

FOR LEASE

±1.0 Acre of Retail Land Available For Lease off Palmetto Commerce Pkwy

9585 Palmetto Commerce Pkwy | Ladson, SC

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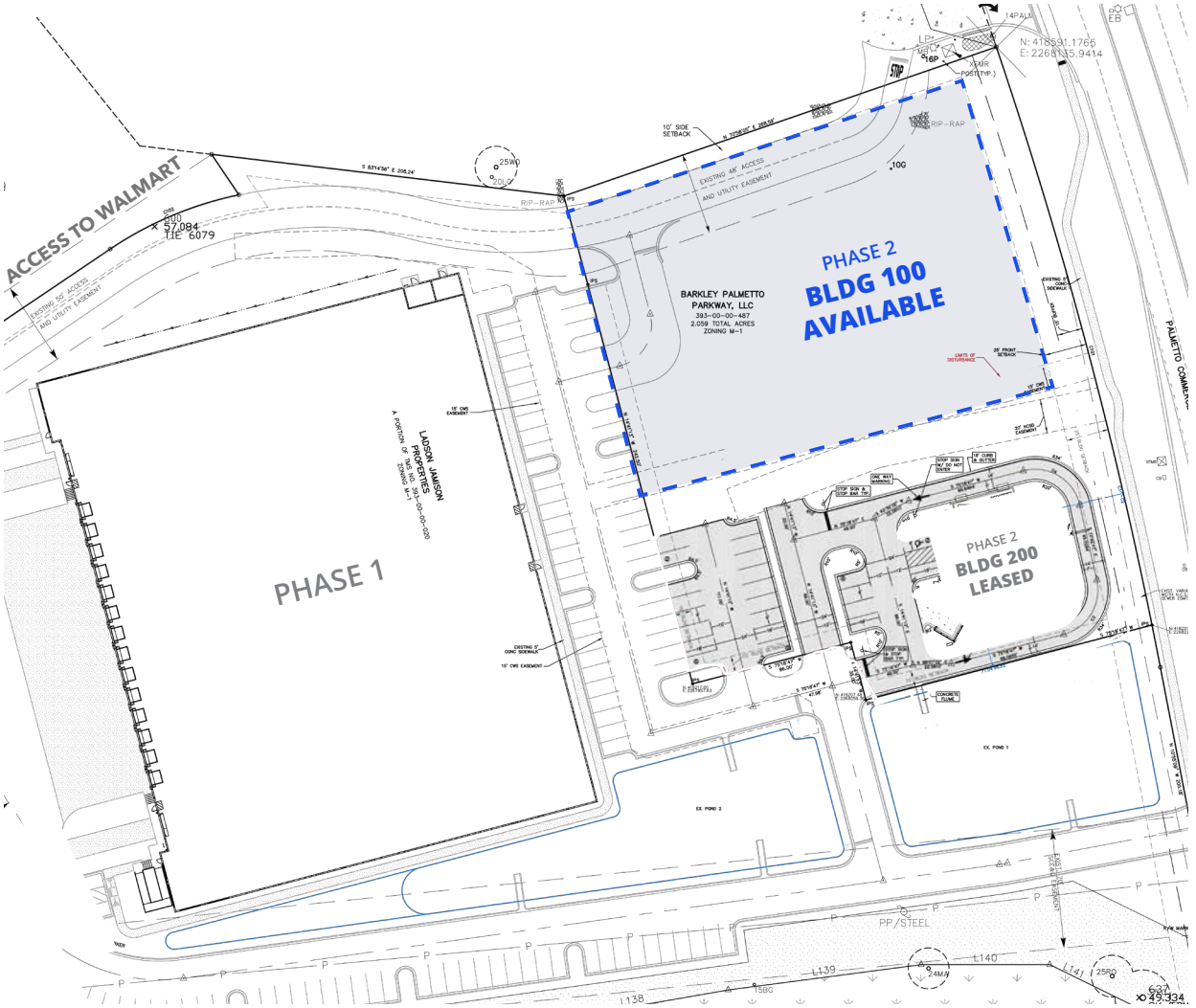
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9585 PALMETTO COMMERCE PKWY

The Opportunity

Address	9585 Palmetto Commerce Pkwy Ladson, SC 29456
Land Size	±1.0 Acre
Lease Rate	Call Broker to Discuss
Lease Type	Ground Lease
Tax ID	393-00-00-487
Visibility	Excellent; direct access to Palmetto Commerce Parkway
Tenancy	Single User
Status	Pad-Ready
Zoning	M1 - Light Industrial City of North Charleston
Power	Single Phase 120/240V

9585 Palmetto Commerce Parkway is a one-acre outparcel located just feet from the bustling intersection of Ladson Road and Palmetto Commerce Parkway. This site is pad-ready for development and is permitted for a drive-thru, making it an ideal fit for a fast-casual restaurant use. With multiple ingress and access points and a designated turn lane, this property is well-suited for a variety of retail uses in a location teeming with consumer demand.



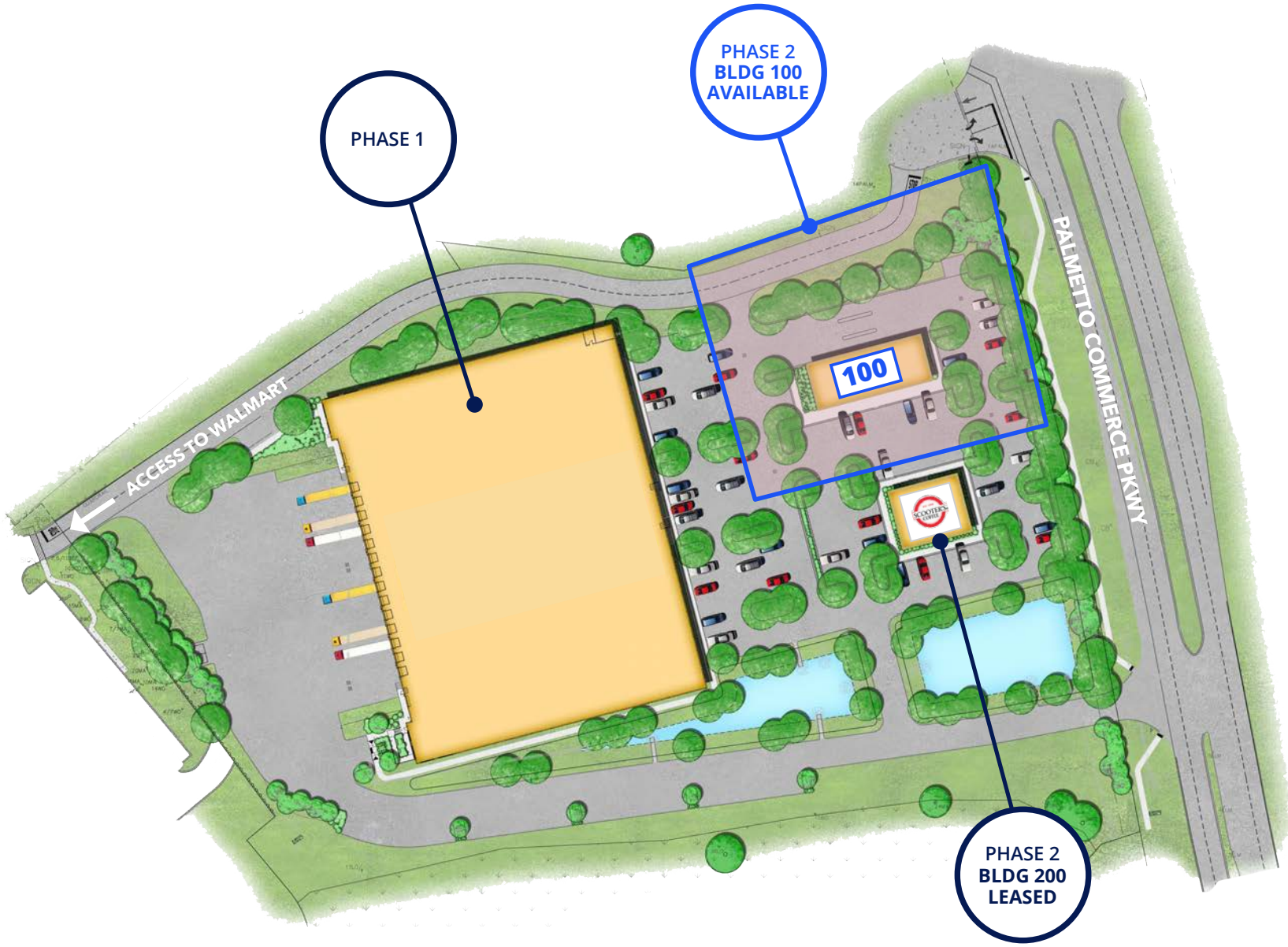
Site Plan

Abundant surface parking space

One outparcel with **great visibility**

Easily accessible off Palmetto Commerce Parkway

One acre for retail or restaurant use



Aerial Overview



Neighboring Retailers



The F&B Opportunity

Palmetto Commerce Parkway is one of the Charleston region's most active industrial and logistics corridors. Within a 2-mile radius, food and beverage supply is almost entirely limited to QSR concepts, with no full-service dining competition in the immediate trade area. Yet, these existing QSR operators are outperforming national sales benchmarks by a wide margin, indicating strong consumer demand.

For the right F&B operator, 9585 Palmetto Commerce Parkway represents a clear first-mover opportunity for full-service dining, and immediate demand for a QSR concept.

$1M - $4M IN ANNUAL SALES

Existing QSR operators within 2 miles are generating between $1 million and $4 million+ in annual sales

UP TO 48% ABOVE NATIONAL BENCHMARKS

QSRs in the immediate vicinity are outperforming national averages by as much as 48%

ZERO FULL-SERVICE SPOTS WITHIN 2 MILES

The corridor is entirely QSR. The first full-service concept to enter this trade area captures the market.

Source: Restaurant Bytes, 2026



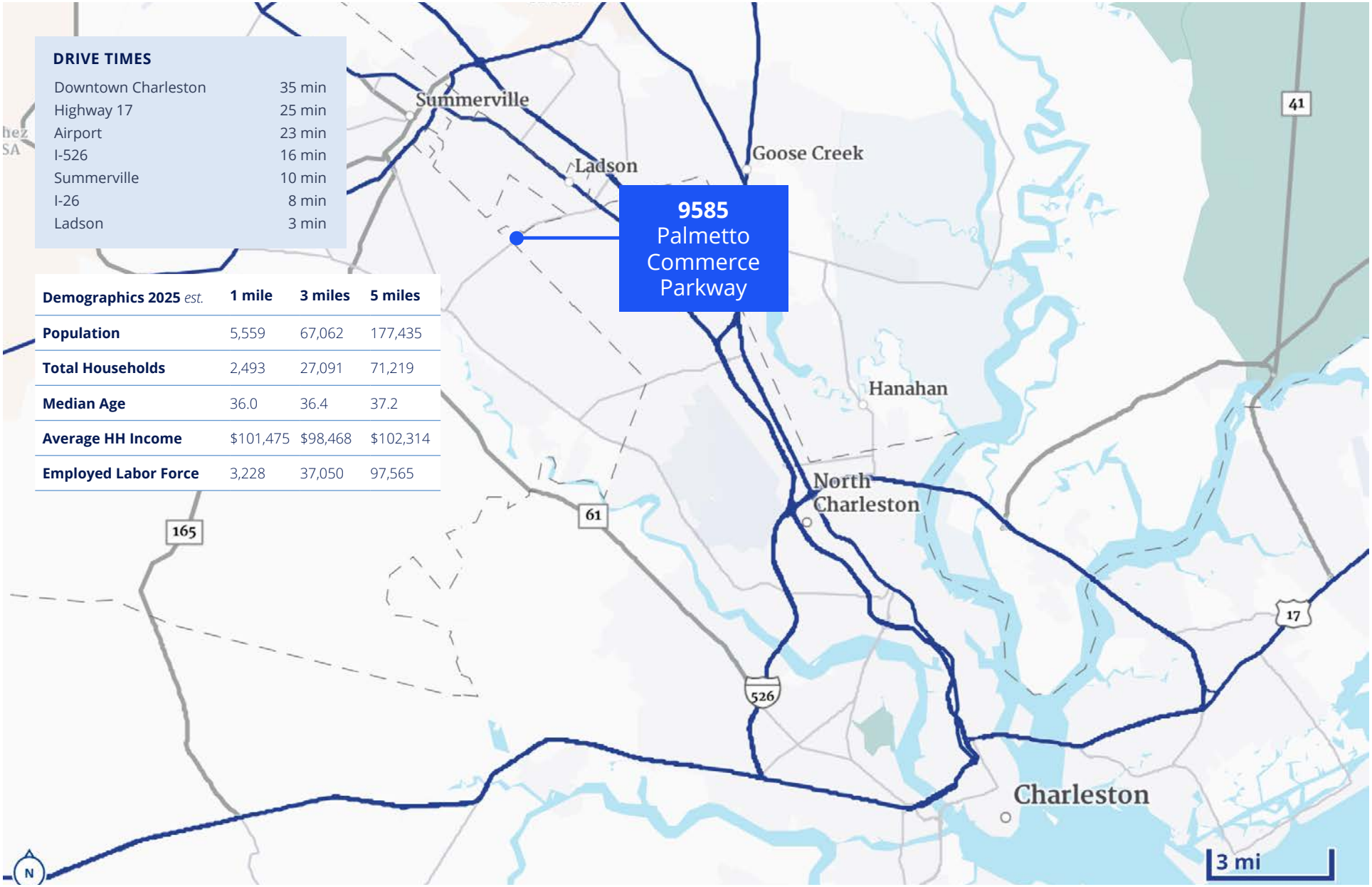




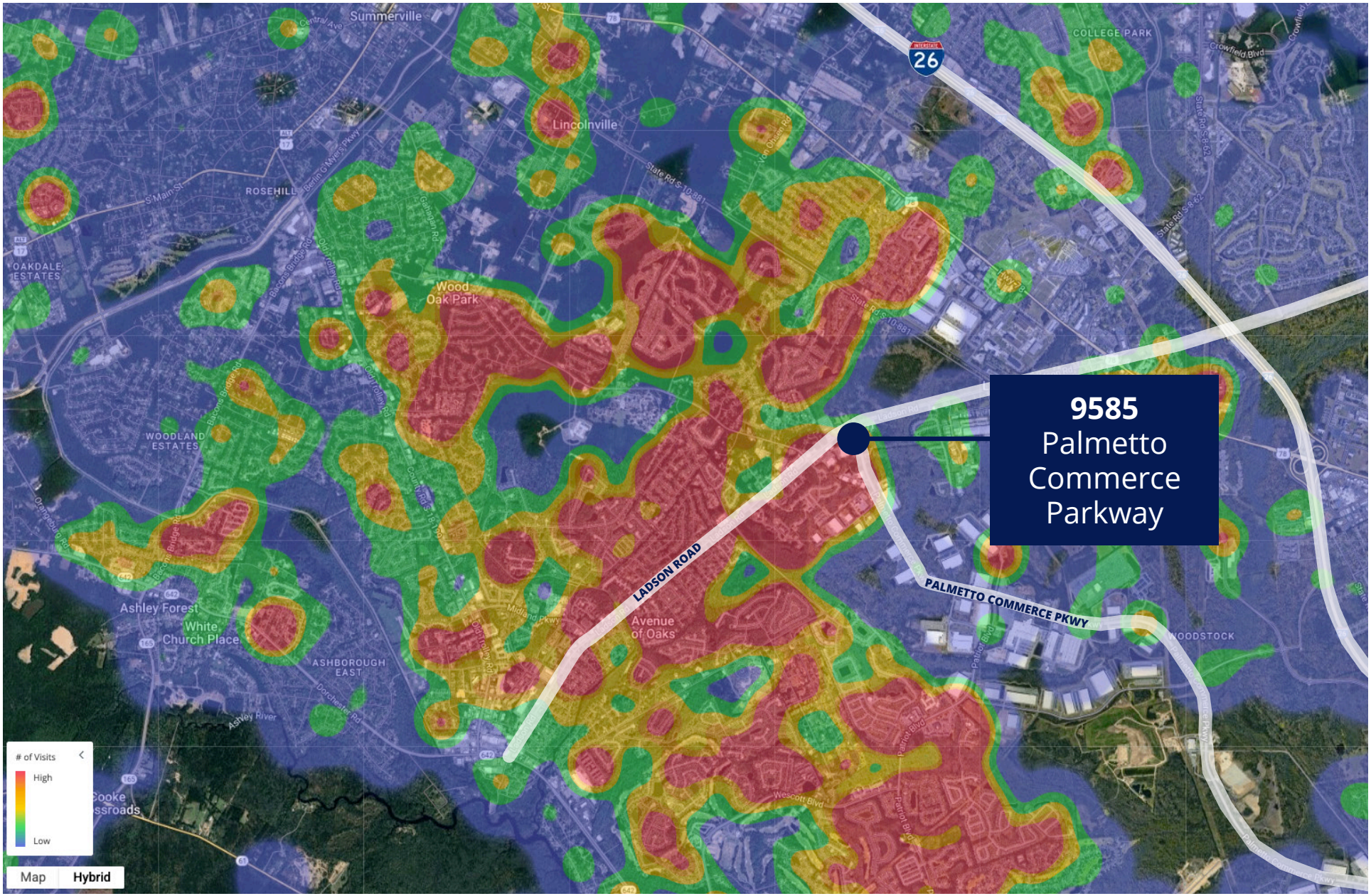




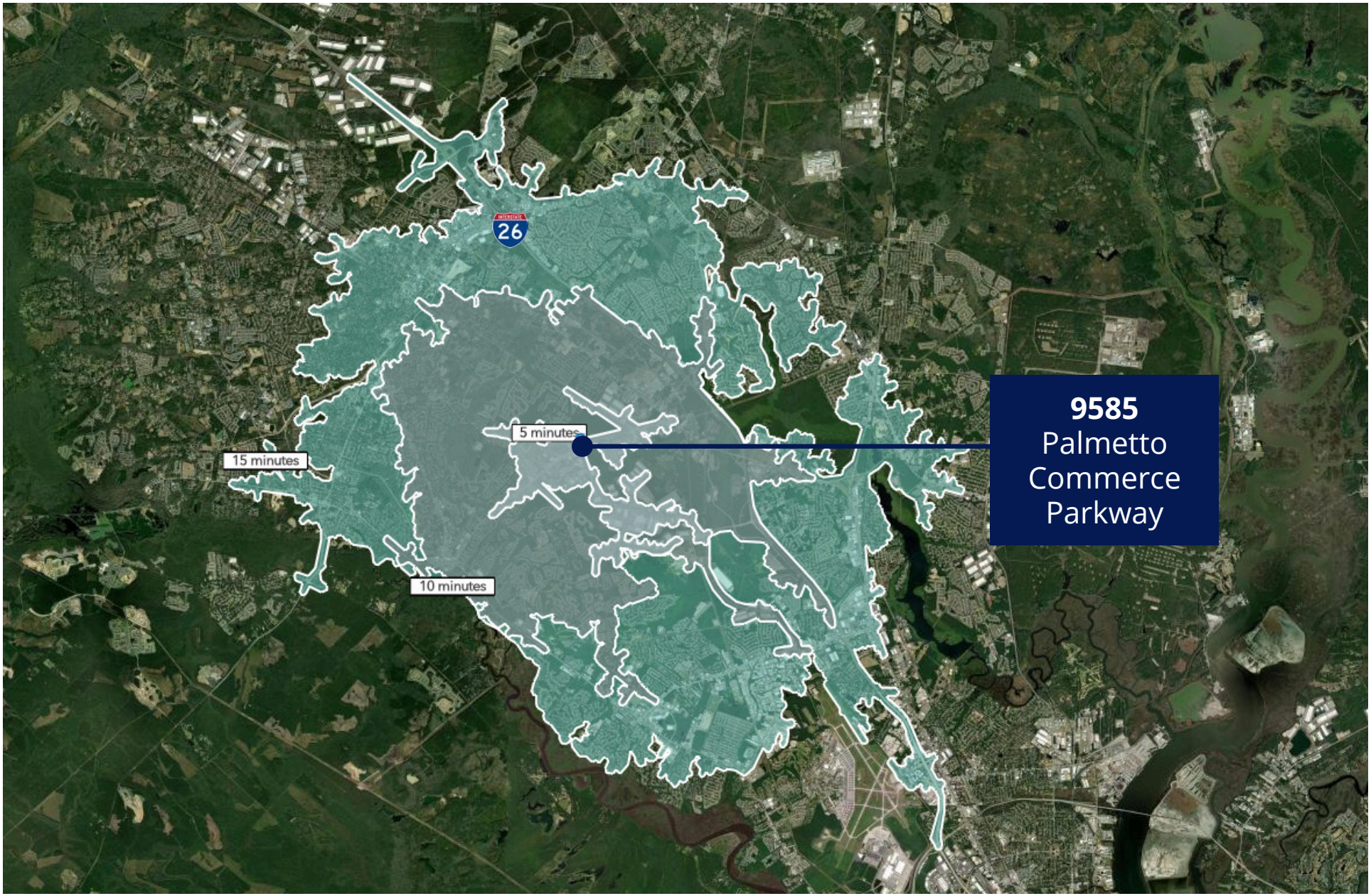
Market Overview



Trade Area - Heat Map



Drive Time Map





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