



VACANT LAND FOR SALE

RETAIL DEVELOPMENT SITE FOR SALE

8511 DORCHESTER ROAD | NORTH CHARLESTON, SC 29420



ATLANTIC

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

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

FOR SALE: \$750,000
LAND SIZE: 1.3 AC
PROPERTY TYPE: Vacant Land, Retail, Retail Pad, Other
COUNTY: North Charleston
TAX ID: 181-00-00-107
TRAFFIC COUNT: 39,600 VPD

PROPERTY OVERVIEW

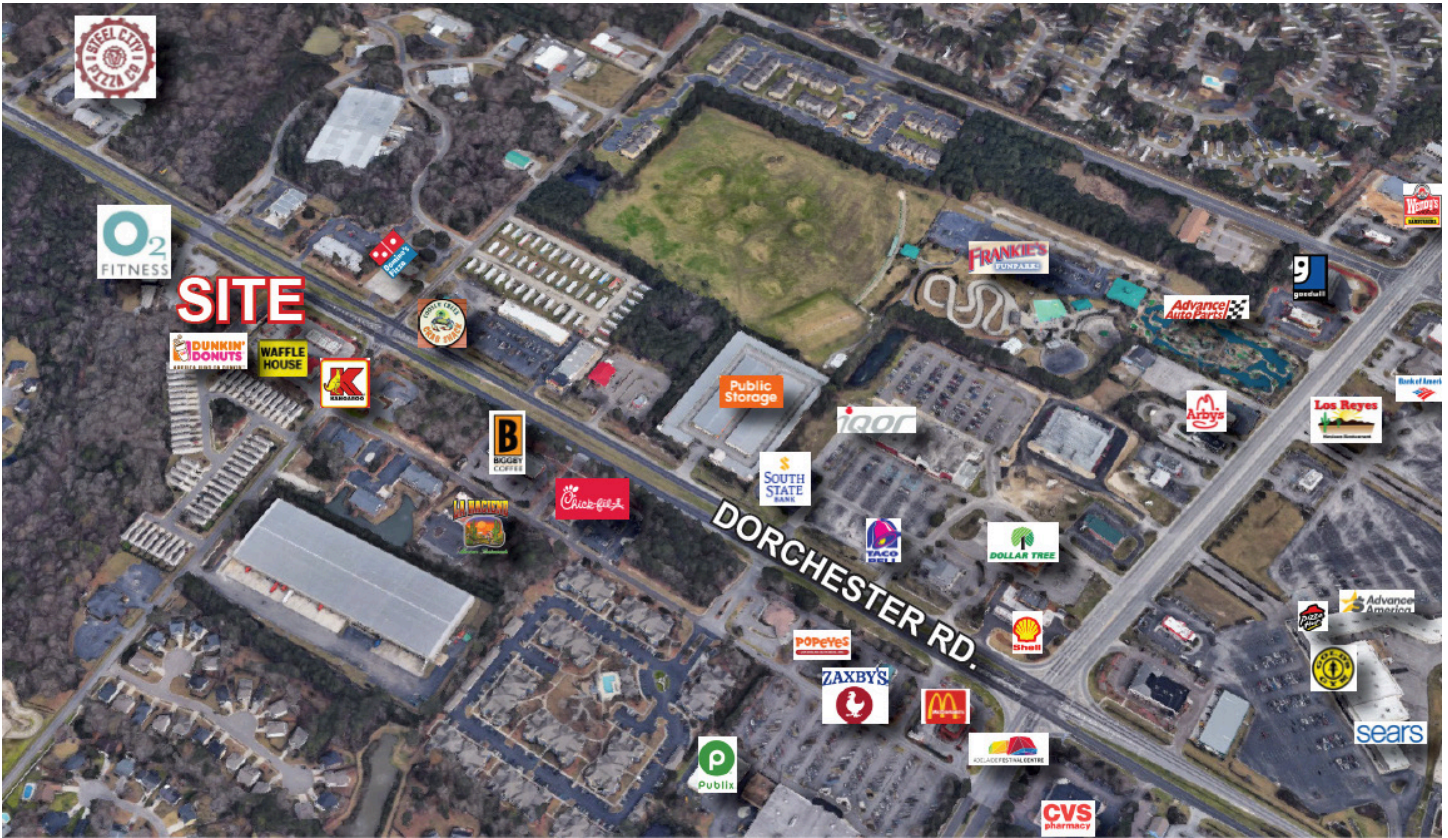
Rare opportunity to purchase a Retail development site mid construction! Civil and Architectural work has been completed along with other documentation needed for this site. Agents will provide upon request to qualified buyers. The site has been cleared and is located near the intersection of Ashley Phosphate (35,000 VPD) and Dorchester rd(38,000 VPD) next to Dunkin Donuts, Waffle House and O2 Fitness. There is a billboard access easement that will stay with the property upon the sale. Buyers and agents to verify all pertinent information.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	8,129	45,924	103,748
HOUSEHOLDS	2,839	16,898	39,221
AVG. HH INCOME	\$86,969	\$81,388	\$71,808

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SURROUNDING BUSINESS



SITE	MILEAGE	DRIVE TIME
AIRPORT	6.5 MILES	14 MINUTES
BOEING	7.5 MILES	16 MINUTES
VOLVO	24 MILES	33 MINUTES
MERCEDES	4.4 MILES	10 MINUTES
DOWNTOWN	17 MILES	26 MINUTES

CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM SURROUNDING BUSINESS 3

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