

# FOR SALE

8675 Dorchester Road | North Charleston, SC



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC



## OFFERING SUMMARY

|                |                                          |
|----------------|------------------------------------------|
| Price:         | \$500,000                                |
| Acerage:       | 6,77 AC                                  |
| Sub Type:      | Vacant Land                              |
| County:        | Dorchester County                        |
| Zoning:        | Dorchester - ON -<br>Neighborhood Office |
| Traffic Count: | SCDOT AADT 38,300 2022                   |

## PROPERTY OVERVIEW

Great vacant land right on Dorchester Road, total of 6.77 acres. The property is zoned Of-fice. About 1 acre is able to build. Great location, very busy road. Endless opportunity.



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# DISTANCE MAP

**Volvo Car US  
Operations Inc**

**Mercedes-  
Benz Vans, LLC**

**8675 Dorchester Rd,  
North Charleston,  
SC 29420**

**Charleston International Airport**

**Boeing South Carolina  
Delivery Center**

**Downtown Charleston**

## Distance to Site

|           |           |            |
|-----------|-----------|------------|
| AIRPORT:  | 7 Miles   | 14 Minutes |
| MERCEDES: | 4.3 Miles | 9 Minutes  |
| VOLVO:    | 25 Miles  | 35 Minutes |
| BOEING:   | 7 Miles   | 14 Minutes |
| DOWNTOWN: | 17 Miles  | 25 Minutes |



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## Demographics

1 Mile

3 Mile

5 Mile

Total Population: 9,791 53,531 116,506

Total Households: 3,838 20,387 45,926

Average HH Income: \$118,650 \$106,486 \$91,162



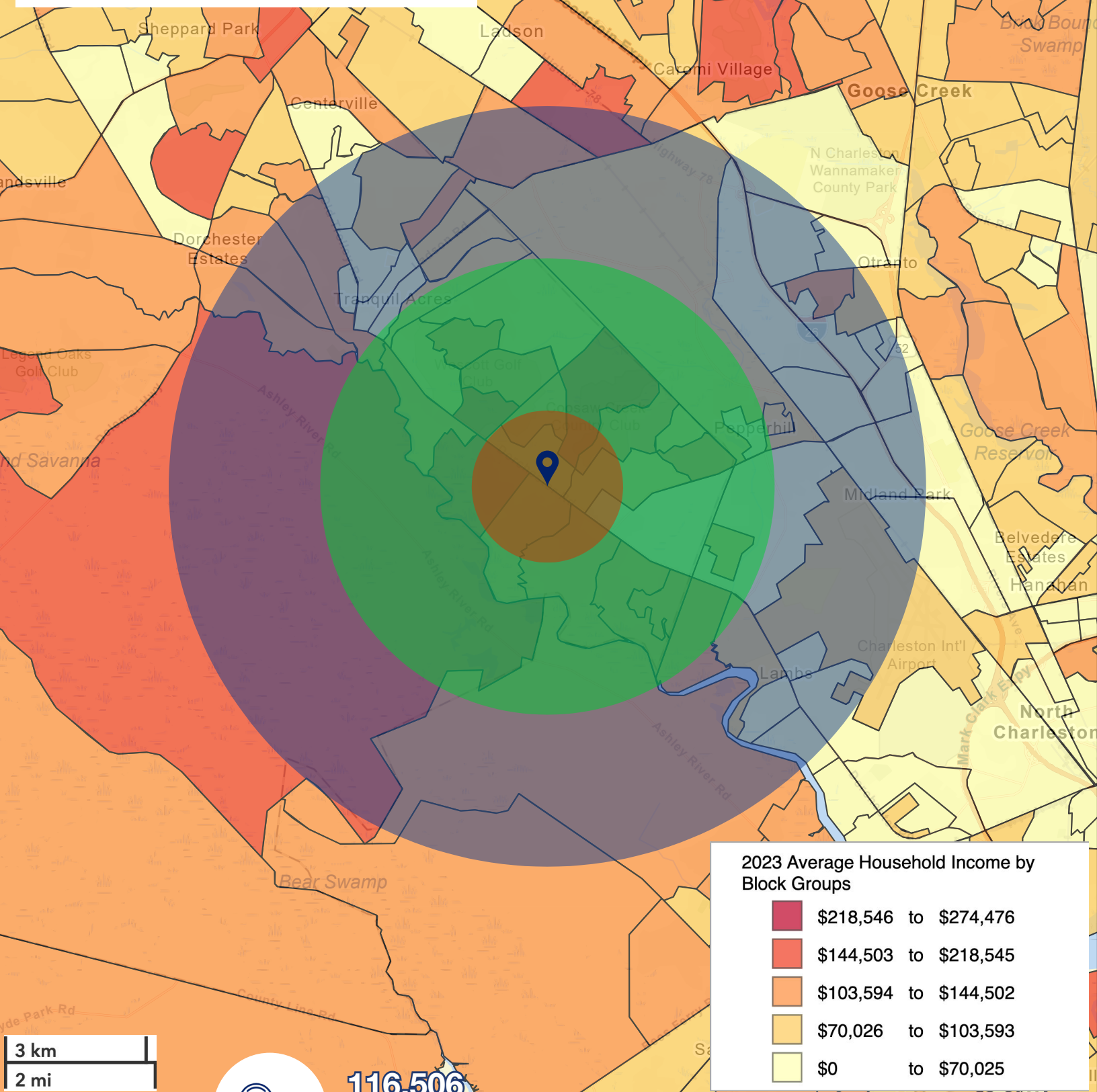
3,114

Businesses  
within 5 Miles



40,746

Employees  
within 5 Miles



## 2023 Average Household Income by Block Groups

|  |                        |
|--|------------------------|
|  | \$218,546 to \$274,476 |
|  | \$144,503 to \$218,545 |
|  | \$103,594 to \$144,502 |
|  | \$70,026 to \$103,593  |
|  | \$0 to \$70,025        |

3 km

2 mi



116,506

Population  
within 5 Miles

All demographics based on Esri forecasts for 2023



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Dorchester Rd

6.77 AC

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