Description

Around 3,000 SF of very well kept day care space available for sale. This building has great visibility off HWY I-26 and can be used for multiple uses. The property is easily accessible to Summerville, North Charleston and Goose Creek. In between busy intersections College Park Rd. and Royle Road and nearby, you can find Nexton Development, Charleston Southern University and Crowfield Plantation, which has over 2,951 homes with new developments underway.

Key Features

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>SALE PRICE:</strong></td>
<td>$315,000</td>
</tr>
<tr>
<td><strong>PROPERTY SUBTYPE:</strong></td>
<td>Retail/Singe Family</td>
</tr>
<tr>
<td><strong>BUILDING SIZE:</strong></td>
<td>2,990 SF</td>
</tr>
<tr>
<td><strong>MLS:</strong></td>
<td>30285546</td>
</tr>
<tr>
<td><strong>TAX ID:</strong></td>
<td>2420303002</td>
</tr>
<tr>
<td><strong>COUNTY:</strong></td>
<td>Berkeley</td>
</tr>
<tr>
<td><strong>ZONING:</strong></td>
<td>R-1</td>
</tr>
</tbody>
</table>
PARCEL OUTLINE AND USES

The following uses are permitted within the R1 single-family district:

A. Recreation uses.
1. Golf course.
2. Indoor recreation.
3. Outdoor recreation, active.
4. Outdoor recreation, passive.

B. Institutional uses.
1. Assembly and worship.
2. Government offices, public services, and local utilities.
3. School, neighborhood and community.

C. Residential uses.
RETAIL-COMMERCIAL

FOR SALE

101 TALL PINES RD.
LADSON, SC 29456

PROPERTY IMAGES

FOR MORE DETAILS CONTACT:

Brent Case, CCIM
ccase@cbcatlantic.com

Direct 843-725-6255
Cell 843-270-4192
Office 843-744-9877
Fax 843-744-9879

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North Charleston, SC 29418

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AERIAL

101 Tall Pines Rd.
Airport
Boeing
Charleston Southern University
Crowfield Plantation
Nexton

Distance
12.5 miles
13 miles
3.3 miles
2.9 miles
6 miles

Time
15 minutes
20 minutes
6 minutes
5 minutes
12 minutes

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SURROUNDING AREAS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>5,412</td>
<td>60,967</td>
<td>148,150</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>1,840</td>
<td>22,418</td>
<td>55,357</td>
</tr>
<tr>
<td>AVG. HH. INCOME</td>
<td>1,840</td>
<td>66,755</td>
<td>66,232</td>
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</tbody>
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