

COMMERCIAL LAND FOR SALE

HWY 176 & PLANET ROAD, GOOSE CREEK, SC



**BRIDGE
COMMERCIAL**



±1.5 ACRES FRONTING HIGHWAY 176/ST. JAMES AVENUE
IDEAL FOR RETAIL OR MEDICAL OFFICE

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FRONTAGE ON HIGHWAY 176 AMID RESIDENTIAL GROWTH

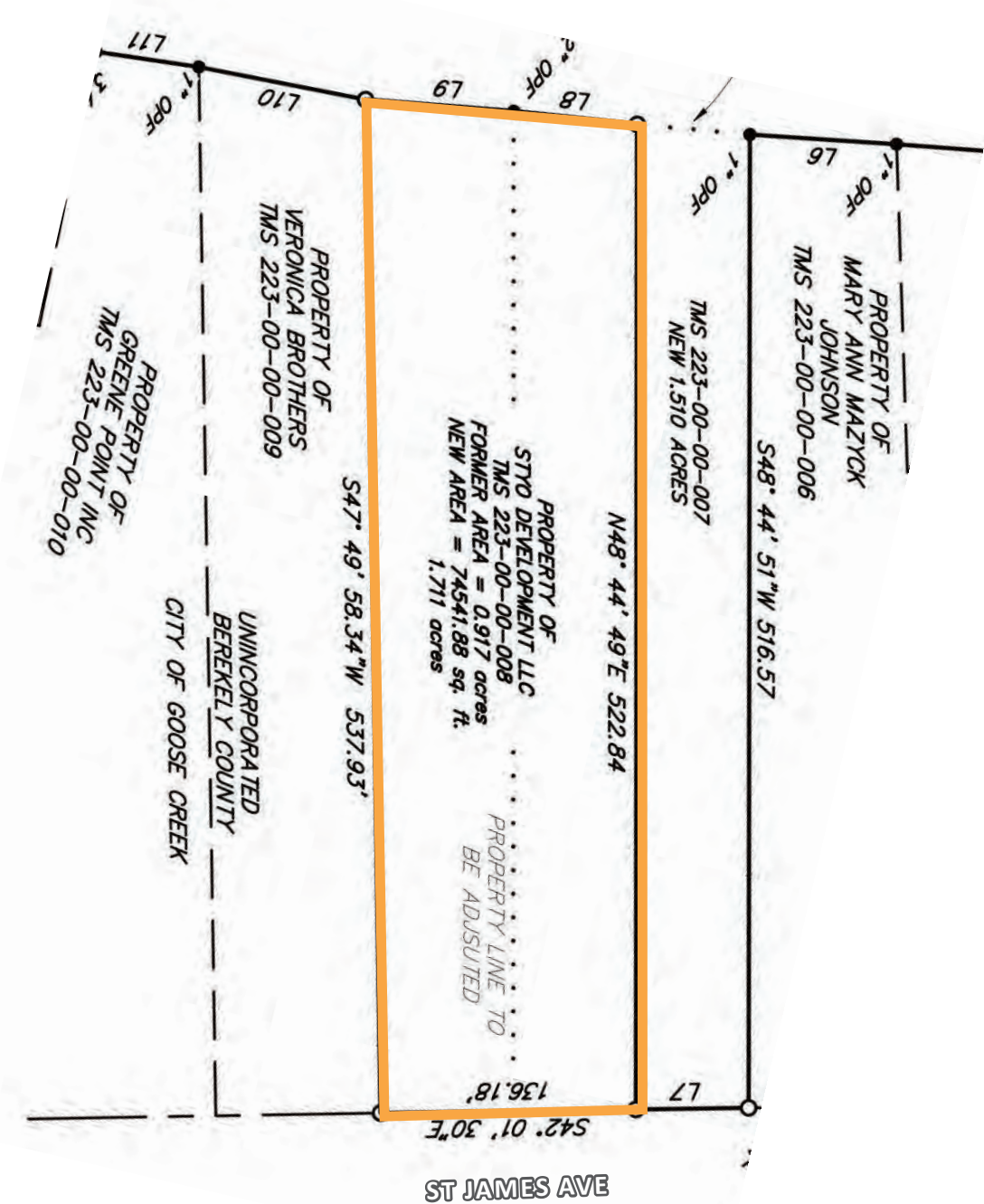
- This is an opportunity to purchase ±1.5 acres of commercial land fronting Highway 176 / St. James Avenue in Goose Creek.
- Adjacent to new mixed-use development featuring 285 residential units.
- Approximately 2.2 miles to Highway 17A via Meyers Road and proximate to 30,000+ residences in Nexton, Cane Bay, Wildcat Tract and Camden Preserve.
- Established workplaces, medical facilities, schools, hotels and other retail centers and restaurants are nearby.
- Minutes to MUSC's new 180-bed hospital, 200,000 SF medical office campus that is anticipated to open in 2027.
- Located 25 miles from Charleston, South Carolina, which has been nationally recognized as a Top U.S. City for almost a decade.



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PLAT



PROPERTY SUMMARY

ADDRESS:	0 Hwy 176 Goose Creek, SC 29445	USES:	Banks, Retail, Restaurants, Senior Living, Day Care, Neighborhood Commercial or Medical Office/Urgent Care
TMS #:	Parcel 1: 223-00-00-007 Parcel 2: 223-00-00-008	MUNICIPALITY:	Goose Creek
SITE SIZE:	1.5 Acres	UTILITIES:	Available
ZONING:	PD/GC City of Goose Creek	TRAFFIC COUNTS:	20,000 VPD



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IDEAL FOR NEIGHBORHOOD
COMMERCIAL OR MEDICAL OFFICE

AERIAL SEPTEMBER 2024



MEYERS ROAD

78

RESIDENTIAL DEVELOPMENT
UNDER CONSTRUCTION

WATERS AT ST. JAMES
MULTIFAMILY

PLANET RD

SITE
1.5 ACRES

ACCESS TO PLANNED RESIDENTIAL

HWY 176

176



SITE
1.5 ACRES

RESIDENTIAL DEVELOPMENT
UNDER CONSTRUCTION

MEYERS RD

ACCESS TO PLANNED RESIDENTIAL

176

WATERS AT ST. JAMES
MULTIFAMILY

COBBLESTONE VILLAGE
MULTIFAMILY

MINUTES TO CANE BAY AND CARNES CROSSROADS



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EXCLUSIVELY MARKETING BY:



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