

1120 CENTRAL AVE

SUMMERVILLE, SC 29483

COASTAL
CONNECTIONS
Real Estate, LLC



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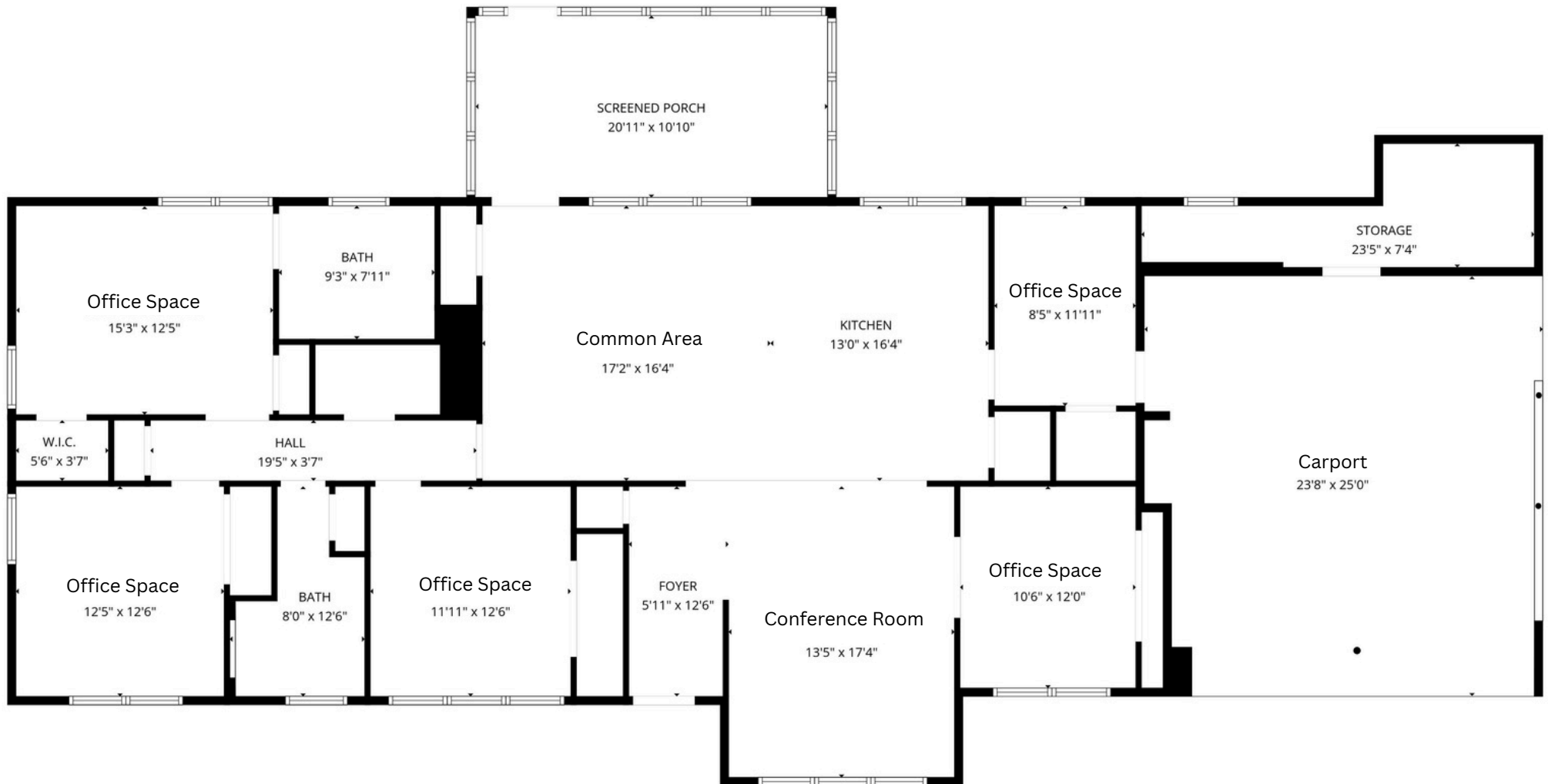
- ±2,332 SF single-story commercial-adaptive building
- Approximately 1.05 - acre site with meaningful future-use flexibility
- Recently rezoned commercial with Town approval documented
- Municipal technical review requirements already identified and on file



Coastal Connections Real Estate presents 1120 Central Avenue — a flexible standalone commercial opportunity in Summerville. Ideal for office, medical, wellness, boutique retail, consulting, studio, or owner-user use. Features include private rooms/offices, open common areas, two full baths, screened porch, rear yard, carport, and on-site parking potential. Located on Central Avenue, planned for major widening and intersection improvements.

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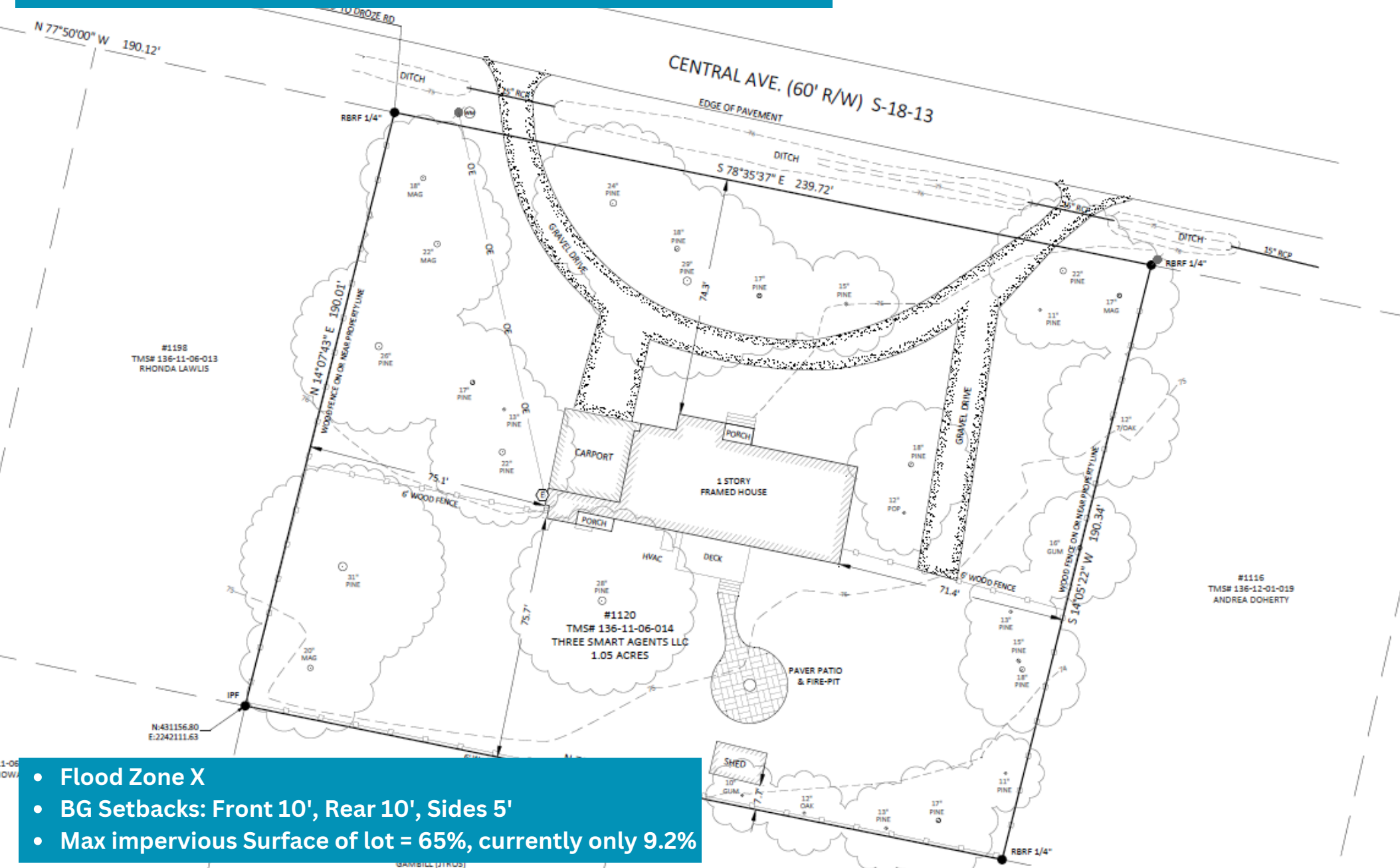
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- ±2,332 SF single-story commercial-adaptive building
- Conference Room, up to 5 separate offices
- Screened porch and Carport with 2x parking spaces

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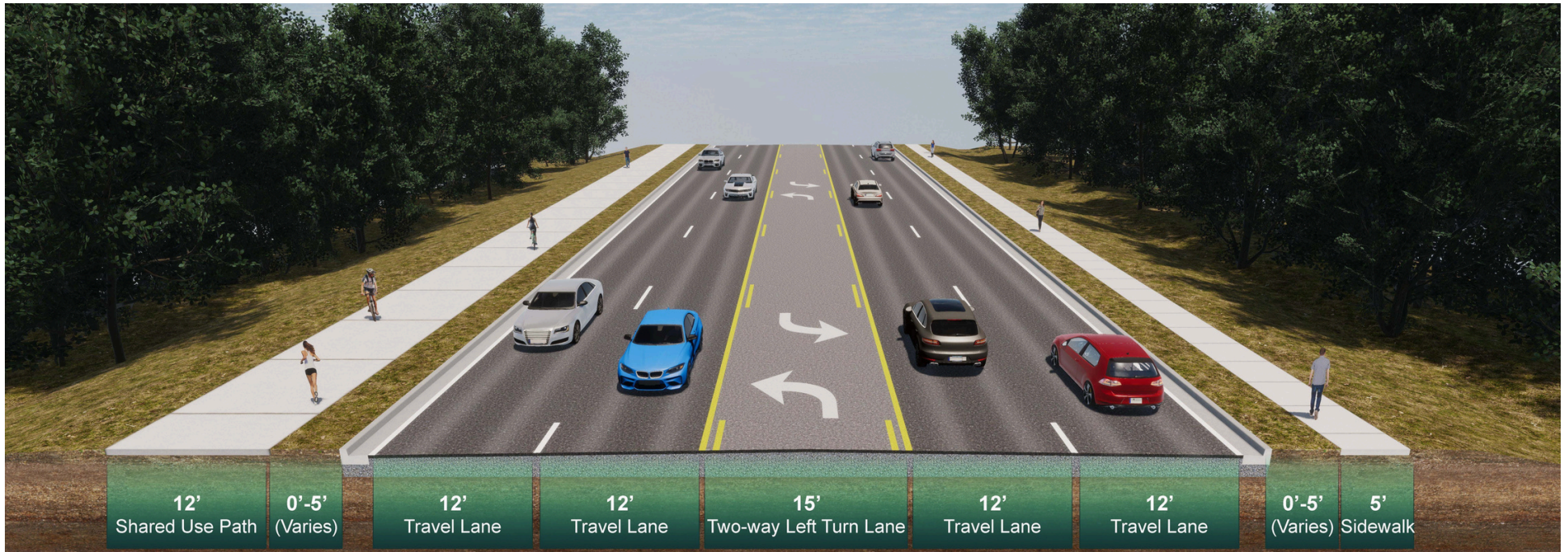
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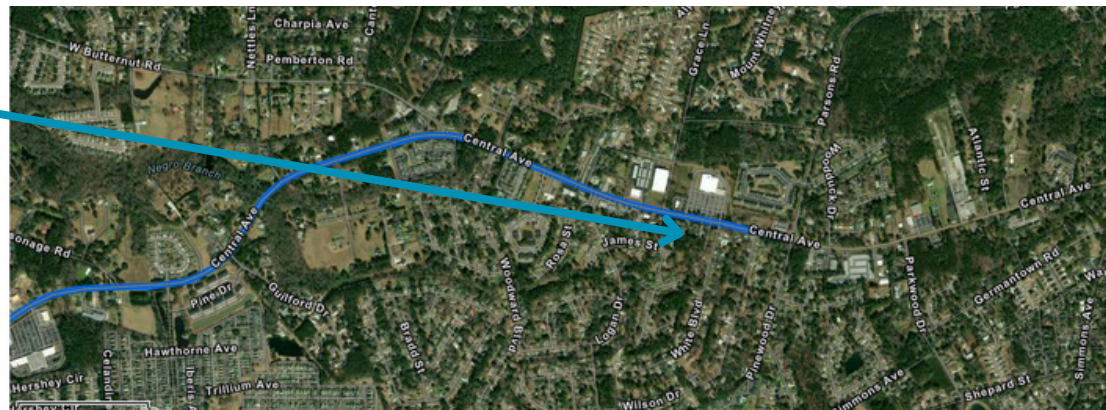
- Flood Zone X
- BG Setbacks: Front 10', Rear 10', Sides 5'
- Max impervious Surface of lot = 65%, currently only 9.2%

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Subject Property



<https://dorchestertransportation.com/all-projects-overview/central-avenue>

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Charleston Fast Facts

POPULATION



830,000



33 PPL

ON AVERAGE, THE AREA SEES 33 NEWCOMERS PER DAY

WORKFORCE

23.4%

INCREASE IN EMPLOYMENT OVER THE LAST DECADE

±20,000+

JOBS FORECASTED TO BE ADDED IN NEXT 3 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.7 MILLION

VISITORS ANNUALLY



\$12.8 BILLION

AVERAGE ANNUAL ECONOMIC IMPACT

AVIATION

10.8 BILLION

BOEING

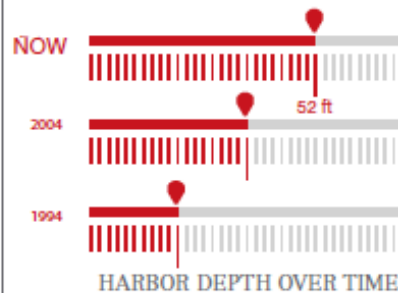
\$ PUMPED INTO CHS

MILITARY

20,000

ACTIVE DUTY & CONTRACT CIVILIAN

PORT OF CHARLESTON



±64 BILLION

ANNUAL STATEWIDE IMPACT

±225,600

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT CONCENTRATION FOR TRANSPORTATION EQUIPMENT MANUFACTURING

65,000+

TECHNICALLY-SKILLED AUTOMOTIVE WORKERS

VOLVO



65+ AUTOMOTIVE MANUFACTURERS & SUPPLIERS

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FOR SALE

\$650,000

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