

VACANT LAND FOR SALE

READY TO BUILD VACANT LAND

2036 STATE ROAD | SUMMERVILLE, SC 29486



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

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PROPERTY OVERVIEW



PROPERTY DETAILS

FOR SALE:	\$695,000
LAND SIZE	2.85 AC
PROPERTY TYPE:	2.85 AC
TMS #:	178-00-01-048
TRAFFIC COUNT:	21,500 VPD

PROPERTY OVERVIEW

This a great parcel that is ready to go. 2.85 +/- acres. Lot cleared, Construction Silt fence installed, Land disturbance permit issued. All permits from Army Corp, DeHec, DOT etc. 1/2 acre wet fill mitigation already paid. Directly across from Sheep Island Road! Water at site.

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
POPULATION	11,641	24,576	183,044
HOUSEHOLDS	4,329	8,862	66,425
AVG. HH INCOME	\$70,940	\$70,515	\$73,561

MARLENA FRANKLIN, CCIM

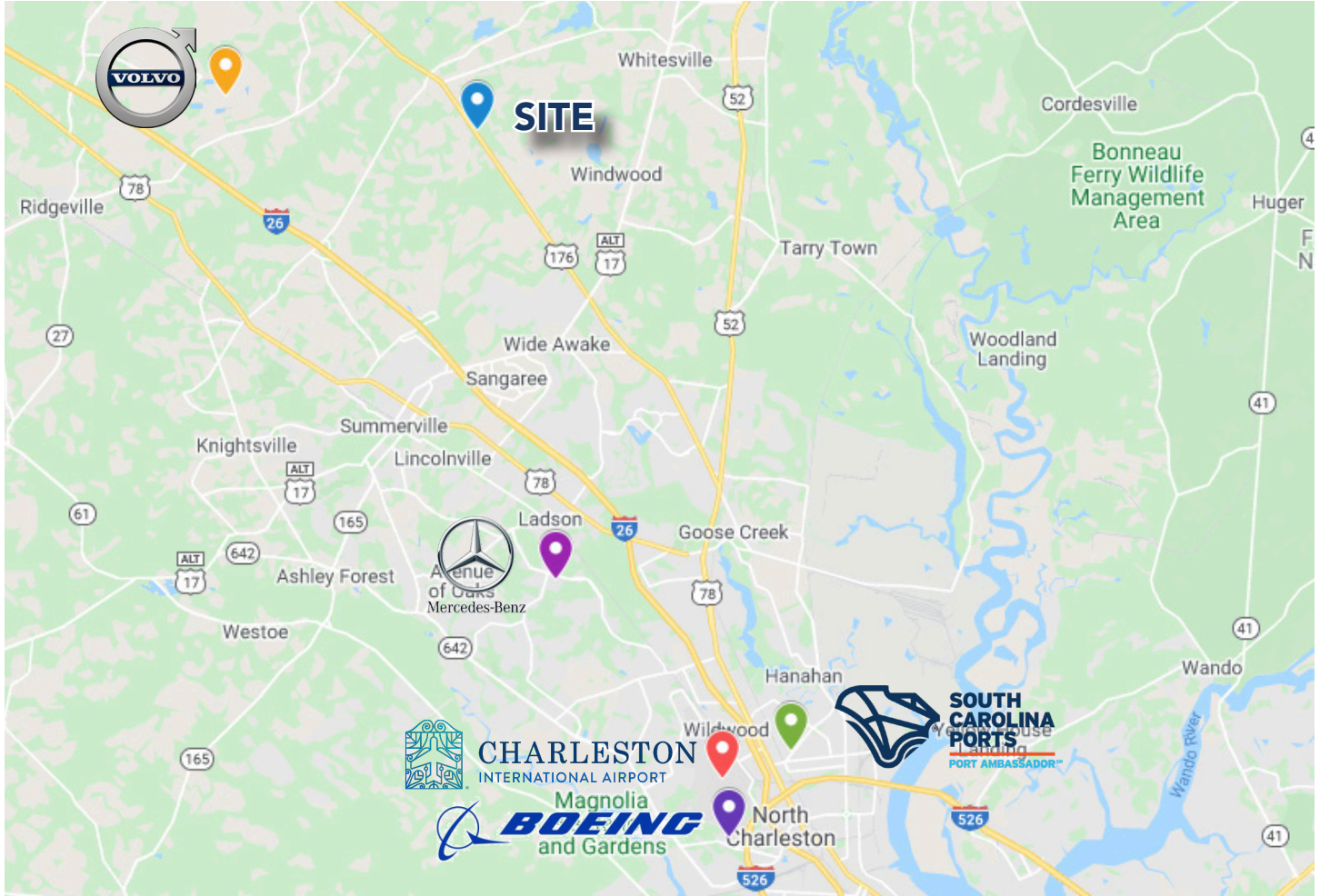
843-744-9877 (O) | 843-834-9151 (D)

mfranklin@cbsatlantic.com

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DISTANCE MAP



 SITE	DISTANCE	TIME
 AIRPORT	24.4 MILES	27 MINUTES
 VOLVO	9.3 MILES	11 MINUTES
 MERCEDES	14.5 MILES	24 MINUTES
 PORT SERVICES	22.1 MILES	27 MINUTES
 BOEING	23 MILES	27 MINUTES



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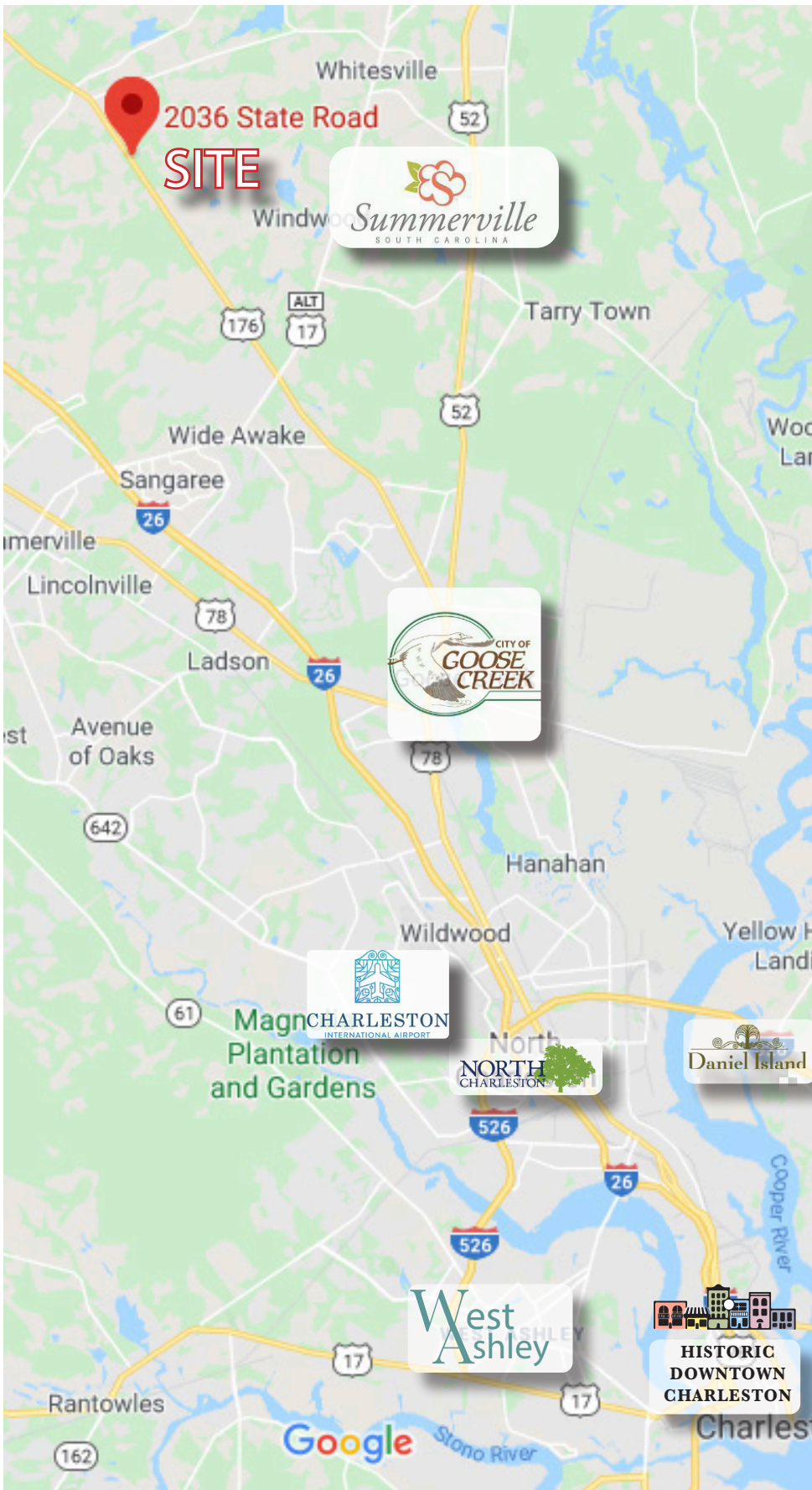
Exclusive Broker

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