

1.02 Acre Pad Available

- 1.02 acre pad opportunity adjacent to future convenience store
- Located at the signalized corner of Ashley Phosphate Rd (41,900 VPD) and Cross County Rd (13,600 VPD)
- Excellent visibility and high traffic counts
- Located in close proximity to I-26 (126,300 VPD) and Charleston International Airport

| 2020 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE | 7 MILE |
|-------------------|----------|----------|----------|----------|
| Population | 4,989 | 60,025 | 146,328 | 265,695 |
| Med HH Income | \$47,304 | \$51,654 | \$55,006 | \$58,104 |

Dan Mullin

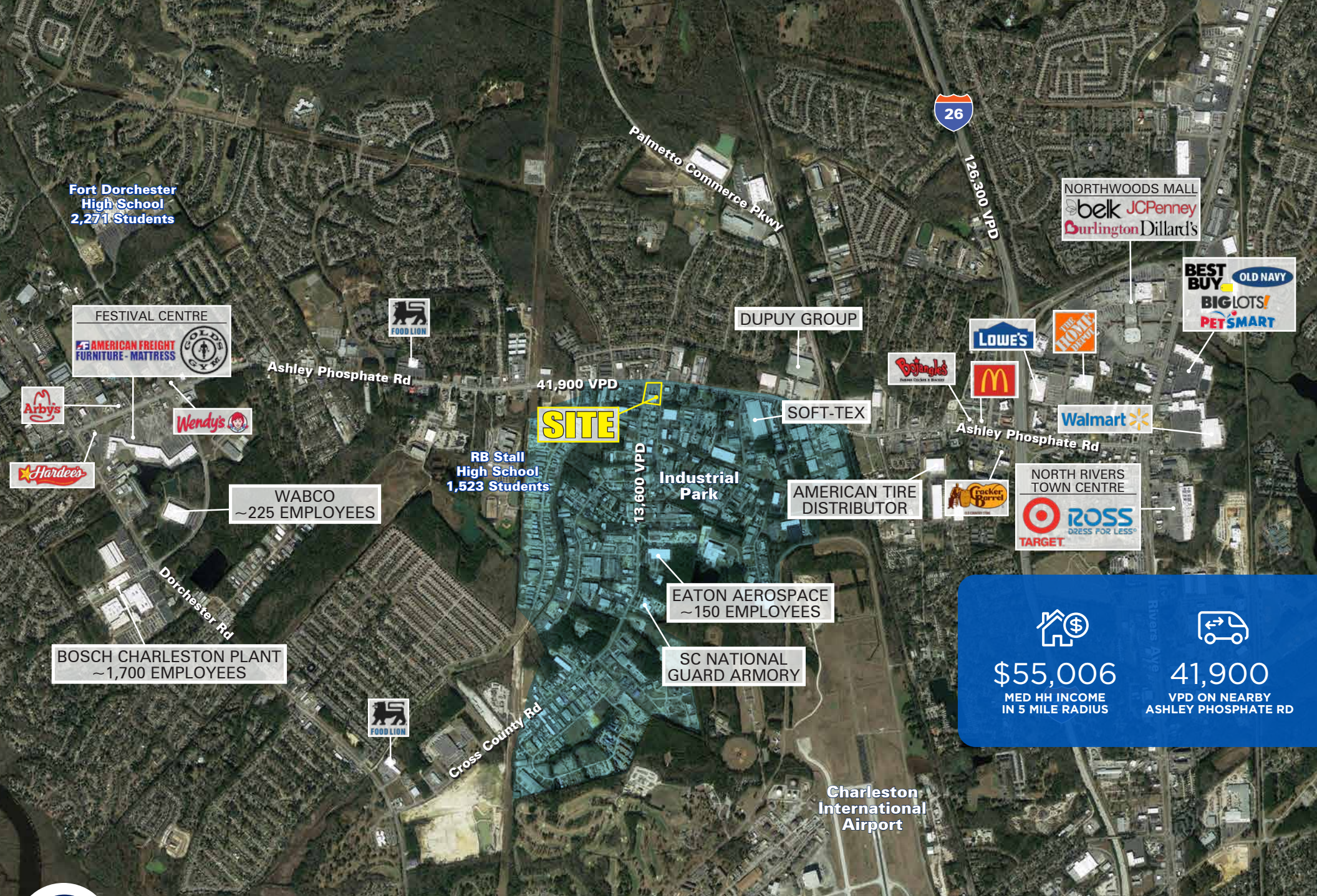
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NORTH CHARLESTON, SC

3291 Ashley Phosphate Rd

MARKET AERIAL

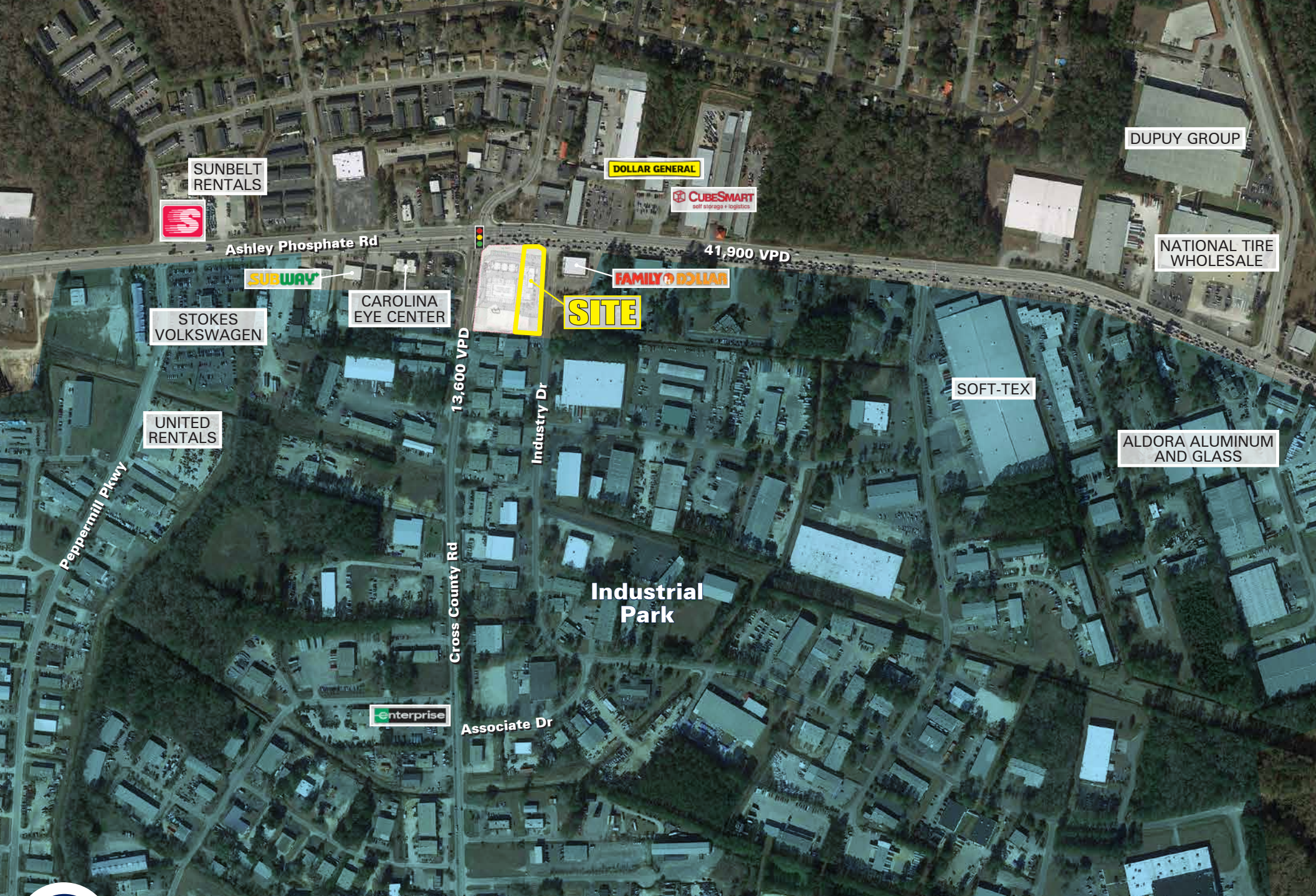
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MACRO AERIAL

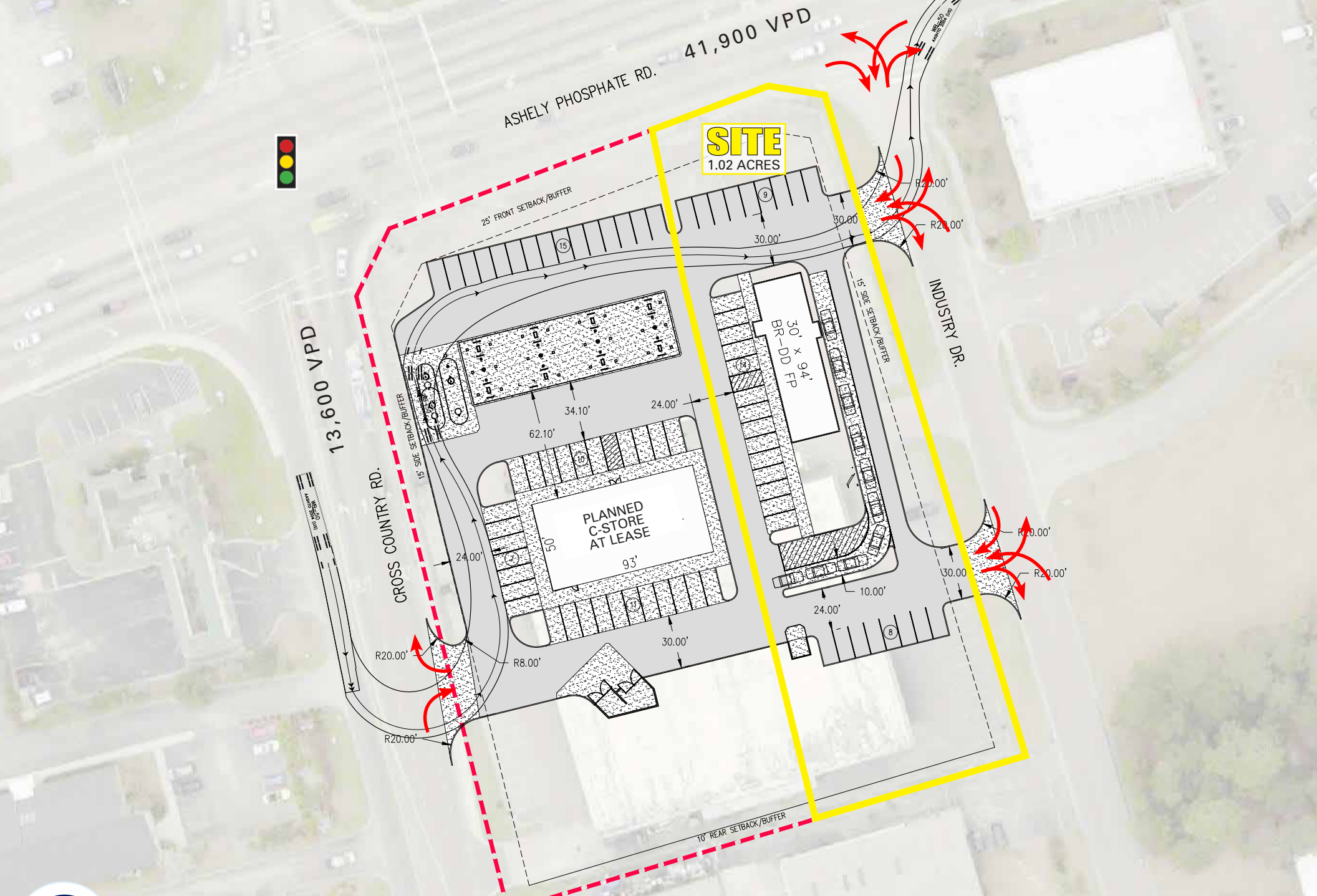
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SITE PLAN

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