

AVAILABLE

# 9.238± AC LAND FOR SALE, LEASE, OR BTS

3944 Byrnes Dr. (Hwy. 52), St. Stephen, SC



## PROPERTY FEATURES

- Excellent location next to recently remodeled Dollar Tree
- Zoned Highway Commercial
- Water And sewer available
- Direct Access From US Hwy 52
- Local Retailers: Subway, Dollar General, BP, Napa
- 9.238± AC total, may be subdivided
- 6,000+ VPD at site
- BTS And groundlease opportunities available

### JOIN AREA RETAILERS



For more information, contact:

**LILY ALBERTSEN | ASSOCIATE**  
843 203 1152  
lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com



AVAILABLE

## 9.238± AC LAND FOR SALE, LEASE, OR BTS

3944 Byrnes Dr. (Hwy. 52) St. Stephen, SC



For more information, contact:

**LILY ALBERTSEN | ASSOCIATE**  
843 203 1152  
lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com



AVAILABLE

## 9.238± AC LAND FOR SALE, LEASE, OR BTS

3944 Byrnes Dr. (Hwy. 52) St. Stephen, SC



9.238± ACRES AVAILABLE



ZONING: HIGHWAY COMMERCIAL -  
TOWN OF ST. STEPHEN



3.2%

PROJECTED ANNUAL  
POPULATION GROWTH (2023-2028)



\$58,217

ESTIMATED AVERAGE  
HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS



6,732

2022 TOTAL  
POPULATION WITHIN A 5-MILE RADIUS

For more information, contact:

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

[lalbertsen@twinriverscap.com](mailto:lalbertsen@twinriverscap.com)

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

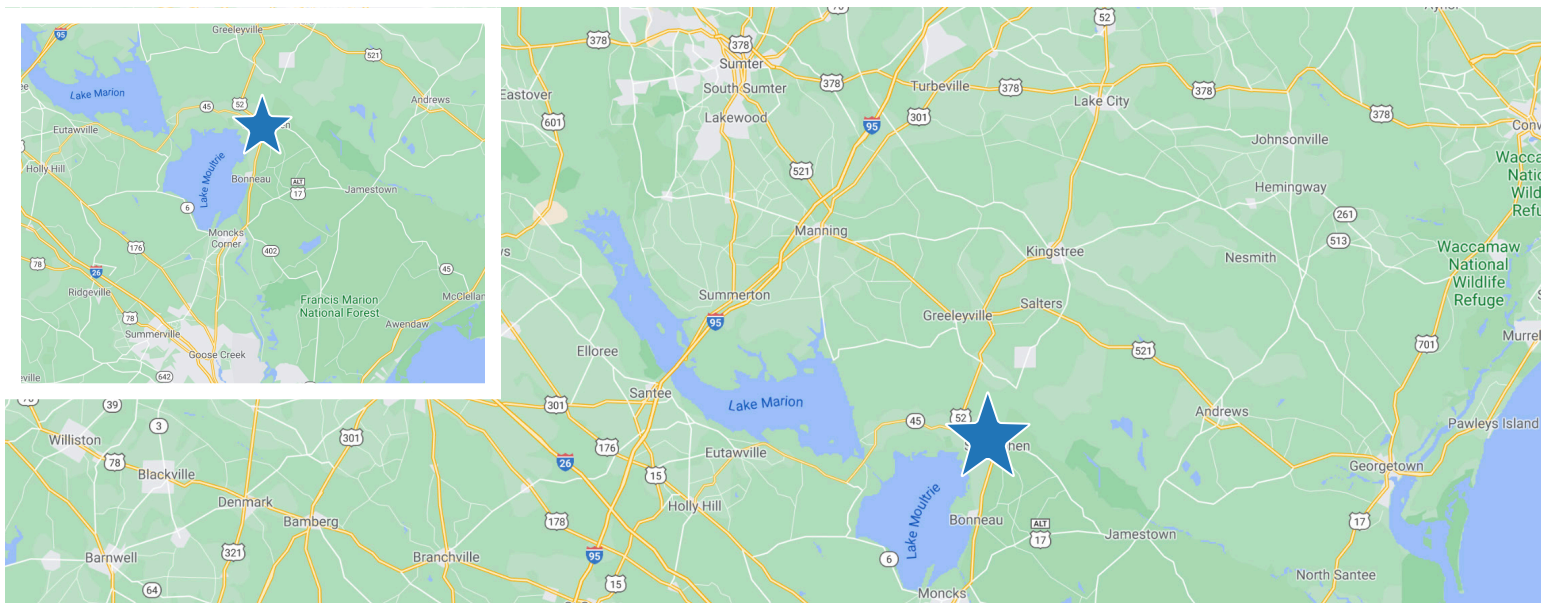
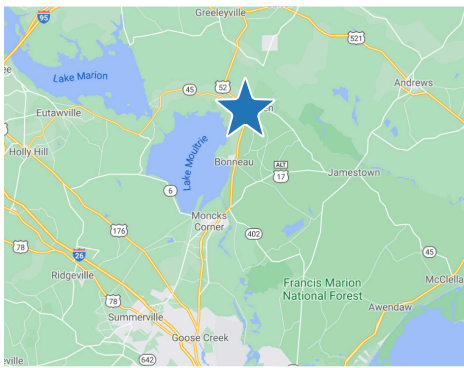
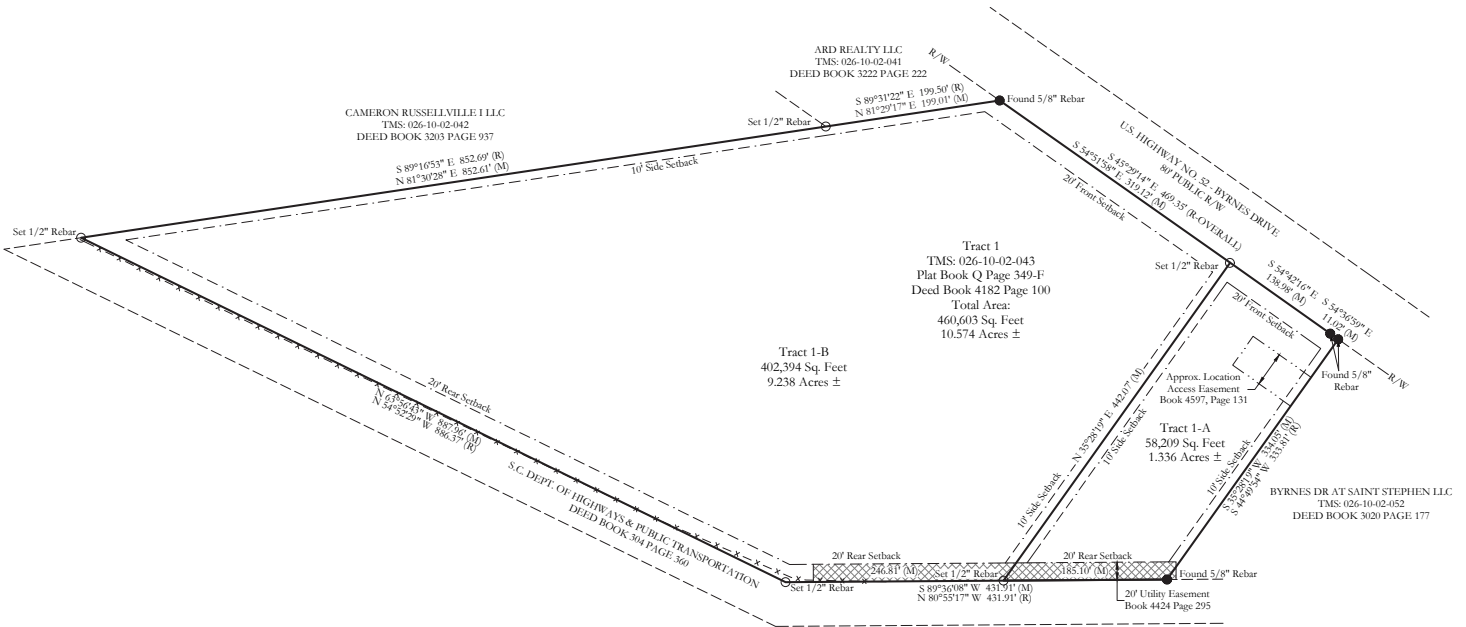
[twinriverscap.com](http://twinriverscap.com)



AVAILABLE

## 9.238± AC LAND FOR SALE, LEASE, OR BTS

3944 Byrnes Dr. (Hwy. 52) St. Stephen, SC



For more information, contact:

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

twinriverscap.com

© 2025 Twin Rivers Capital, LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Twin Rivers Capital and the Twin Rivers Capital logo are service marks of Twin Rivers Capital, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Twin Rivers Capital. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.