

PRIME 4+ ACRE DEVELOPMENT SITE FRONTING US 17 FOR SALE

GEORGETOWN, SC 29440

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SUMMARY

Sale Price:

\$1,800,000

Parcel:

A premier 4+ acre development footprint strategically assembled for high-traffic retail, QSR, and service-based commerce.

Zoning:

General Commercial (GC) zoning accommodates a wide spectrum of highest-and-best uses, including medical clinics, retail, professional services, and QSR (Quick Service Restaurant) outparcels.

Land Use:

Site layout is optimized for high-visitor uses, including dedicated car wash stalls, multi-tenant flex retail, and drive-thru end caps.

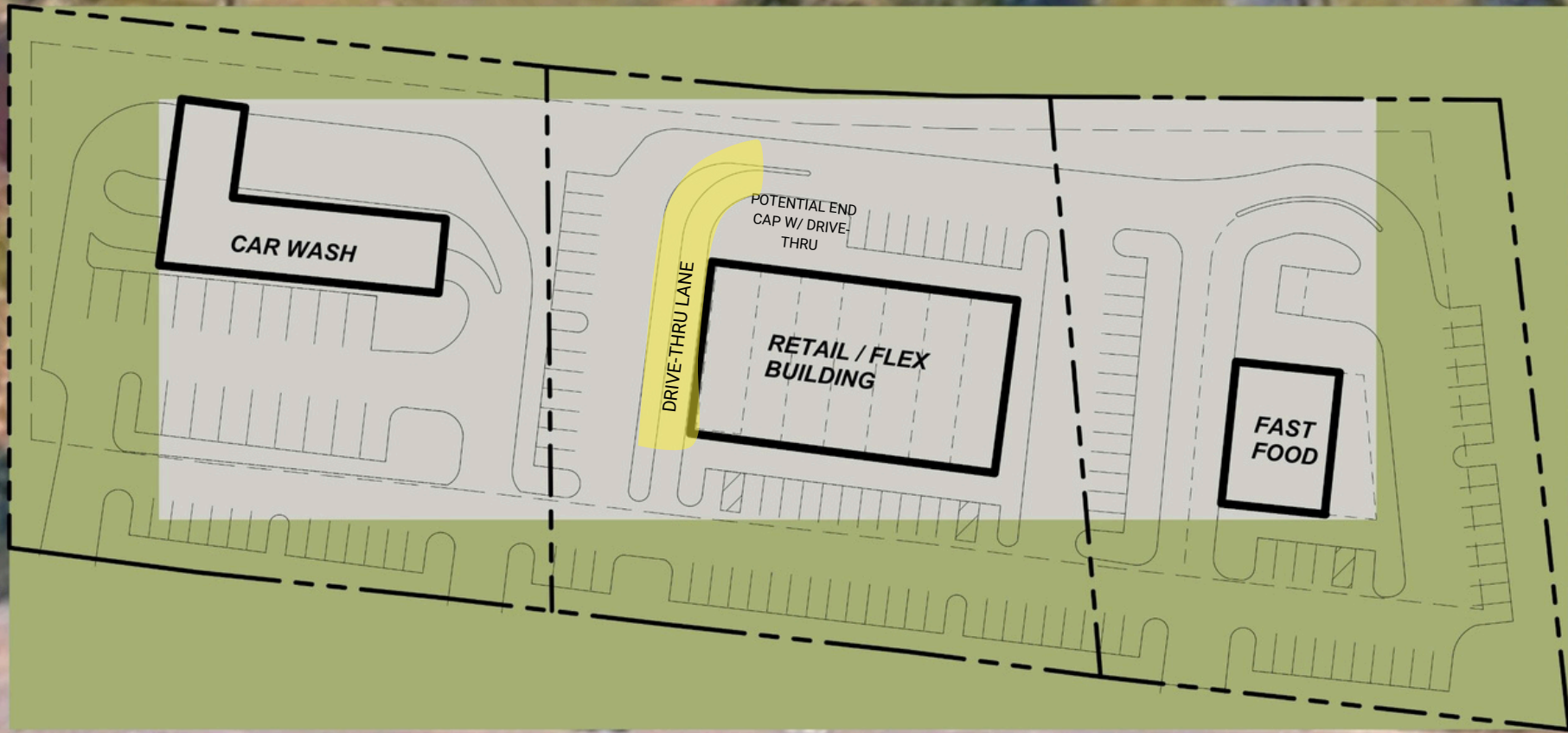
Frontage & Access:

Exceptional linear visibility and curb-cut access along S. Fraser Street (US-17), capturing heavy daily commuter and transient coastal tourism traffic. ~700 ft of Hwy 17 frontage.

Existing Utility:

The 2,400+ SF office building serves as an immediate-use ancillary structure, providing "covered land" security or an in-place income while the broader site is phased for development.





SKA Studio

<https://www.skastudio.com/>

CONCEPTUAL SITE PLAN

This high-visitor layout maximizes site utility by integrating banking services, automotive care, and flexible drive-thru retail opportunities.




**for illustrative purposes only*

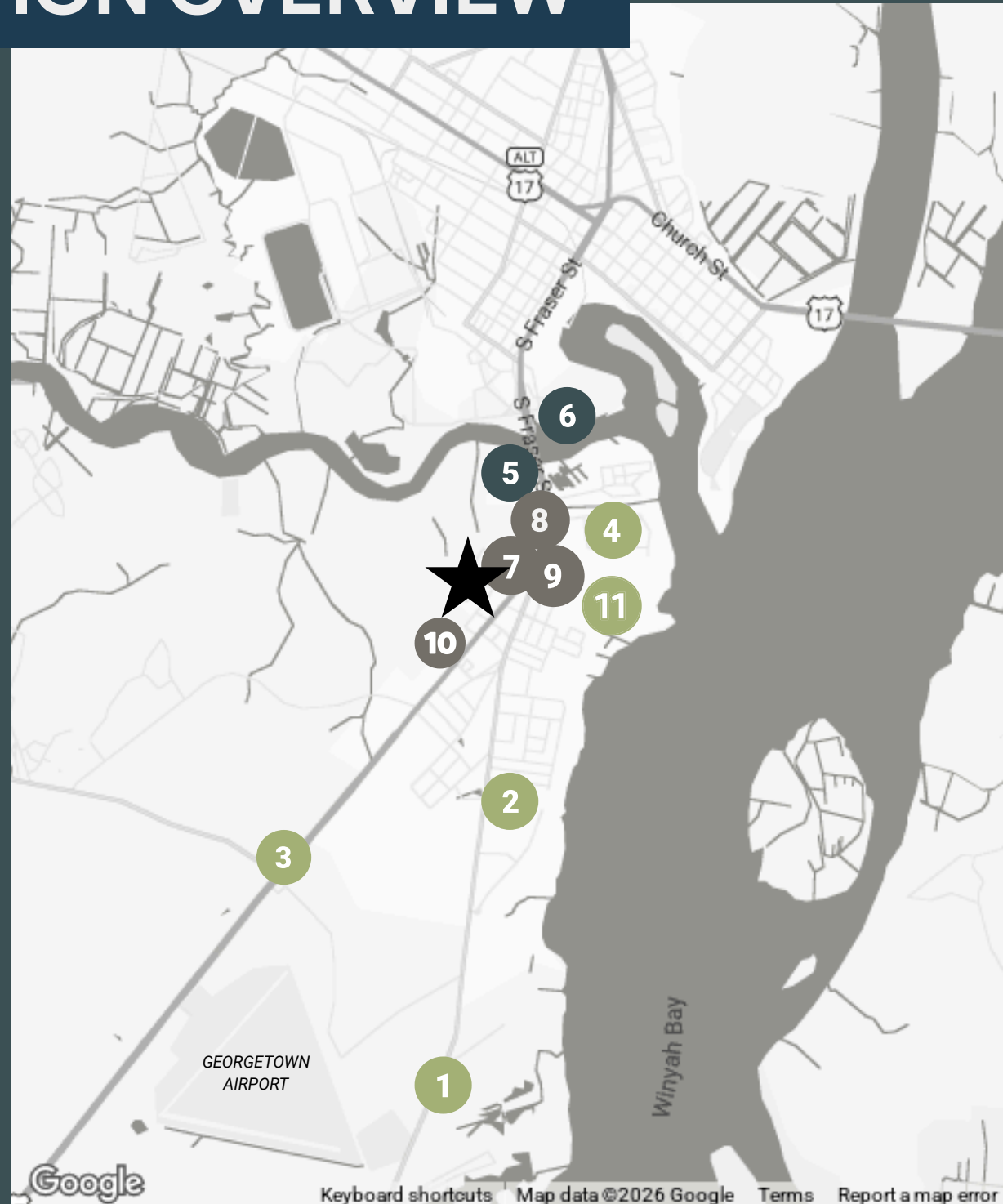
LOCATION OVERVIEW

MAP LOCATIONS

- ★ 2002 S FRASER ST
- 1. South Island Plantation
- 2. Harbor Club
- 3. South Island Landing
- 4. Craven's Grant
- 5. Carroll Campbell Boat Landing
- 6. River Redevelopment Project
- 7. Dollar General
- 8. Sunoco
- 9. Circle K
- 10. Food Lion
- 11. The Oaks at Winyah Bay

MAP KEY

-  RESIDENTIAL DEVELOPMENT
-  WATERFRONT
-  RETAIL/GAS STATIONS



LOCATION OVERVIEW

GEORGETOWN: THE NEXT COASTAL FRONTIER

Strategically positioned between the booming markets of Charleston and Myrtle Beach, Georgetown is experiencing a rapid economic and commercial renaissance. As supply constraints and pricing tighten in neighboring coastal hubs, capital is rapidly flowing into Georgetown's Highway 17 corridor. This site provides a durable, high-visibility moat for any business operating here.



DATA & LOGISTICS

Metric	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	9,250	14,800	24,500
Average HH Income	\$68,400	\$72,100	\$79,900
Median Home Value	\$215,000	\$248,000	\$295,000

- 2023 Average Annual Daily Traffic Count (AADT) for US-17 ~25,000
- Supported by over 800 existing and planned rooftops in a 3 mile radius
- *"Proposed waterfront redevelopment is expected to create both permanent and part-time employment and foster new businesses designed to benefit Georgetown-area residents, strengthen the local economy, and welcome future generations to the historic riverfront."* - Coastal Observer



David Newman



Advisor, Senior Vice President

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PROFESSIONAL BACKGROUND

David P. Newman is an experienced professional in the commercial real estate industry with 20+ years of completed developments and transactions across multiple states and industry sectors, including Class A office, retail, industrial and special purpose projects. During his real estate career, David completed sales and leasing for numerous clients, totaling over 1.7 million SF and a combined market value exceeding \$350MM. Skilled in leases, contracts, complex negotiations, sales, management, acquisitions, dispositions, and business development.

EDUCATION

Master of Professional Studies in Real Estate from Georgetown University.
Business and Finance degree from Marymount University.

Michael Kelly



Advisor, Investment Sales Specialist

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PROFESSIONAL BACKGROUND

Michael P. Kelly is the Founder of Kelly Commercial Advisors (KCA), a Charleston-based commercial real estate advisory practice operating under eXp Commercial. A Charleston native, Michael brings 6+ years of brokerage experience, with 74+ closed transactions, representing 359,000+ SF and \$30MM+ in volume. He advises clients across the Southeast on acquisitions/dispositions, leasing strategy, and site selection across multifamily, flex/industrial, medical office, retail, and land.

EDUCATION & AFFILIATIONS

Bachelor's degree from the University of Georgia (2011)
Hibernian Society of Charleston Member

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