

VACANT LOT: BUSINESS PARK ZONING PREFERRED BY CITY

2814 Clements Ferry Road, Charleston, SC 29492

FOR SALE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

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OFFERING SUMMARY



PRICE

\$1,700,000



ZONING

Business Park (BP) Preferred by City

Preferred Zoning



COUNTY

Berkeley County



ACRES

1.5 Acres



TAX ID

271-00-02-023

This 1.5-acre parcel offers an exceptional opportunity for investors and developers in one of Charleston's most rapidly expanding submarkets. Located on Daniel Island along the high-growth Clements Ferry corridor, the site benefits from strong visibility, steady traffic counts, and immediate proximity to major residential and commercial development. Its prime location, combined with flexible zoning and alignment with the City's preferred Business Park zoning designation for this area, makes this a rare chance to secure a versatile piece of land positioned for long-term value and success.

SURVEY



2814 CLEMENTS FERRY ROAD, CHARLESTON, SC 29492

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AERIAL MAP



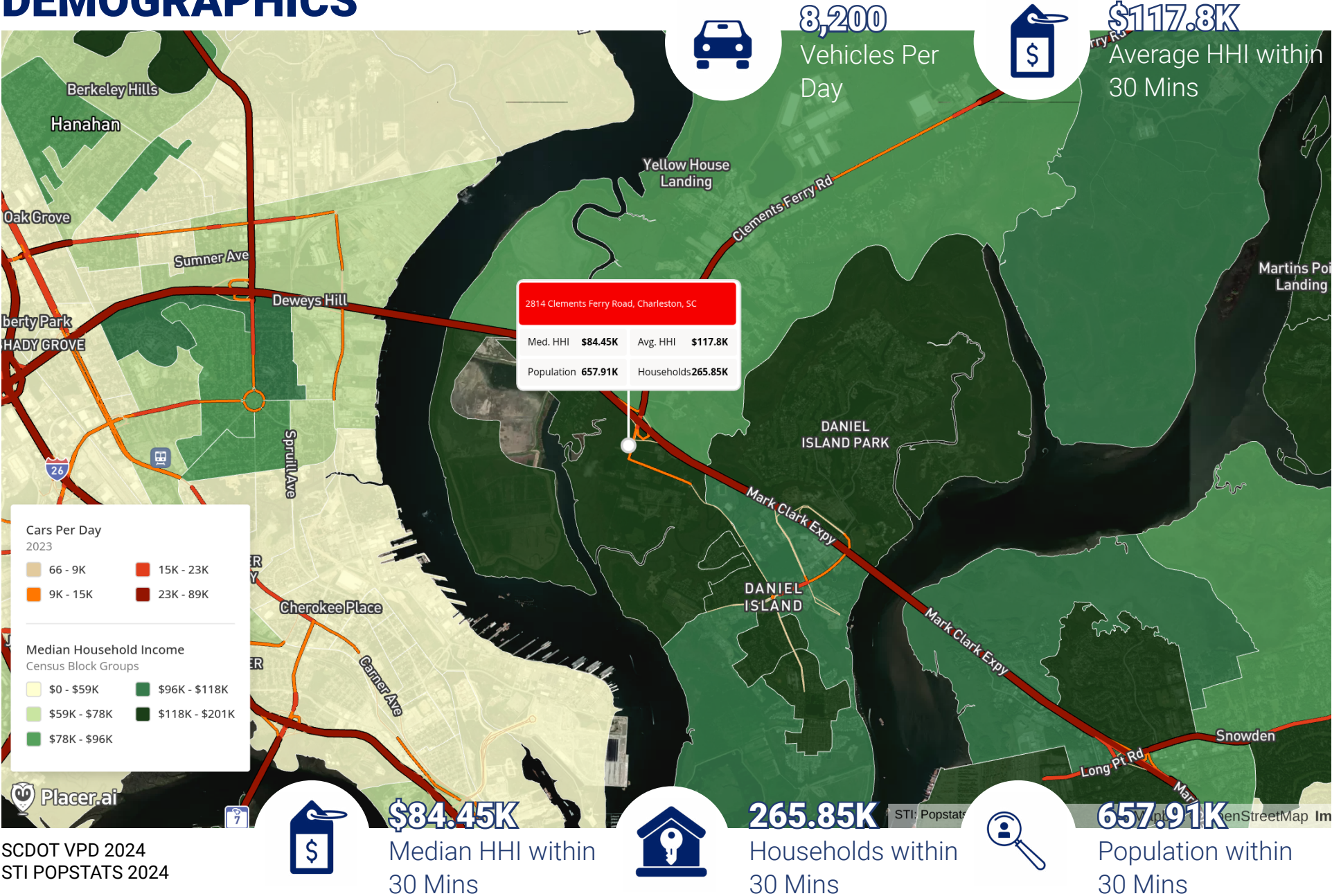
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RETAIL MAP



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DEMOGRAPHICS





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