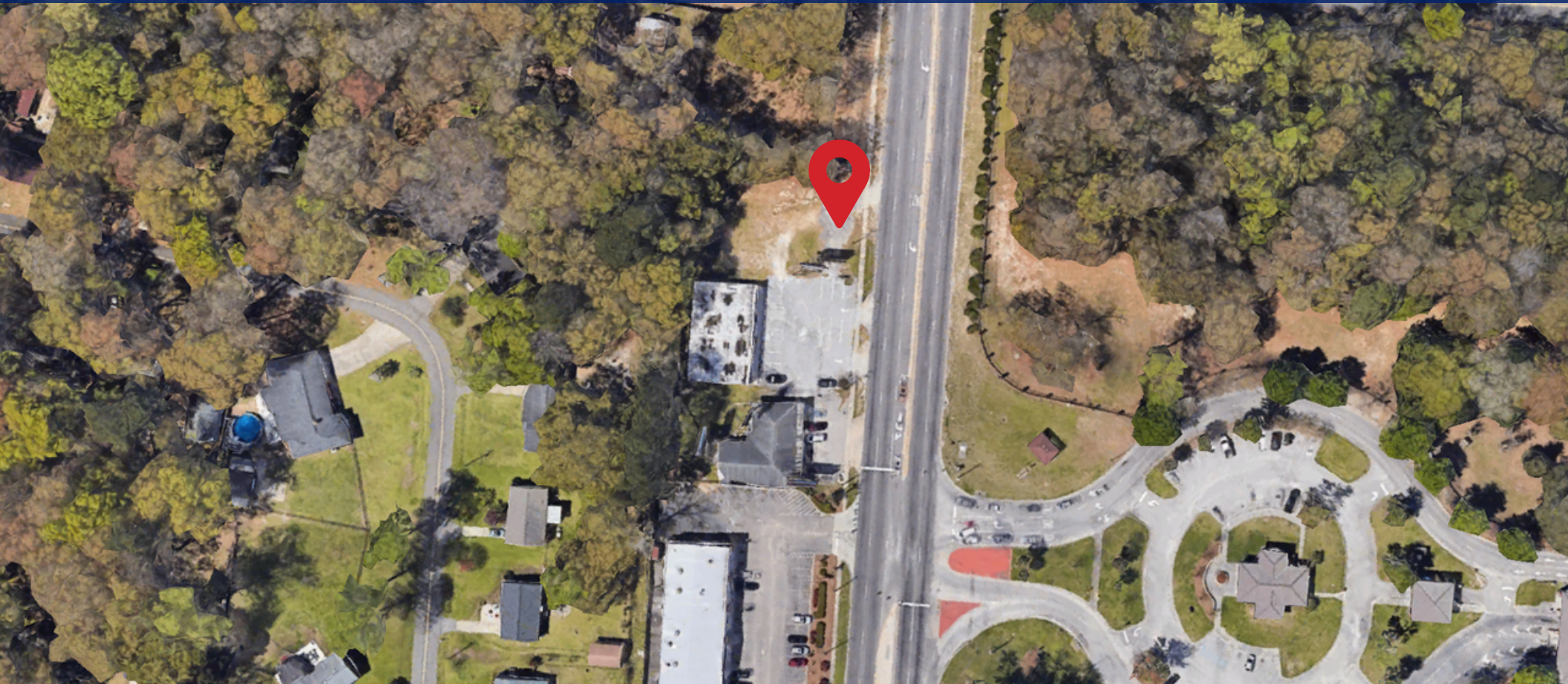


7027 Dorchester Road
North Charleston SC, 29418



FOR GROUND LEASE | +/- 0.31 AC

Brent Case, CCIM, CRE
President/ Broker In Charge
bcase@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

FOR GROUND LEASE

PROPERTY OVERVIEW



PRICE

\$1,500/MONTHLY



TMS

4041600001



ACRES

+/- 0.31



ZONING

CITY OF NORTH
CHARLESTON - R-1 -
SINGLE FAMILY
RESIDENTIAL



COUNTY

CHARLESTON



VEHICLES PER DAY

47,100

THIS APPROXIMATELY 0.31-ACRE COMMERCIAL PARCEL PRESENTS AN EXCELLENT DEVELOPMENT OPPORTUNITY IN A HIGHLY VISIBLE LOCATION ALONG DORCHESTER ROAD. ZONED B-1 (LIMITED BUSINESS DISTRICT) WITHIN THE DORCHESTER II OVERLAY DISTRICT, THE PROPERTY SUPPORTS A VARIETY OF COMMERCIAL USES, INCLUDING RETAIL, OFFICE, SERVICE-ORIENTED BUSINESSES, AND SELECT MIXED-USE DEVELOPMENTS. WITH APPROXIMATELY 91 FEET OF FRONTAGE ON A HIGH-TRAFFIC CORRIDOR, THE SITE BENEFITS FROM EXCEPTIONAL VISIBILITY AND ACCESSIBILITY, PROVIDING STRONG EXPOSURE FOR FUTURE BUSINESSES. THE PROPERTY'S VERSATILE ZONING ALLOWS FOR NUMEROUS DEVELOPMENT POSSIBILITIES, AND INTERESTED PARTIES SHOULD REFER TO THE CITY OF NORTH CHARLESTON MUNICIPAL CODE SECTION 5-3-1 FOR A COMPLETE LIST OF PERMITTED USES. PUBLIC WATER, SEWER, AND ELECTRICITY ARE AVAILABLE TO THE SITE, FURTHER ENHANCING ITS DEVELOPMENT POTENTIAL. CURRENTLY VACANT, THIS PROPERTY IS READY FOR IMMEDIATE PLANNING AND DEVELOPMENT, OFFERING AN OUTSTANDING OPPORTUNITY FOR INVESTORS, DEVELOPERS, OR OWNER-USERS SEEKING A STRATEGIC COMMERCIAL LOCATION.

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