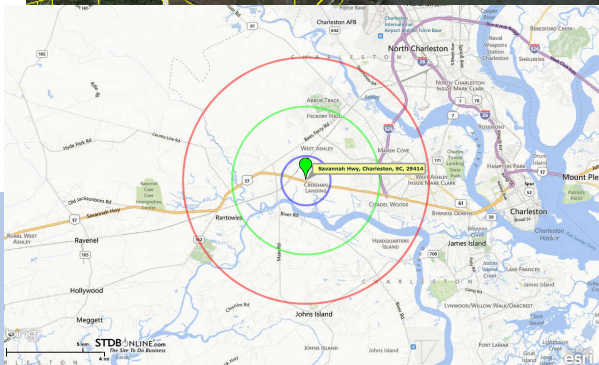
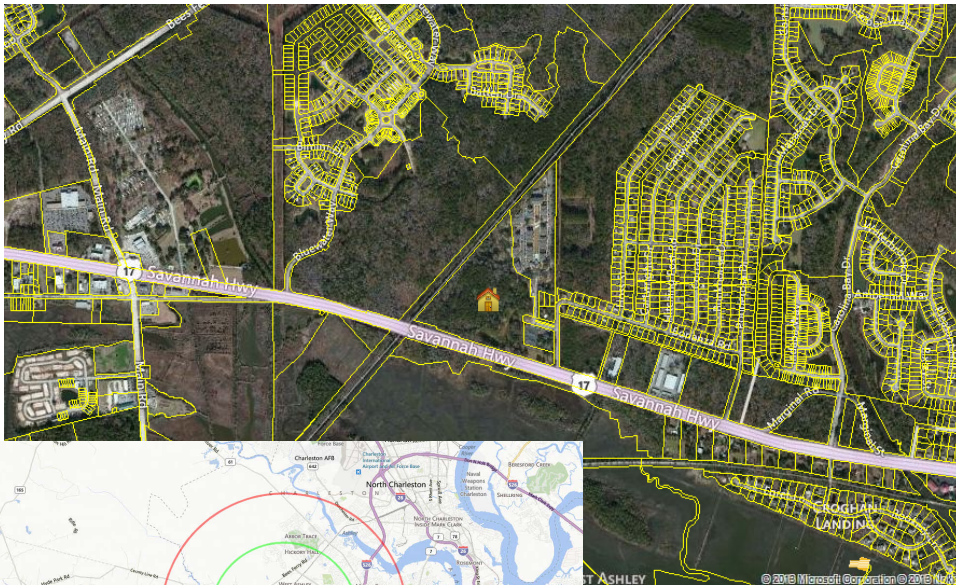


Seay Development Real Estate Brokerage

COMMERCIAL LAND FOR SALE



Site Ready for Development

0 Savannah Highway Charleston, SC

PROPERTY DESCRIPTION

Commercial Frontage Land for Sale: Prime Retail/Office Land ready for development. Sewer/Water and Power are available and this site is shovel ready. Contiguous to well-established apartment complex and residential subdivisions, this property is prime for a developer representing retail and professional service tenants. Proposed site plans are available. Multiple commercial scenarios exist for your review. Potential for a traffic light to be installed on Savannah Highway (17 South). Presently zoned Planned Unit Development by the City of Charleston and approved for mixed-use development (Multi-Family Prohibited). The Flood Zone is AE with appropriate drainage. This area has an excellent freeway system with 1,760 lineal feet of frontage along Savannah Highway and 78.32 lineal feet of frontage along Bonanza Road. Next door to Ponderosa residential community.

DETAILS

\$3,230,000 (\$170,000 per acre)

19-Acre Site in West Ashley

Parcel ID 307-00-00-007

Zoned PUD by City of Charleston

FOR MORE INFORMATION, PLEASE CONTACT:
DAVID SEAY, CCIM, BROKER IN CHARGE
david@seaydevelopment.com
(843) 364-6720

DEMOGRAPHICS

Average Annual Household Income: \$48,000

Traffic Counts Range: 33,300 to 38,600

Average Age for Head of Household: 36 Years Old

Community Tapestry Report: Aspiring Young Families
 New Comers and Aging

Projected Voids: Grocery, Automotive Services, Electronics, Food Service, Healthcare, Computers, Education and Entertainment.

Income, Population and Home Values Projected to Increase.
(This Information is not guaranteed)

Seay Development, LLC REAL ESTATE BROKERAGE

David Seay, BIC

Real Estate Broker

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