



THALHIMER

FOR SALE
CRENSHAW SITE

Jedburg, South Carolina

16.81 ACRES



Industrial Land Located off Jedburg Rd; Easy Access to I-26

For more information, contact:

PHILIP OWENS

Vice President

843 724 0105

philip.owens@thalhimer.com

1 Central Island Plaza
115 Central Island Street, Suite 175
Charleston, SC 29492
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Land Features

Acres	16.81 Acres
Sale Price	\$995,000
Parcel Number	207-00-01-099

Property Features

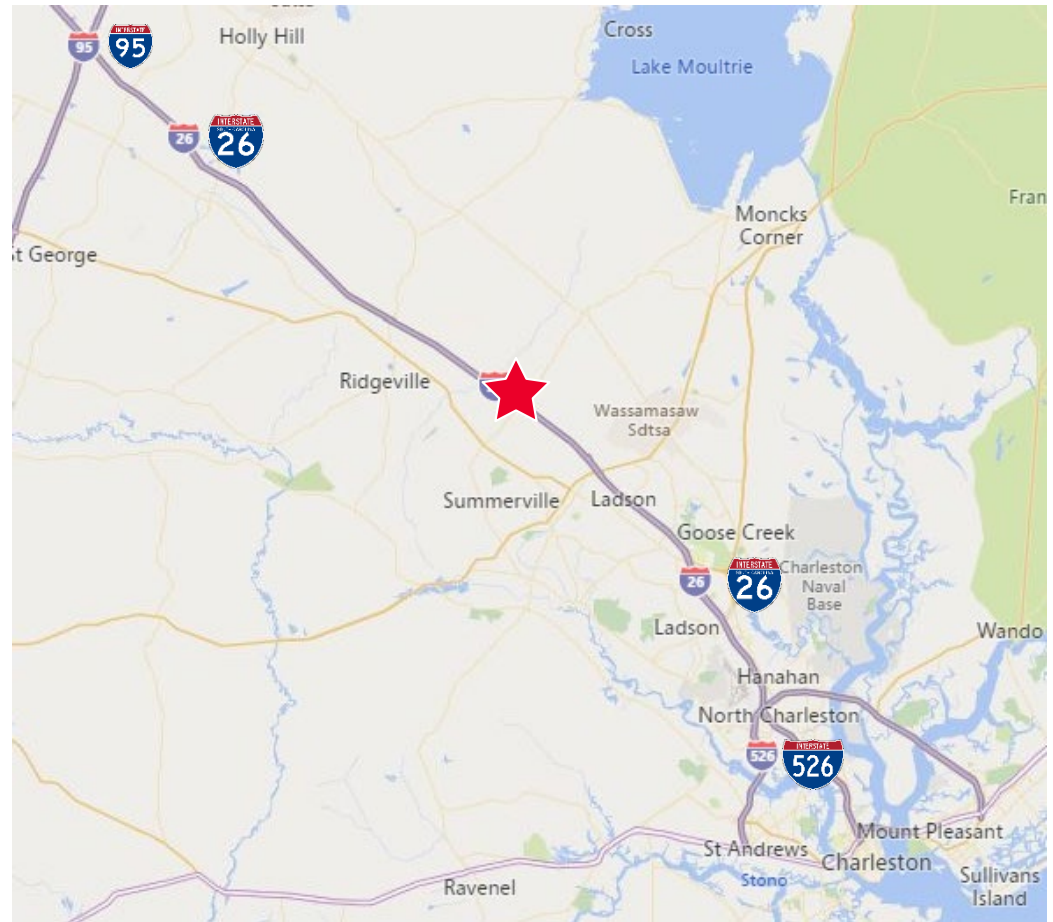
- Zoned HI - Heavy Industrial
- Good Access
- Full Infrastructure (water/sewer)
- 492' Linear Interstate Frontage
- 15.55 Highland Acres & 1.4 Wetland Acres
- Sale Price: \$995,000

Distance from Site

TO:	MILES:
Volvo	7
Daimler	18
Boeing	29
Charleston International Blvd	24
Port of Charleston	25
Downtown Charleston	31

PROPERTY DIRECTIONS

Located right off of I-26 and Exit 194/Jedburg Road.



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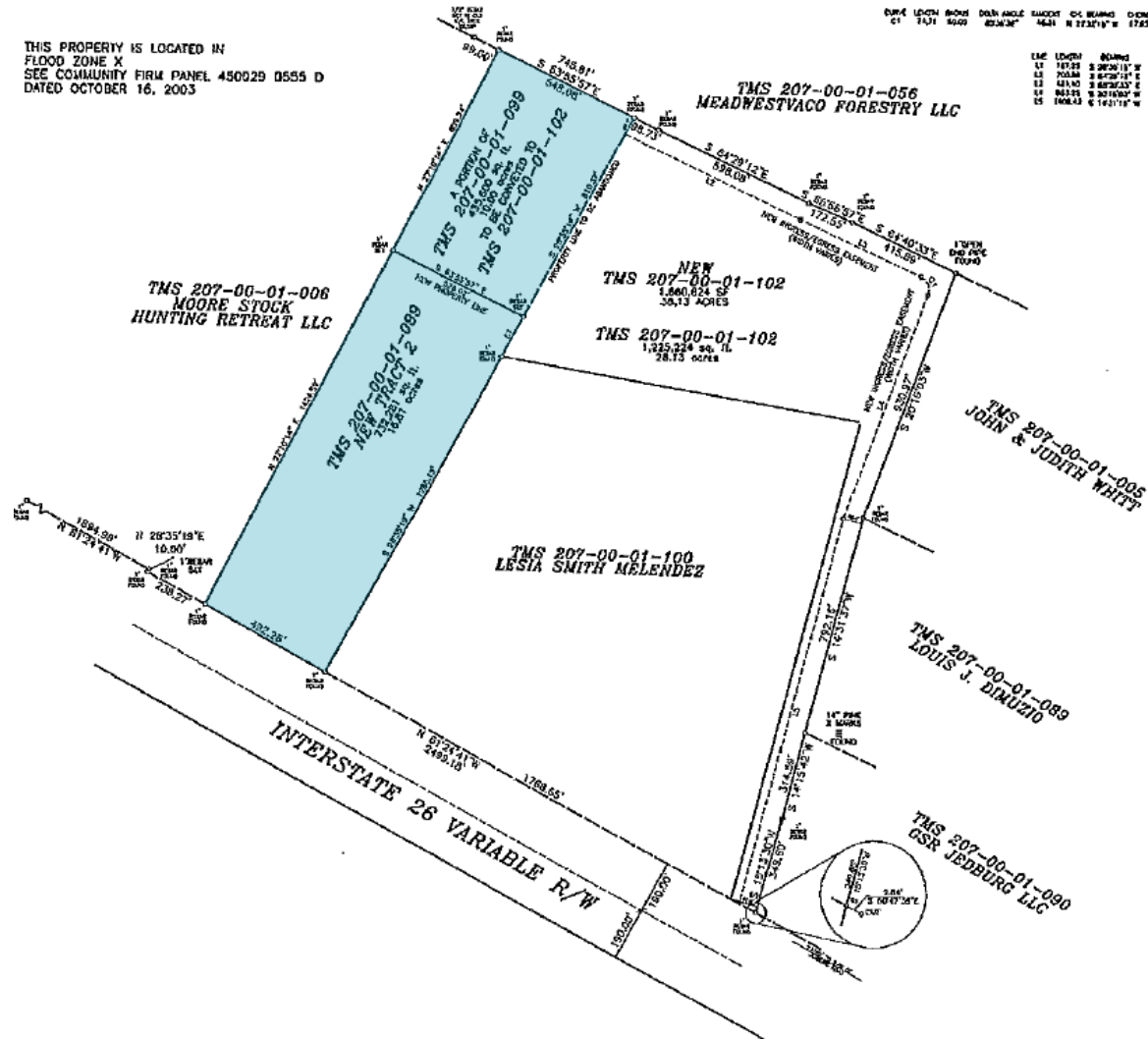
THALHIMER

FOR SALE CRENSHAW SITE

Jedburg, South Carolina

16.81 ACRES

THIS PROPERTY IS LOCATED IN
FLOOD ZONE X
SEE COMMUNITY FIRM PANEL 450029 D555 D
DATED OCTOBER 16, 2003



LINE	LENGTH	BEARING
L1	187.25	S 26°20'11" W
L2	705.88	S 67°29'11" E
L3	481.00	S 88°23'03" E
L4	863.25	S 20°18'50" W
L5	1068.43	E 1°21'19" W



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EXCELLING AS A REGIONAL DESTINATION
 Charleston's growing population, tourism scene, and numerous accolades are attracting infrastructure investments to support future growth. Development activity has accelerated in recent years and is poised to reshape the industrial, office and retail markets with Charleston's economy continuing to be one of the most attractive in the country.

AREA & DEMOGRAPHICS (10 mi)

Crenshaw Site 16.81 Acres

180,850	65,742	2.72	37.0	\$61,177	\$190,893	83	162	54
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

HIGHER EDUCATION

The Charleston metro is home to multiple four-year undergraduate institutions, a major medical university, a law school, a leading two-year technical college, and numerous other degree-granting professional development programs. Access to libraries, art galleries, and performances, watching college athletics and hearing visiting lecturers opens opportunities both for the student body and citizens and neighbors.

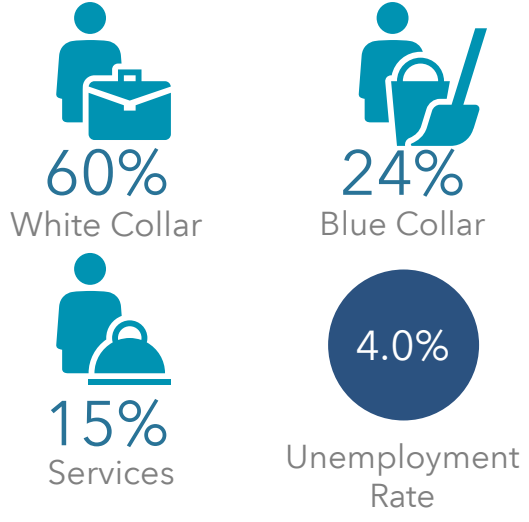


- #1 city in the U.S. and ranked 10th best city in the world for 6 consecutive years.
*Travel + Leisure Magazine
- Best place/city to start a career.
*WalletHub
- South Carolina ranked #3 best state in the U.S. to do business for the 4th year in a row.
*Chief Executive Group
- Charleston ranks #1 city in America for economic opportunity
*Yelp
- Charleston voted the South's Best City, Friendliest City, and Prettiest City.
*Southern Living Magazine Readers
- 9th fastest growing among mid-size metros.
*U.S. Bureau of Labor Statistics
- No. % for doing business for 6 straight years.
*Area Development Online
- The Charleston metro ranks 25th in the U.S. for "Where the most educated millennial live"
*The Brookings Institution
- Charleston, SC Voted #1 small U.S. city for the 8th consecutive year
*Conde Nast Traveler Magazine

LARGEST AREA EMPLOYERS

Company	Employees	Industry	County
Joint Base Charleston	22,000	Government	Charleston
Medical University of South Carolina	13,000	Health Services	Charleston
Boeing	7,000	Aerospace Manufacturing	Charleston
Berkeley County School District	6,600	Education	Berkeley
Charleston County School District	6,500	Education	Charleston
Roper St. Francis Healthcare	5,500	Health Services	Charleston
Dorchester County School District II	3,900	Education	Dorchester
Charleston County	2,600	Government	Charleston
Trident Health System	2,500	Health Services/Education	Charleston

EMPLOYMENT



Intermodal Transportation

Charleston International Airport
 Airport services over 100 flights per day. The daily flights have increased more than 68% in the past several years. Presently servicing eight major airlines, as of April 2019 the airport will be home to the first international, nonstop flight to London in the U.S.

In preparation for such growth, Charleston has begun construction of their 3,000-space airport parking garage and additional airport terminals. Redevelopment and improvements became an official airport program, called TRIP, that began in 2012 and will continue.