

COMMERCIAL LAND FOR SALE OR GROUND LEASE

0 Clements Ferry Road, Charleston, SC 29492



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

NEAL WALSH
Senior Broker
nwalsh@cbcatlantic.com

TREY DAVIS
Associate
tdavis@cbcatlantic.com

OFFERING SUMMARY



PRICE/LEASE RATE

\$250,000
\$2,500/Month (\$30,000/Year)



ZONING

GB - General Business
City of Charleston



COUNTY

Berkeley County



ACRES

0.92 Acres



PROPOSED BUILDING SIZE

1,600 SF



TAX ID

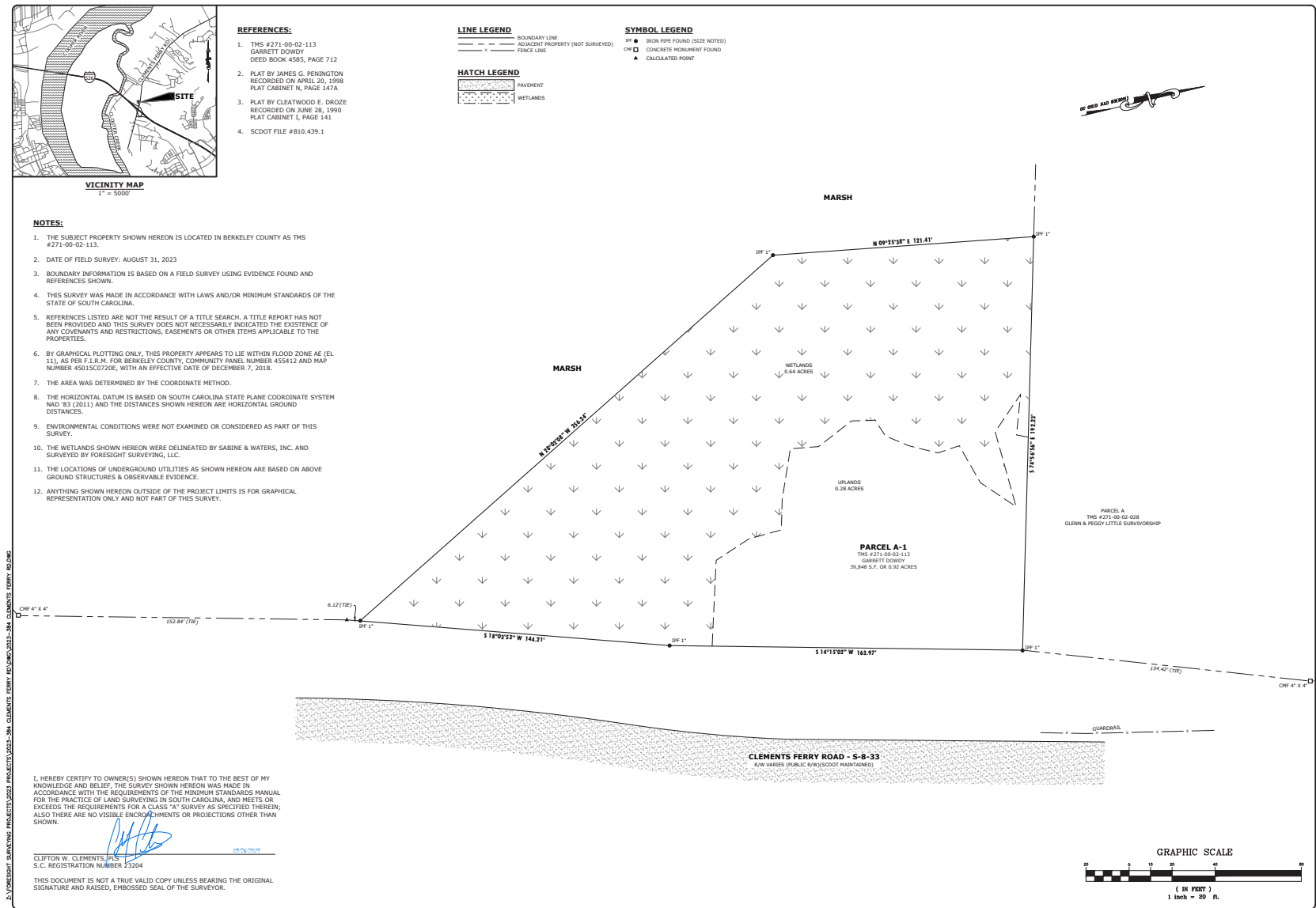
271-00-02-113

Prime commercial parcel with over 300 feet of frontage and approximately 0.28 high acres on Clements Ferry Road in the City of Charleston, zoned General Business. The site is flat, high, and fully usable with water and sewer at the road. The proposed site plan 1,600 SF flex building with eight parking spaces. Ideally situated in the rapidly growing Clements Ferry corridor, the property offers excellent visibility and direct access to the Charleston Metropolitan area. Just 7 minutes to I-26 in North Charleston or US-17 in Mt. Pleasant and 12 minutes to Glenn McConnell Parkway in West Ashley, the location provides quick connectivity across North Charleston, Mount Pleasant, and West Ashley making it ideal for service contractors, professional offices, medical users, boutique retail, or specialty businesses seeking visibility and central access to multiple submarkets in one of Charleston's fastest-expanding areas.



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SURVEY

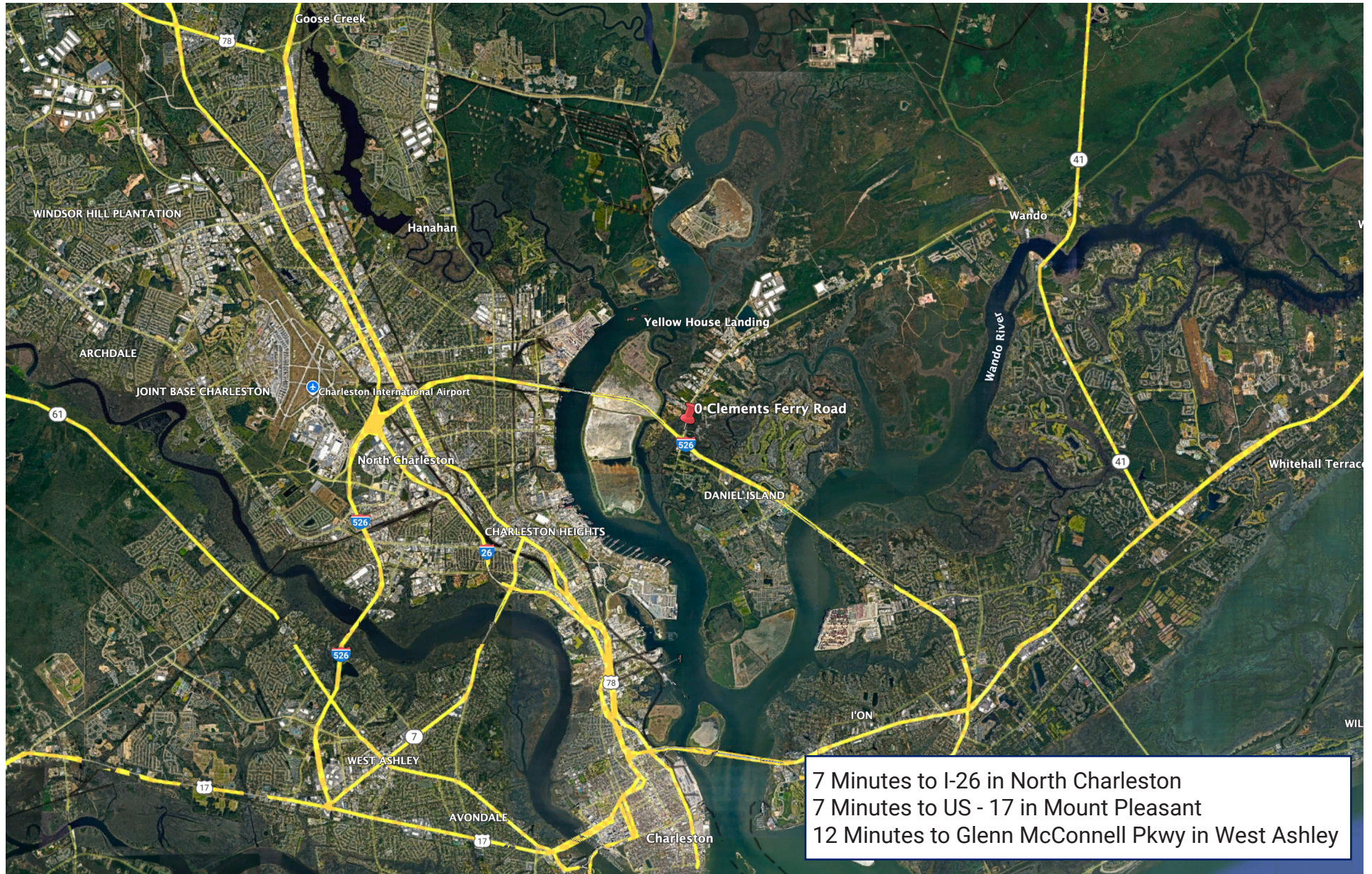


FORESIGHT SURVEYING, LLC
3229 BUSINESS CIRCLE, NORTH CHARLESTON, SC 29405
OFFICE: FORESIGHTSURVEYINGLLC.COM PHONE: 843.263.3401 FAX: 843.465.4645

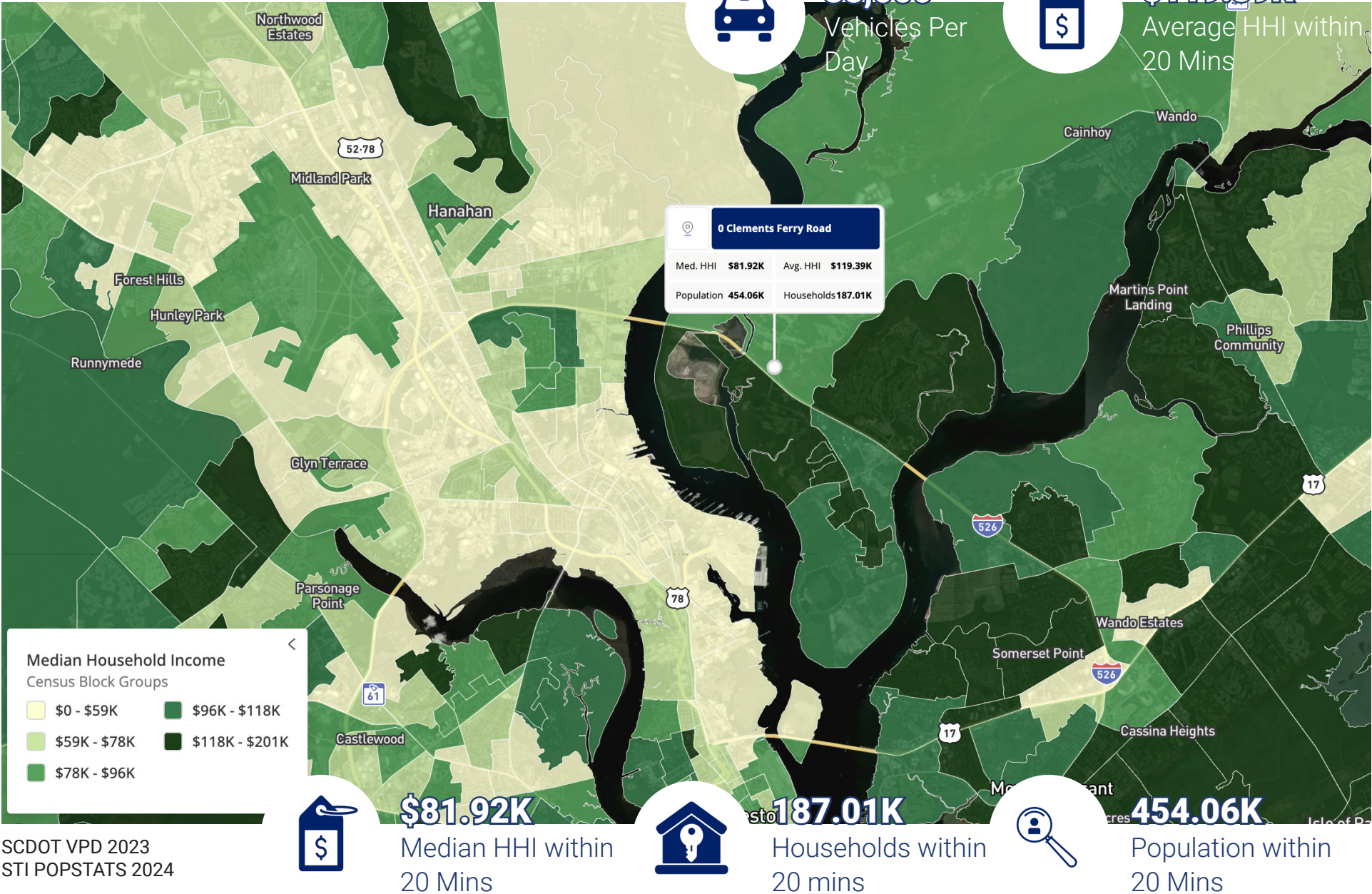
**BOUNDARY AND WETLANDS SURVEY OF
PARCEL A-1
TMS #271-00-02-113
PROPERTY OWNED BY
GARRETT DOWDY
PREPARED FOR: AUSTIN DOWDY
BERKELEY COUNTY, SOUTH CAROLINA**

DATE: SEPTEMBER 26, 2023
REVISED:
DRAWN BY: BMR
PROJECT: 2023-384
SCALE: 1" = 20'
SHEET: 1 OF 1

AREA MAP



DEMOGRAPHICS





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