

INCOME PRODUCING PROPERTY FOR SALE



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10180 HIGHWAY 78 | LADSON, SC 29456



COLDWELL BANKER COMMERCIAL ATLANTIC
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418
CBCATLANTIC.COM

INCOME PRODUCING PROPERTY

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PROPERTY OVERVIEW



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OFFERING SUMMARY

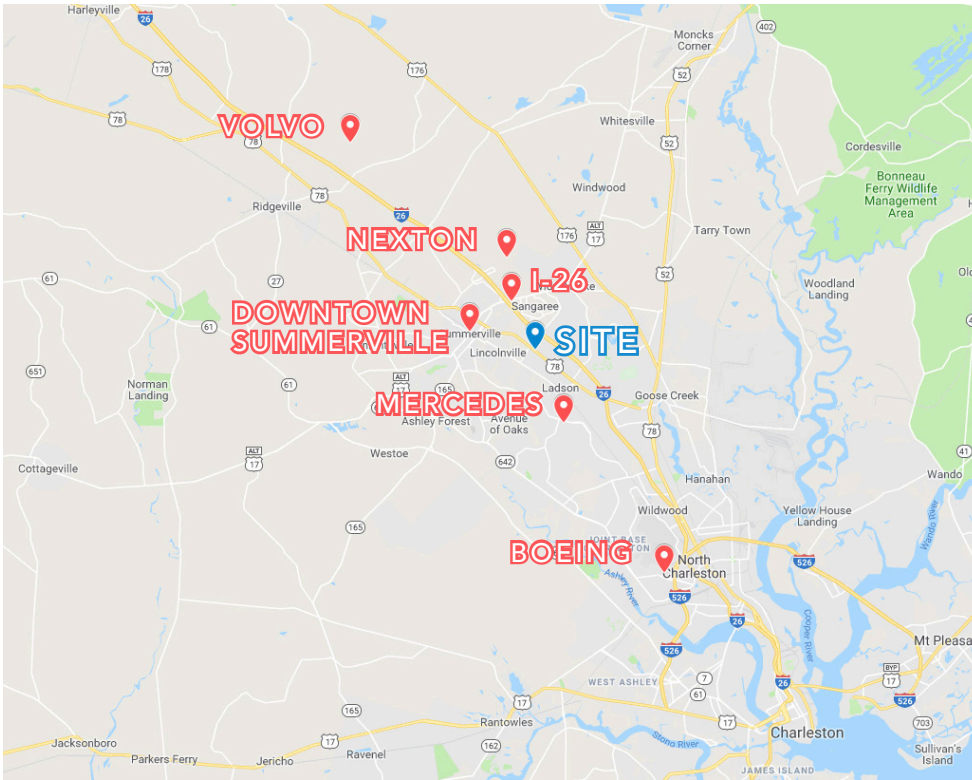
FOR SALE: \$424,00
BUILDING SIZE (RSF): 4,428 SF
PROPERTY SUBTYPE: Net Leased Investment NNN
COUNTY: Dorchester
TAX ID: 242-00-02-042

Unique income producing property with great road frontage on Hwy 78. There are three building on one acre. One tenant leasing everything. A residential home/ \$800 monthly, mechanical shop in the back / \$800 monthly, bar in front / \$1,000 monthly = \$2,600 income monthly.

Lots of upside to this property. New development II around and close to I26 interchange. Property on county water and septic. Sewer across the road.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	5,673	59,103	150,330
HOUSEHOLDS	1,936	21,693	55,562
AVG. HH INCOME	\$43,552	\$53,958	\$58,082



ATLANTIC



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DISTANCE MAP

Mileage

Drive Time

DISTANCE MAP	Mileage	Drive Time
DOWNTOWN SUMMERVILLE:	3.6 MILES	9 MINUTES
INTERSTATE 26:	3.5 MILES	7 MINUTES
NEXTON COMMUNITY:	6.0 MILES	13 MINUTES
MERCEDES BENZ VANS PLANT:	5.6 MILES	10 MINUTES
VOLVO US OPERATIONS:	20 MILES	25 MINUTES
BOEING SOUTH CAROLINA:	14.6 MILES	20 MINUTES

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