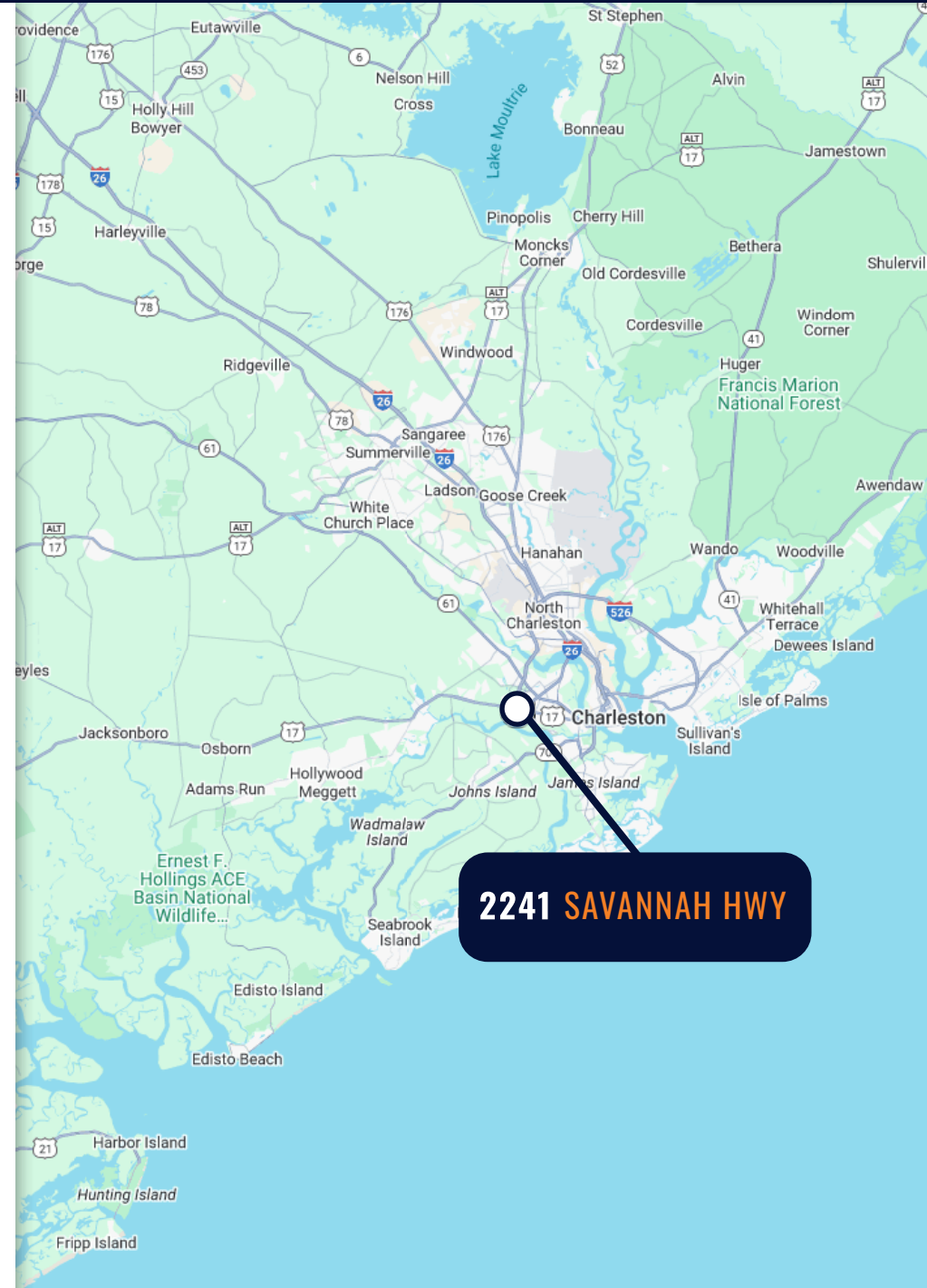
POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECTION	6,791	52,507	121,353
2024 ESTIMATE	6,689	51,247	117,175

DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2024 ESTIMATE	13,020	58,532	135,367

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2029 PROJECTIONS	3,297	25,552	56,155
2024 ESTIMATE	3,230	24,798	53,934

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2029 OWNER OCCUPIED HOUSING UNITS	53.79%	48.32%	54.70%
2029 RENTER OCCUPIED HOUSING UNITS	39.87%	44.07%	36.78%
2024 OWNER OCCUPIED HOUSING UNITS	53.75%	48.18%	54.43%
2024 RENTER OCCUPIED HOUSING UNITS	39.93%	44.22%	37.05%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	8.53%	9.42%	11.23%
\$150,000 - \$199,999	5.89%	6.98%	8.79%
\$100,000 - \$149,999	20.66%	21.32%	21.65%
\$75,000 - \$99,999	14.20%	13.99%	14.29%
\$50,000 - \$74,999	19.61%	16.80%	15.46%
\$35,000 - \$49,999	11.77%	11.67%	10.78%
\$25,000 - \$34,999	5.77%	5.85%	5.07%
\$15,000 - \$24,999	6.94%	6.31%	5.56%
\$10,000 - \$14,999	2.06%	2.54%	2.05%
UNDER \$9,999	4.57%	5.11%	5.12%
2024 EST. AVERAGE HOUSEHOLD INCOME	\$98,394	\$102,296	\$110,028
2024 EST. MEDIAN HOUSEHOLD INCOME	\$77,965	\$83,005	\$89,494
2024 EST. PER CAPITA INCOME	\$47,651	\$49,166	\$50,390



[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)



MARKET OVERVIEW

CHARLESTON, SC

\$65.96 BILLION
GROSS REGIONAL PRODUCT

TOP 10%
FASTEST GROWING MSA

\$1.28 BILLION
CAPITAL INVESTMENT FOR 2024

Located along the Atlantic seaboard, the Charleston metro encompasses Charleston, Berkeley and Dorchester counties in South Carolina. A favorable business climate is helping draw companies and workers to the region. In particular, vehicle manufacturing is growing, with recent expansions by Mercedes-Benz and Volvo. The metro population has grown by roughly 278,000 people since 2000, and is forecast to add another 59,500 residents over the next five years. Charleston and North Charleston combine for about one-third of the metro populace, with Mount Pleasant being the next-largest locale.

The Port of Charleston ships more than 2.85 million TEUs annually, while also providing sites for the United States military. Joint Base Charleston consists of almost 21,000 acres in a multi-use federal facility, and is home to multiple government and military tenants.

Manufacturing remains a vital sector of the economy, with major facilities for Boeing, Volvo, Mercedes-Benz and Cummins Turbo Technologies. As demand for information technology grows, so does the presence of corporations in the metro, particularly in the Charleston Digital Corridor, which houses notable companies like Blackbaud, Booz Allen Hamilton and CSS International.

MAJOR EMPLOYERS

CHARLESTON COUNTY, SC





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