

# COMMERCIAL LAND FOR SALE IN THE OPPORTUNITY ZONE IN ST GEORGE



5641 Memorial  
Blvd

1.17 ACRES

5641 MEMORIAL BLVD  
SAINT GEORGE, SC



COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

# COMMERCIAL LAND FOR SALE

**\$250,000 - 1.17 ACRES**

**TMS # 045-10-16-010**  
**TMS # 045-10-16-009**

Land available on Memorial Blvd in the Opportunity Zone in St. George. Approximately 1.17 acres (135' x 400' irregular shape) located on Memorial Blvd consisting of 2 parcels.

Property situated within .5 miles of downtown St. George, and 1.5 miles of the I-95 interchange. Strong visibility on Memorial Blvd (Hwy 78), the main thoroughfare through the Town of St. George. Nearby businesses include Piggly Wiggly, Dollar General, Ace Hardware, and CVS.

Zoning is Limited Commercial in the Town of St. George, which permits many retail, service retail, restaurant, and office uses.

Seller may also consider a BTS for a long term tenant or the new owner could build their own custom building and take advantage of the Opportunity Zone tax incentives.



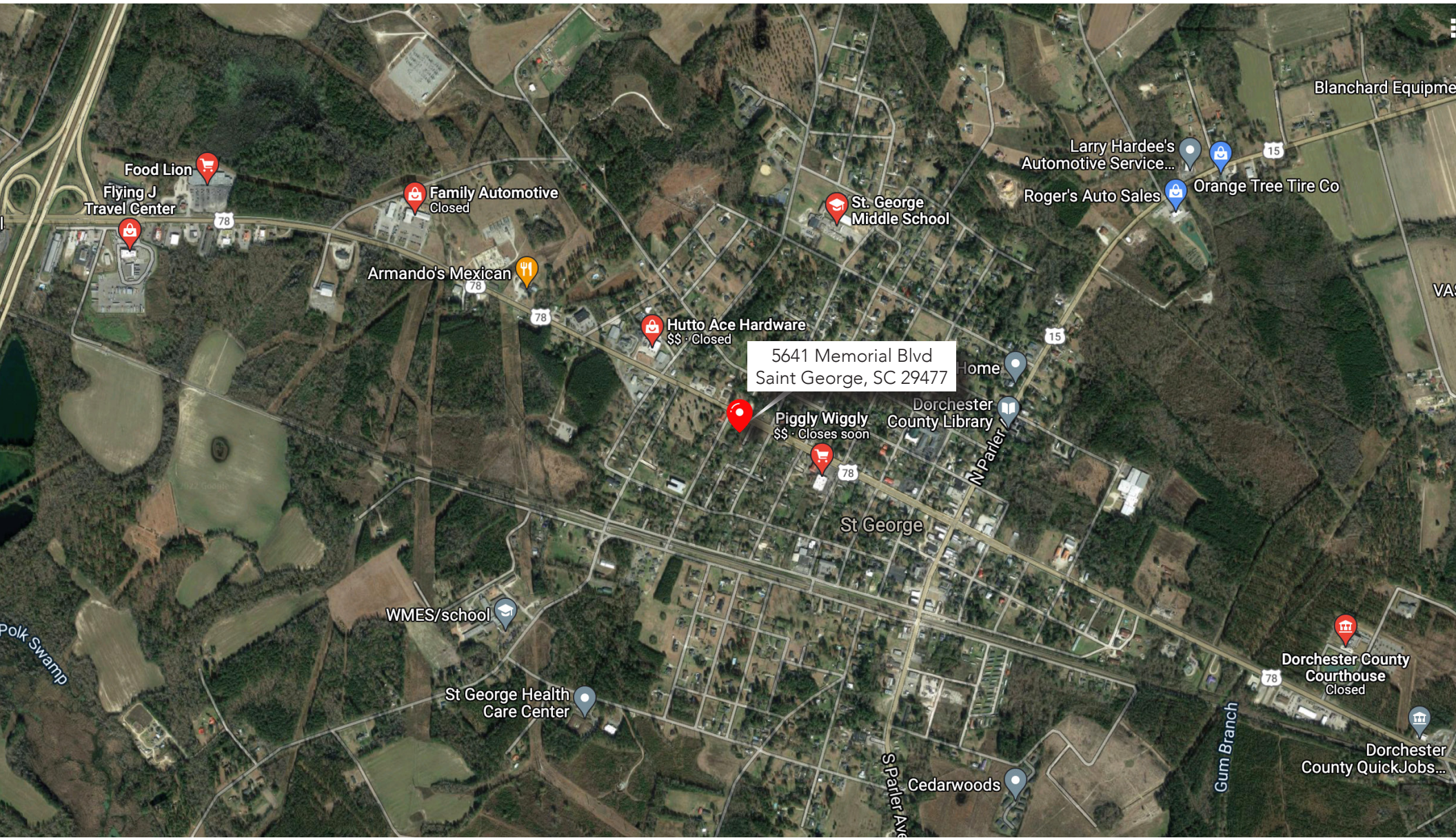
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5641 Memorial Blvd | Saint George, SC

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\$250,000 - 1.17 ACRES



5641 Memorial Blvd  
Saint George, SC 29477

Piggly Wiggly  
\$\$ - Closes soon

Hutto Ace Hardware  
\$\$ - Closed

Family Automotive  
Closed

Armando's Mexican

Food Lion  
Flying J Travel Center

St. George Middle School

Larry Hardee's Automotive Service...

Roger's Auto Sales

Orange Tree Tire Co

Blanchard Equipment

Dorchester County Library

St George

WMES/school

St George Health Care Center

Dorchester County Courthouse  
Closed

Dorchester County QuickJobs...

Cedarwoods

Gum Branch

Spartan Ave

Home  
N Parler

Polk Swamp



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