

3800

INGLESIDE BOULEVARD



FOR SALE

2.3 ACRES AVAILABLE

- » Excellent Location
- » Within a Path of Progress
- » Directly off I- 26
- » Primed for retail, office, or hotel development

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PROJECT
OVERVIEW

The parcel, zoned Planned Development District, is located at 3800 Ingleside Boulevard. It is directly off I-26 with great access to Ladson Road and US-78, and totals 2.3 acres of land. The parcel is primed for retail, hotel development, or office. 3800 Ingleside Boulevard is ready for new commercial development as it is within a mile of major employers such as Mercedes Benz, the VA, Roper Hospital, Cummins and many more. The Ingleside area is also seeing a significant growth in residential units along Blue House Road, Ingleside Boulevard and Palmetto Commerce Parkway, thus driving traffic counts and demand for office and retail.



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**THE PARCEL TOTALS 2.3
ACRES OF LAND AND
IS PRIMED FOR RETAIL,
HOTEL DEVELOPMENT,
OR OFFICE.**
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ADDRESS
3800 Ingleside Boulevard
Ladson, SC 29456

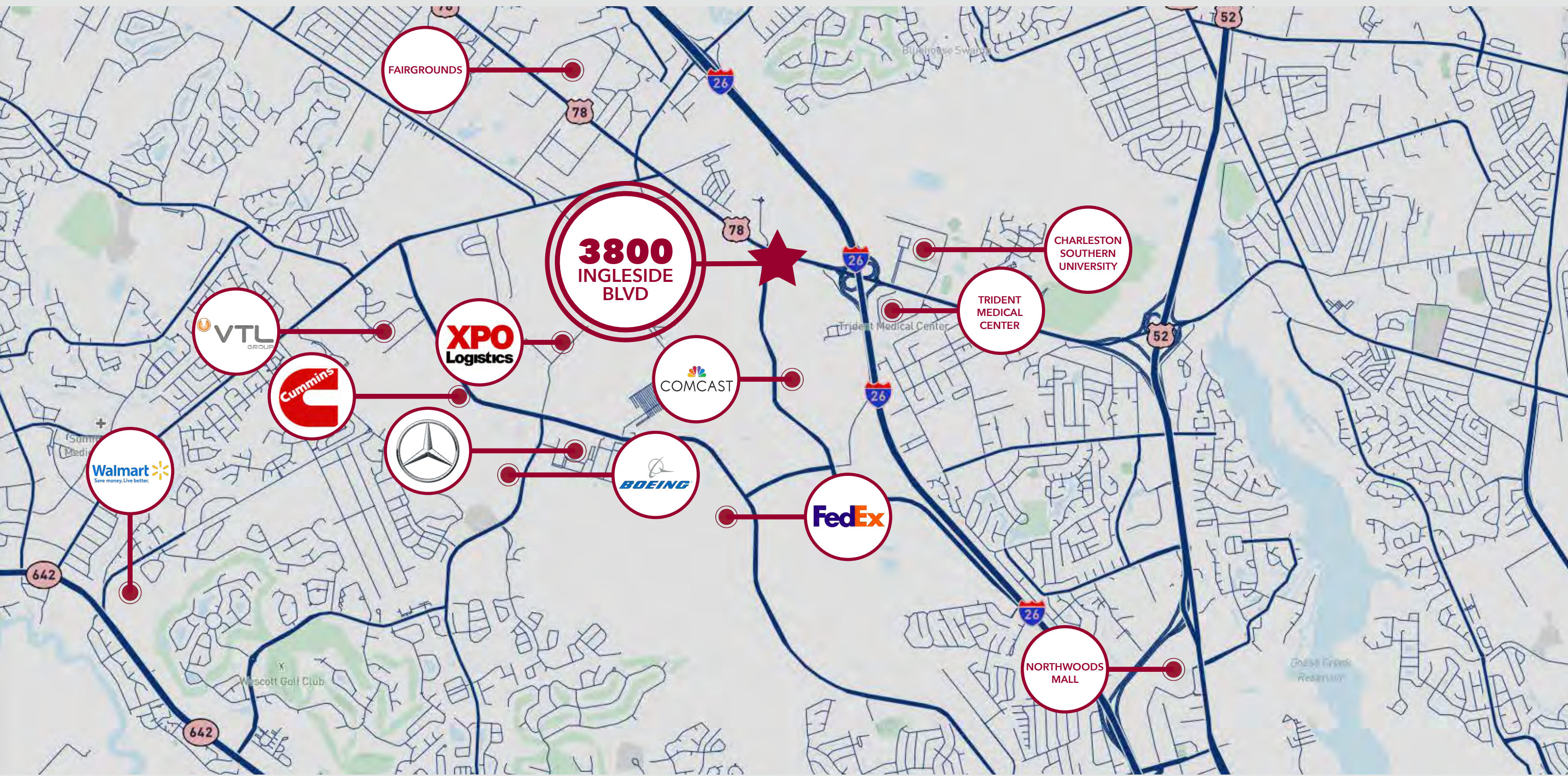
PARCEL ID
393-00-00-469

LAND SIZE
2.3 Acres

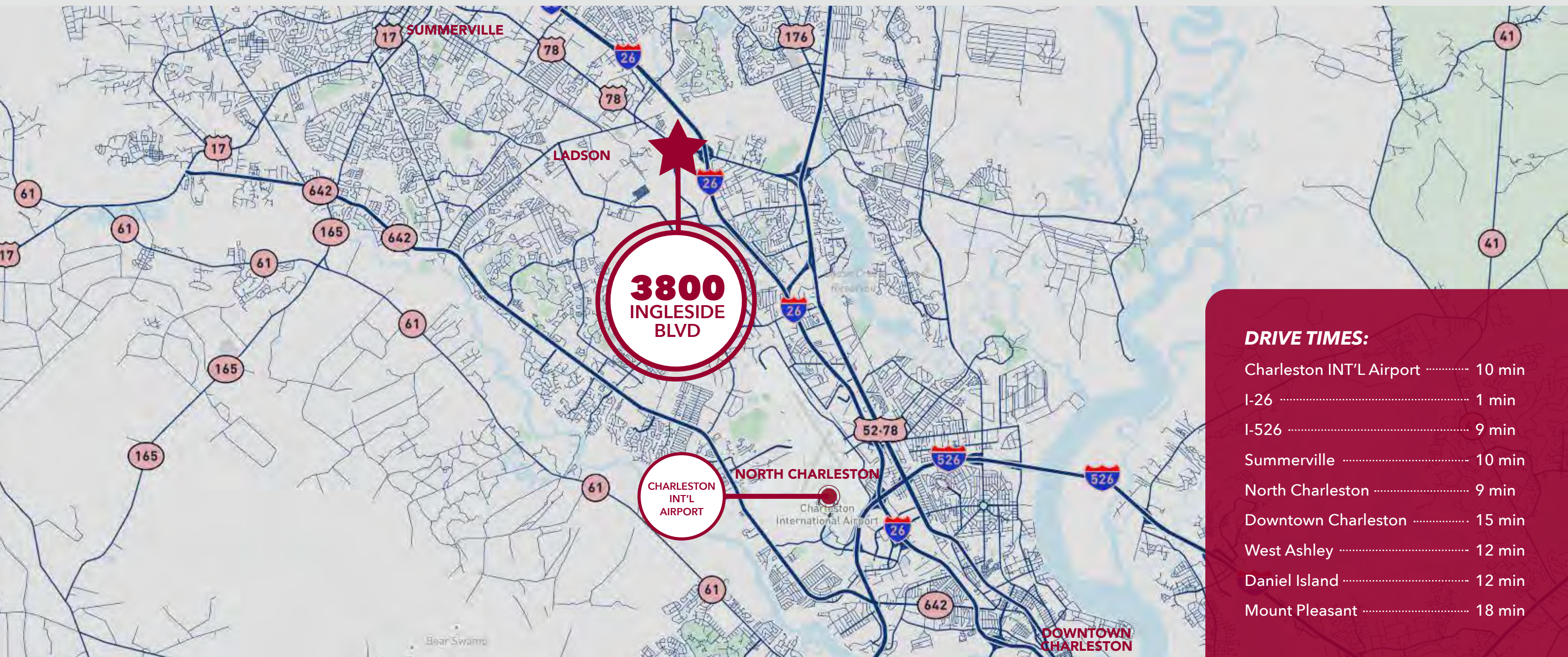
SALE PRICE
\$1,195,000

ZONING
PDD - Planned Development District

AERIAL OVERVIEW



MARKET OVERVIEW



DRIVE TIMES:

Charleston INT'L Airport	10 min
I-26	1 min
I-526	9 min
Summerville	10 min
North Charleston	9 min
Downtown Charleston	15 min
West Ashley	12 min
Daniel Island	12 min
Mount Pleasant	18 min

* ALL DATA CAPTURED WITHIN A 5 MILE RADIUS

168,479
TOTAL DAYTIME POP.

189,288
TOTAL POPULATION

4,520
TOTAL BUSINESSES

\$73,845
AVERAGE HH INCOME

70,049
TOTAL NUMBER OF HH


34.1
MEDIAN AGE



3800

INGLESIDE BLVD., LADSON, SC 29456

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