

FOR LEASE

±1.379-Acre Outparcel Available on Clements Ferry Road

2563 Clements Ferry Road, Charleston, SC 29492

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Property Summary

Strategically positioned less than a mile from the I-526 interchange, this prime Clements Ferry outparcel serves as a key gateway to Daniel Island and Point Hope. Boasting a combined 540 feet of frontage along Clements Ferry Road, the parcel has high visibility and exposure to over 40,000 vehicles daily, making them ideal for retail development.

Located just a quarter mile from the first signalized intersection between I-526 and Cainhoy Road, traffic will naturally slow in this area, offering a significant advantage for retailers seeking maximum exposure. The parcel is rough-graded and pad-ready, providing flexible development opportunities suitable for a wide range of retail uses.

- Adjacent outparcel has been leased to a new to market convenience store operator
- Located directly in front of the Halcyon Apartments, 204-unit Class A apartment complex.
- 0.86 Miles from I-526 Interchange

Key Specifications

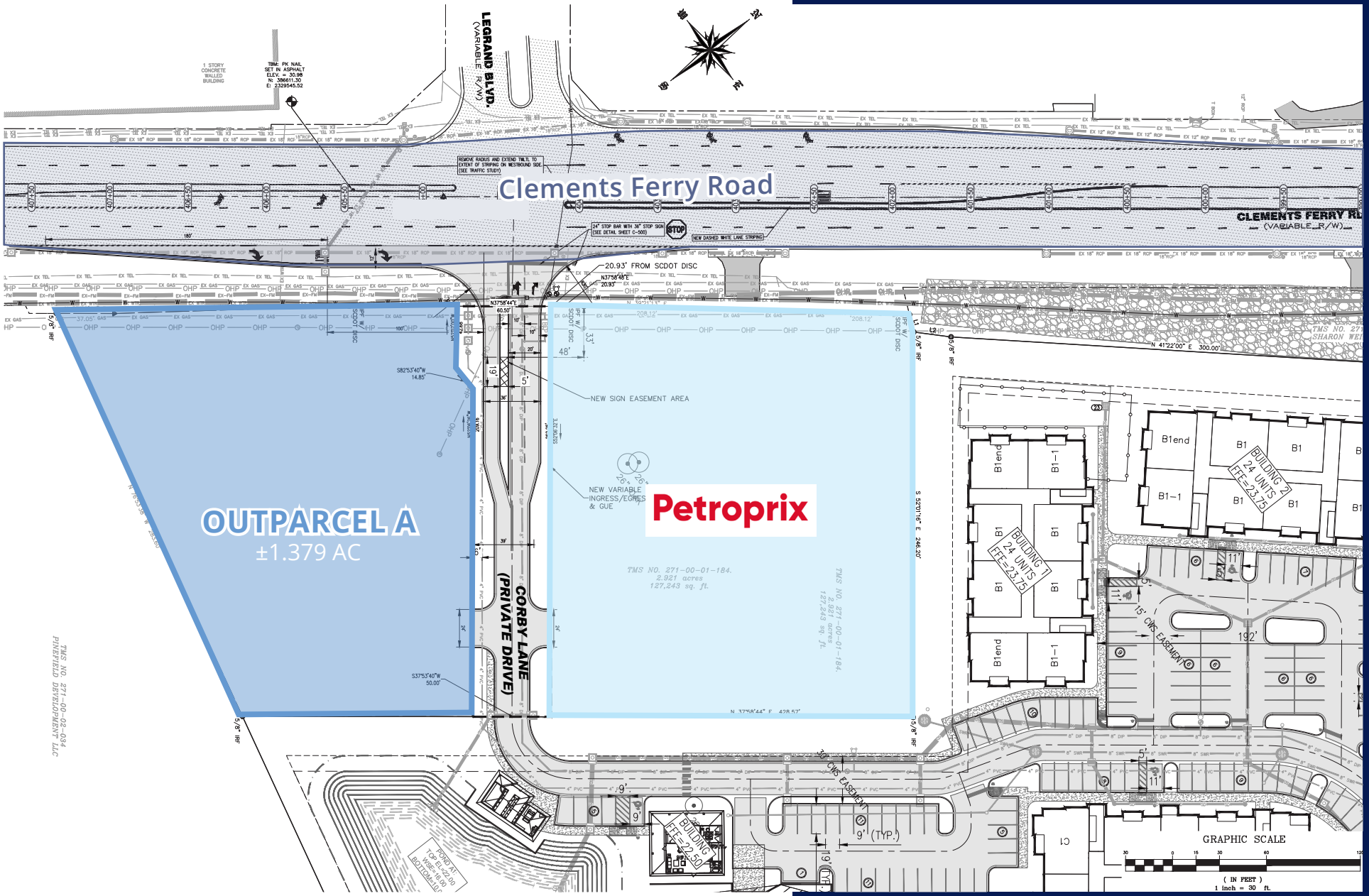
Address	2563 Clements Ferry Road Charleston, SC 29492
TMS # / County	271-00-01-184, Berkeley County
Land Size	±1.379 acre outparcel
Traffic Count	+40,000 VPD on Clements Ferry Road
Notes	Open to build-to-suit or ground lease

Ground Lease Rate

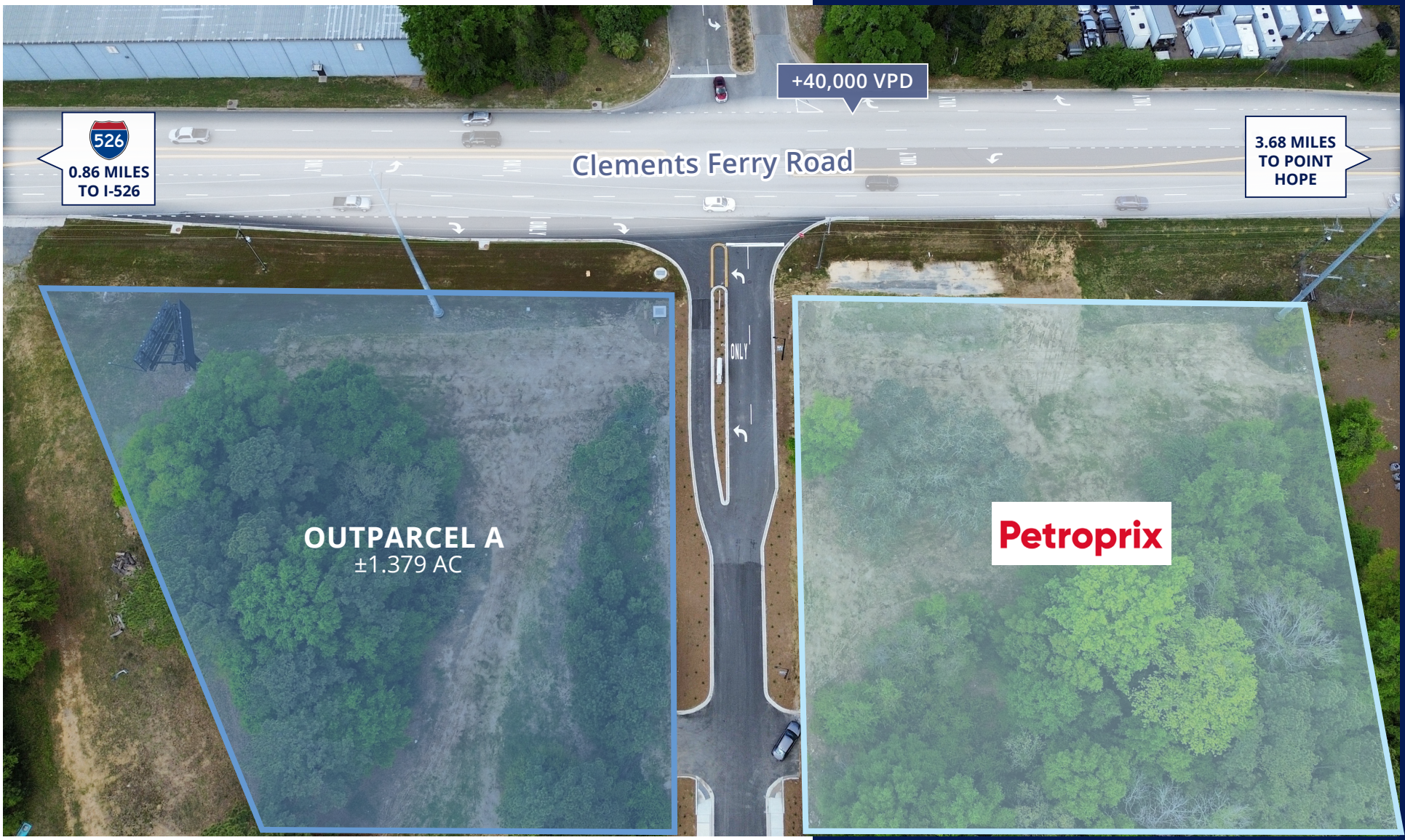
$130,000/year



Site Survey


Clements Ferry Road
LEGRAND BLVD.
(VARIABLE R/W)
CLEMENTS FERRY RD
(VARIABLE R/W)
OUTPARCEL A
±1.379 AC
Petroprix
CORBY LANE
(PRIVATE DRIVE)
NEW SIGN EASEMENT AREA
NEW VARIABLE INGRESS/EGRESS & GUE
20.93' FROM SCDOT DISC
TMS NO. 271-00-01-184
2.921 acres
127,243 sq. ft.
TMS NO. 271-00-02-094
PINEFIELD DEVELOPMENT, LLC
BUILDING 1
24 UNITS
FFE=23.75
BUILDING 2
24 UNITS
FFE=23.75
BUILDING
FFE=22.50
15' CWS EASEMENT
30' CWS EASEMENT
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Aerial Overview



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Location Overview

Drive Times

I-526	2 min
North Charleston	5 min
Mount Pleasant	7 min
I-26	8 min
Charleston Int'l Airport	13 min
West Ashley	14 min
Hwy 17	15 min



59,706
Total Population within 5 miles

26,072
Total Households within 5 miles

38
Median Age within 5 miles

$126,321
Avg HH Income within 5 miles

22 Min
Median Commute within 5 miles

96.6%
Employed Labor Force within 5 miles

Market Overview



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