

VACANT LAND FOR SALE



NEXTON, CARNES CROSSROADS LAND FOR SALE

1258 COLLEGE PARK ROAD | SUMMERVILLE, SC 29483



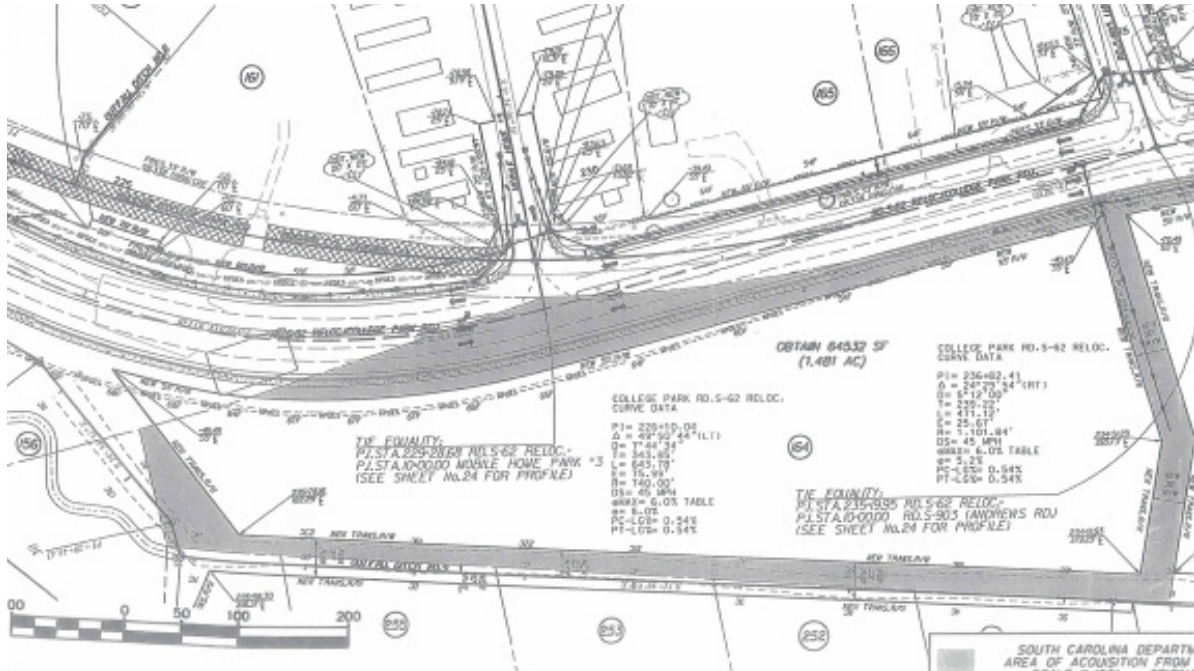
ATLANTIC

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

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PROPERTY OVERVIEW



OFFERING SUMMARY

FOR SALE: \$350,000 - \$805,000
LAND AREA: 2.0-4.6 AC
PROPERTY SUBTYPE: Multifamily, Office, Retail
COUNTY: Berkeley
TAX ID: 222-00-00-065
TRAFFIC COUNT: 19,700 VPD

PROPERTY OVERVIEW

Nexton, Carnes Crossroads, Summerville
 4.6 acre College Park Rd site serves all three! Central location with many possibilities! Great frontage (1,000+ linear feet) and visibility on newly completed four lane College Park Rd in Summerville, which empties right onto bustling 17A, Carnes Crossroads, Cane Bay 176 area, Crowfield Plantation, Nexton, and only 4.5 miles from I-26.
PRICE REDUCED TO \$175,000/AC WITH POSSIBLE OWNER FINANCING!
 Take all 4.6 AC for +/-75,000 SF single or multi-tenant building or other proposed configuration, or just take 2-3 AC for a single tenant building. Also possible to build apartments/town homes (see site plan). Owner is flexible and willing to subdivide to fit buyer needs. Build-to-suit option is also available.
 Zoned GC (General Commercial) in Berkeley County with sewer readily available and water nearby. Range of uses from retail strip center, free-standing medical, flex, multi-family, hotel, storage, truck stop, assisted living facility, car wash, etc.

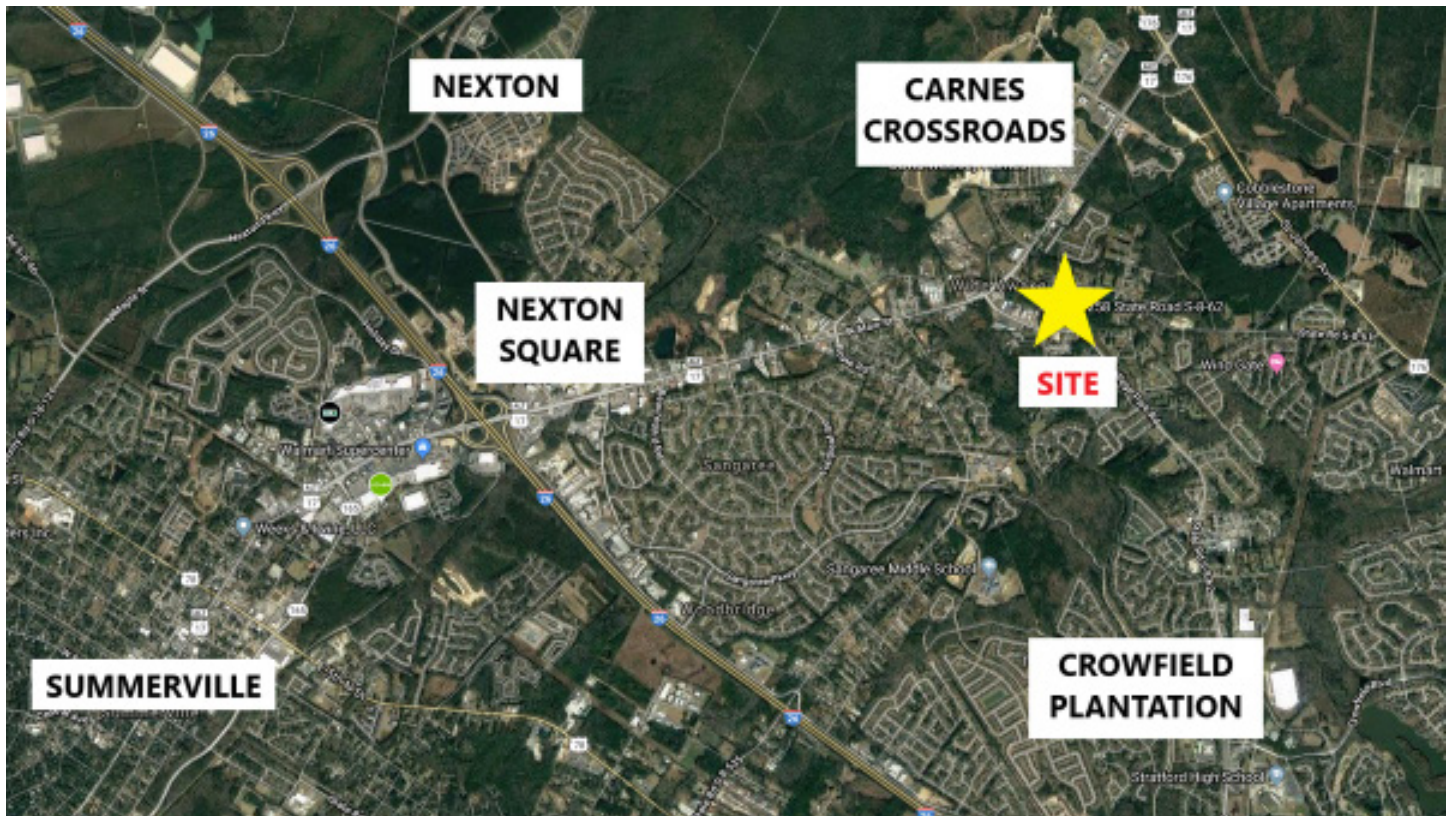
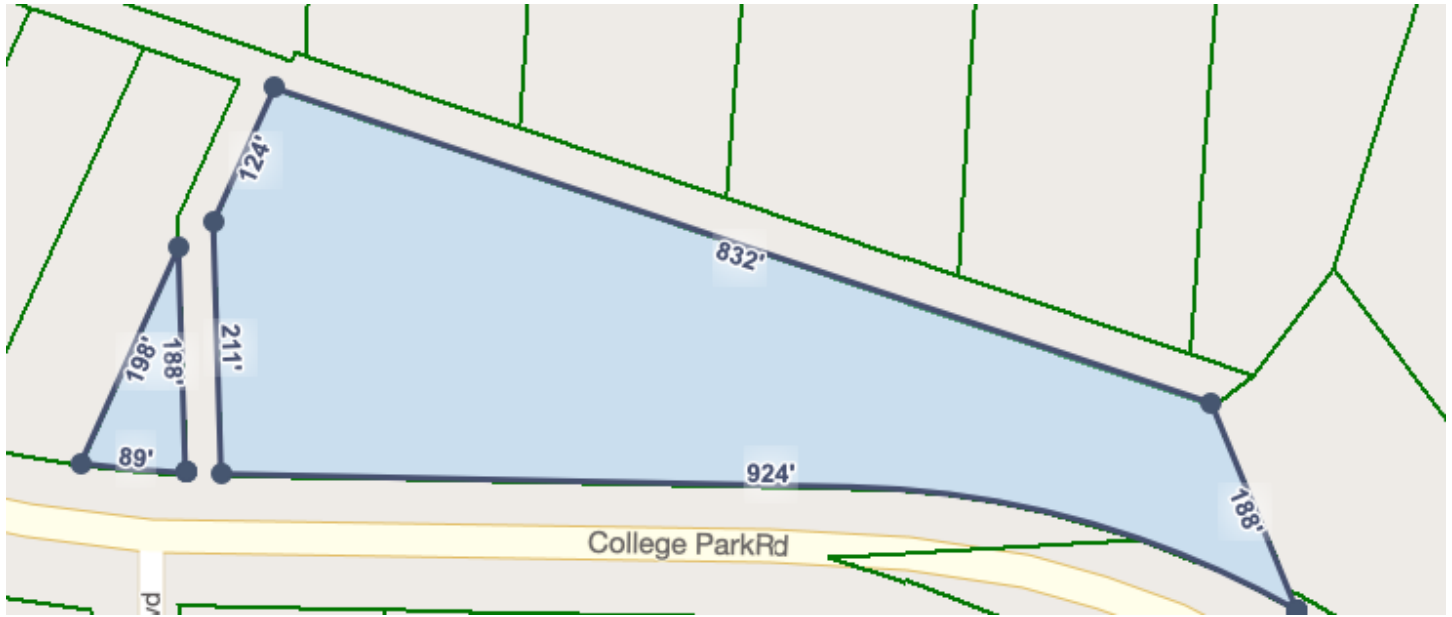
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	8,753	46,308	105,447
HOUSEHOLDS	3,232	16,583	38,768
AVG. HH INCOME	\$59,736	\$72,086	\$70,315

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MAPS



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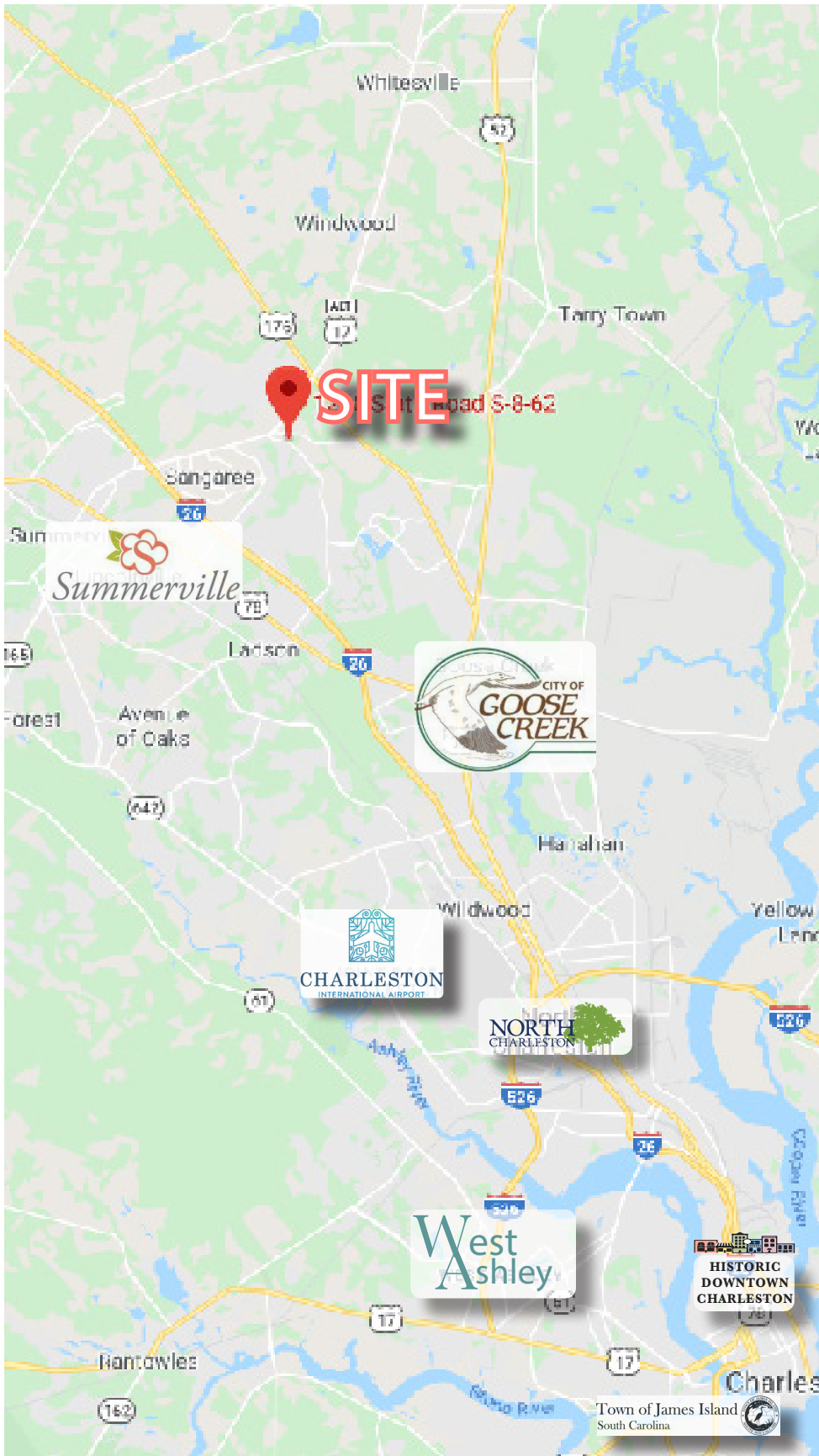
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