



HIGH VISIBILTY CORNER REDEVELOPMENT SITE FOR SALE

2122 Cosgrove Avenue | North Charleston, SC

Cosgrove Avenue corridor site with high traffic volume and visibility. This corner property is within walking proximity to Rivers Avenue. From Spruill Avenue to Rivers Avenue, redevelopment is taking shape with new construction. Directly across the street major purchases ranging to the upper \$2mm are indicators of positive growth to a transitioning area. Be the next investor or business owner to get in on a value add great location site. Drive and see today!



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

2122 Cosgrove Avenue | North Charleston, SC

James A Dingle • jdingle@cbcatlantic.com



Price: **\$799,000**

SF: **2,084 SF**

Acres: **0.21 Acres**

Tax ID: **469-11-00-107**

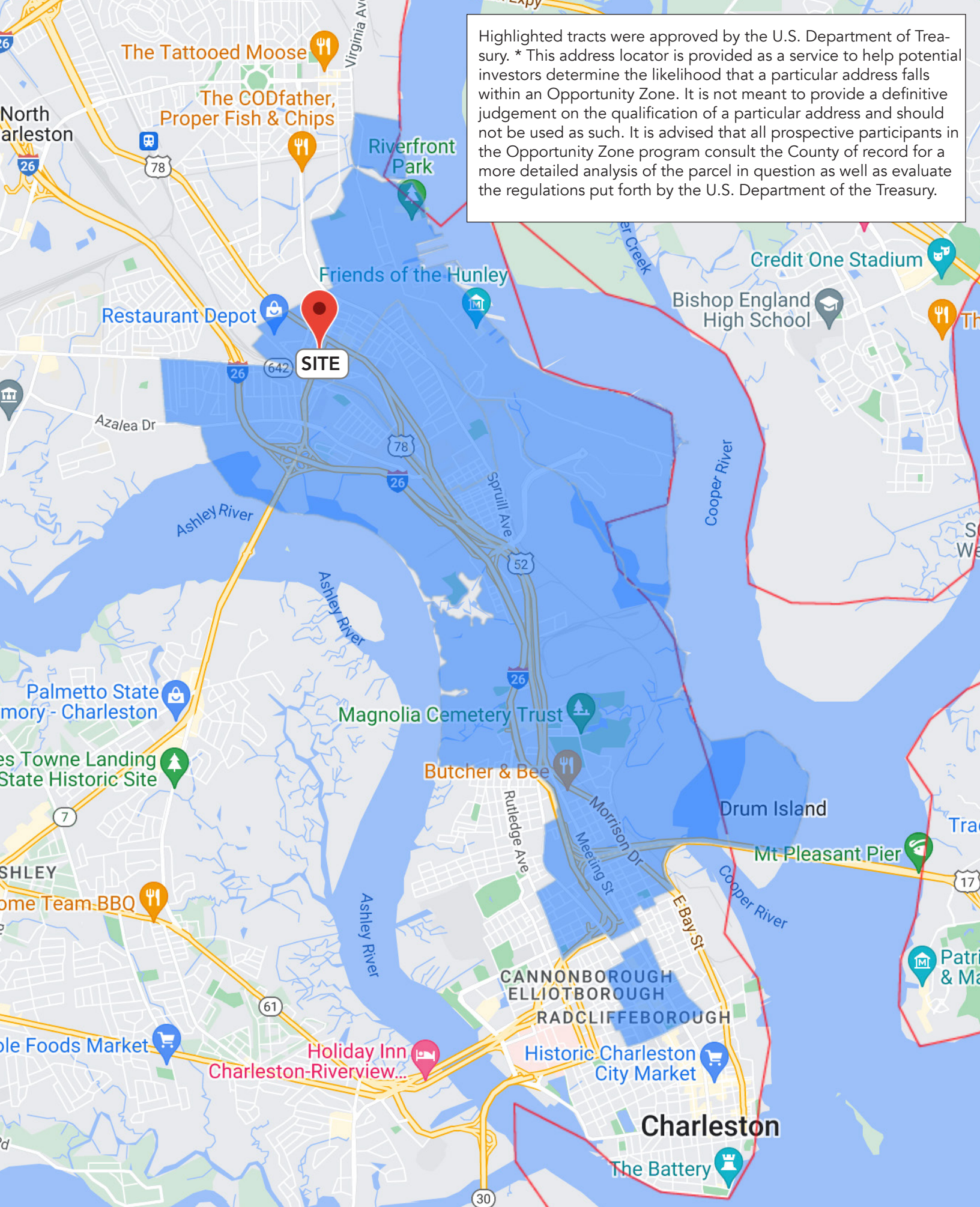


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Highlighted tracts were approved by the U.S. Department of Treasury. * This address locator is provided as a service to help potential investors determine the likelihood that a particular address falls within an Opportunity Zone. It is not meant to provide a definitive judgement on the qualification of a particular address and should not be used as such. It is advised that all prospective participants in the Opportunity Zone program consult the County of record for a more detailed analysis of the parcel in question as well as evaluate the regulations put forth by the U.S. Department of the Treasury.



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Demographics

	1 Mile	3 Mile	5 Mile
Total Population:	9,285	24,434	95,750
Total Households:	3,835	10,267	42,244
Average HH Income:	\$56,206	\$92,480	\$93,864



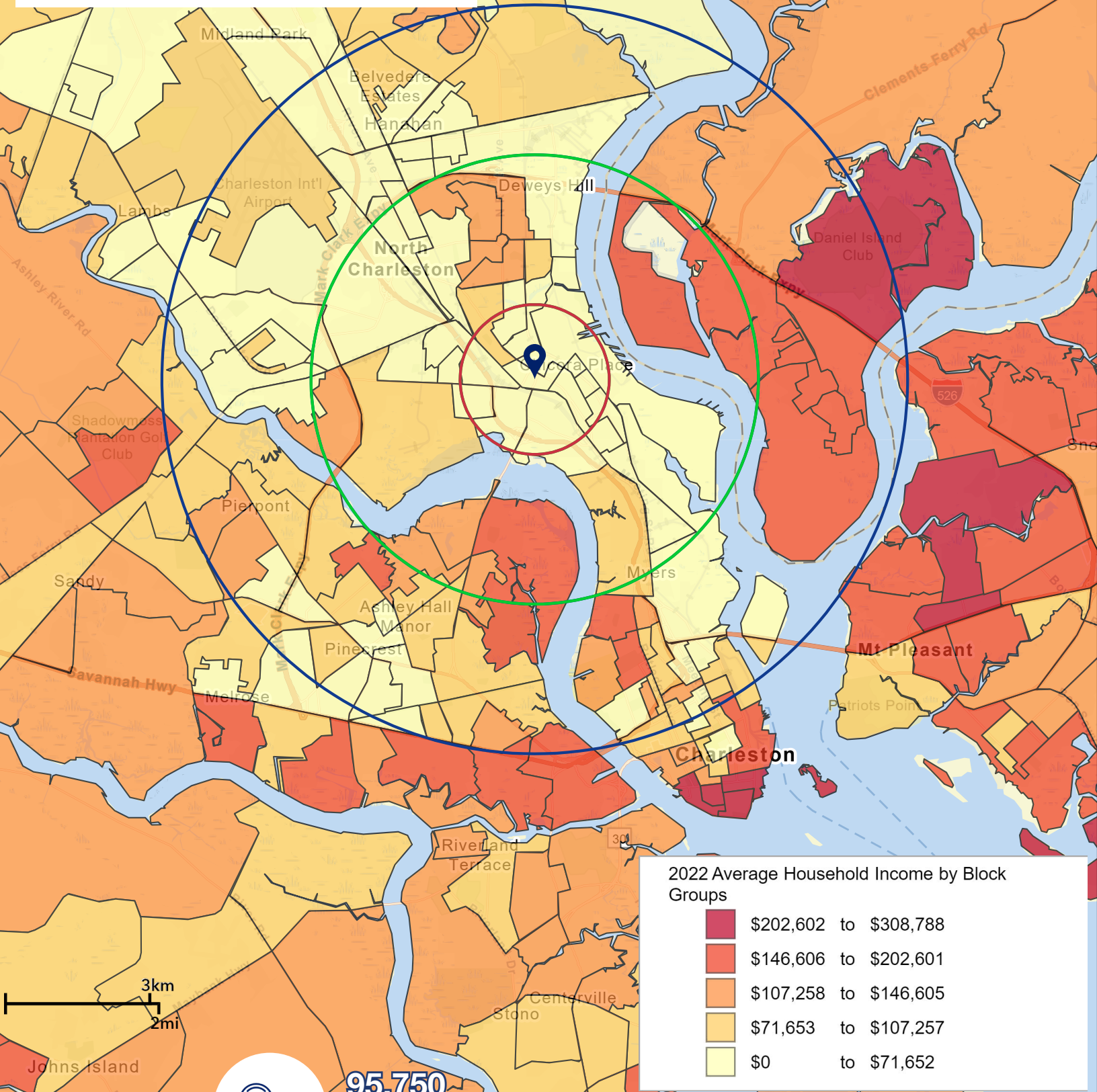
4,681

Businesses
within 5 Miles



57,650

Employees
within 5 Miles



2022 Average Household Income by Block Groups

	\$202,602 to \$308,788
	\$146,606 to \$202,601
	\$107,258 to \$146,605
	\$71,653 to \$107,257
	\$0 to \$71,652



95,750

Population
within 5 Miles

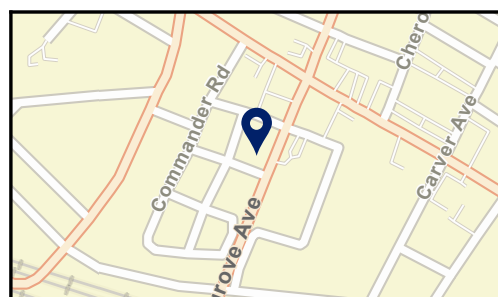
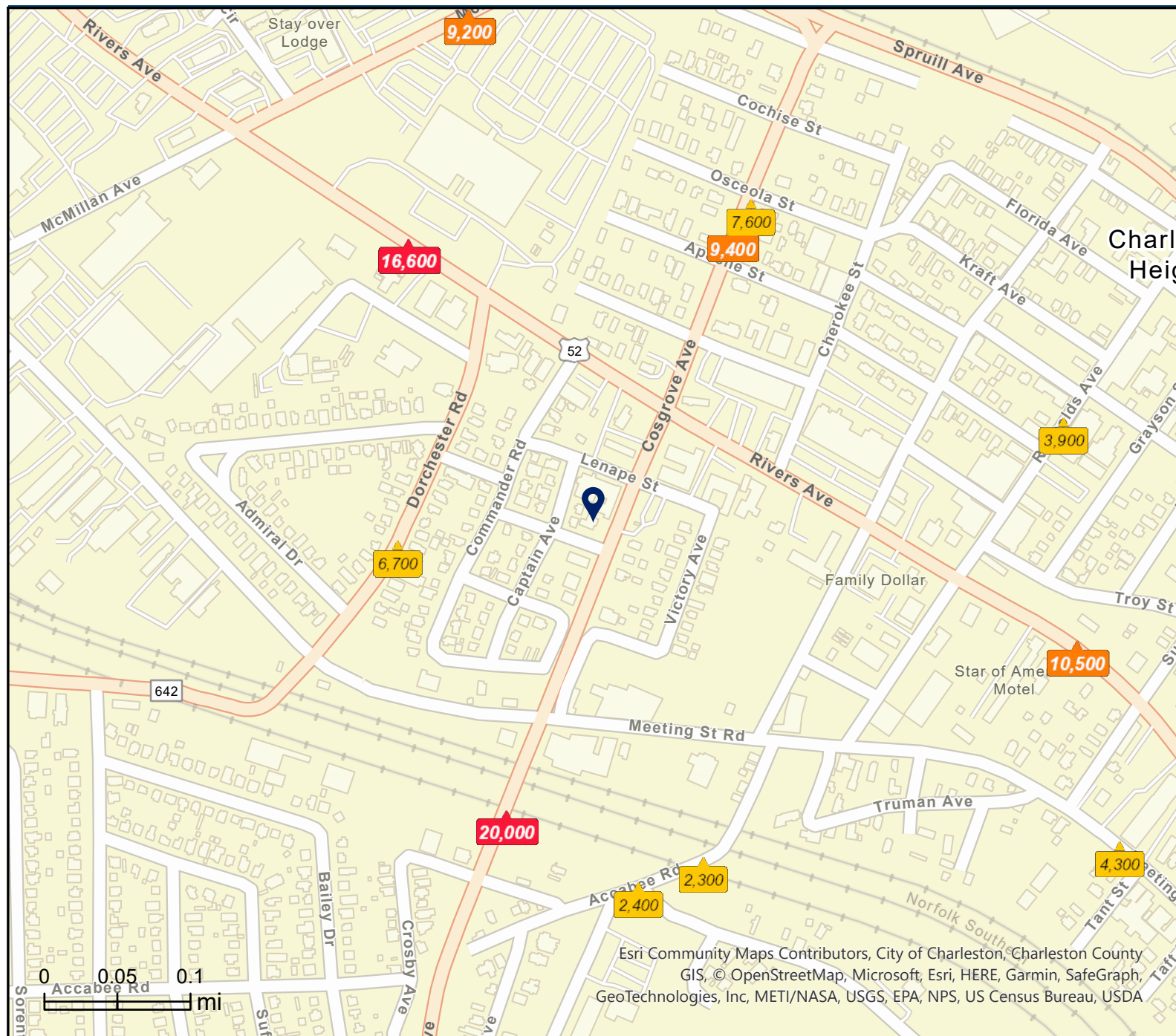
All demographics based on Esri forecasts for 2022



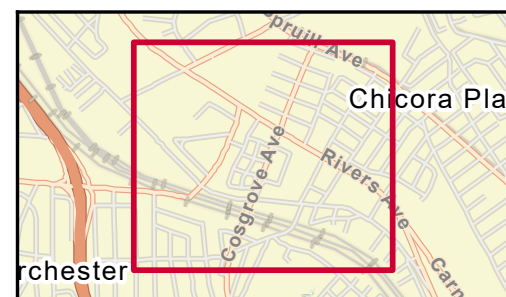
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: 2022 Kalibrate Technologies (Q1 2022)





The Lowcountry Rapid Transit project is a proposed 23-mile bus rapid transit system between Charleston, North Charleston and Summerville that would provide reliable travel, connect communities, and energize economic opportunities along the corridor. The Transit would provide residents with dependable, frequent transportation and greater access to opportunities throughout the region. Connections between communities and employment centers would be enhanced and would also accommodate other modes of transportation such as biking and walking. The system would also utilize advanced technology to make travel more reliable. There will be updated signage and lighting which will make your commutes much safer.



Jamestown Forms JV to Redevelop Charleston Navy Yard

National real estate investment and management company Jamestown has formed a joint venture partnership with local developer WECCO to reposition the North Charleston Navy Yard into a mixed-use neighborhood.

Located in Charleston's Park Circle neighborhood, the 46-acre project is slated to consist of more than 1.2 million square feet of new office space, residences, shopping and dining as well as green spaces and a concert hall. The team expects to break ground and begin renovations this year and is currently in the design phase, exploring how the buildings on the site will be repurposed. While Navy Yard Charleston will go through extensive renovations, the team has made a commitment to preserve the area's local character, architectural detail, and history.

"This project will improve connectivity and serve as a catalyst for more innovation in the neighborhood," said Michael Phillips, President at Jamestown. "A strong local business community is emerging in the area, and we look forward to working with neighbors and the city to build something we believe will be truly additive." - David Cohen





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