



GROUND LEASE

8525 CLEMENTS FERRY ROAD
WANDO, SC, 29492

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**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

**2585 CLEMENTS FERRY ROAD
WANDO, SC 29492**



PRICE

\$8,500/MONTH



TAX ID

2710002034



ZONING

**BERKELEY - GC
GENERAL COMMERCIAL**



COUNTY

BERKELEY

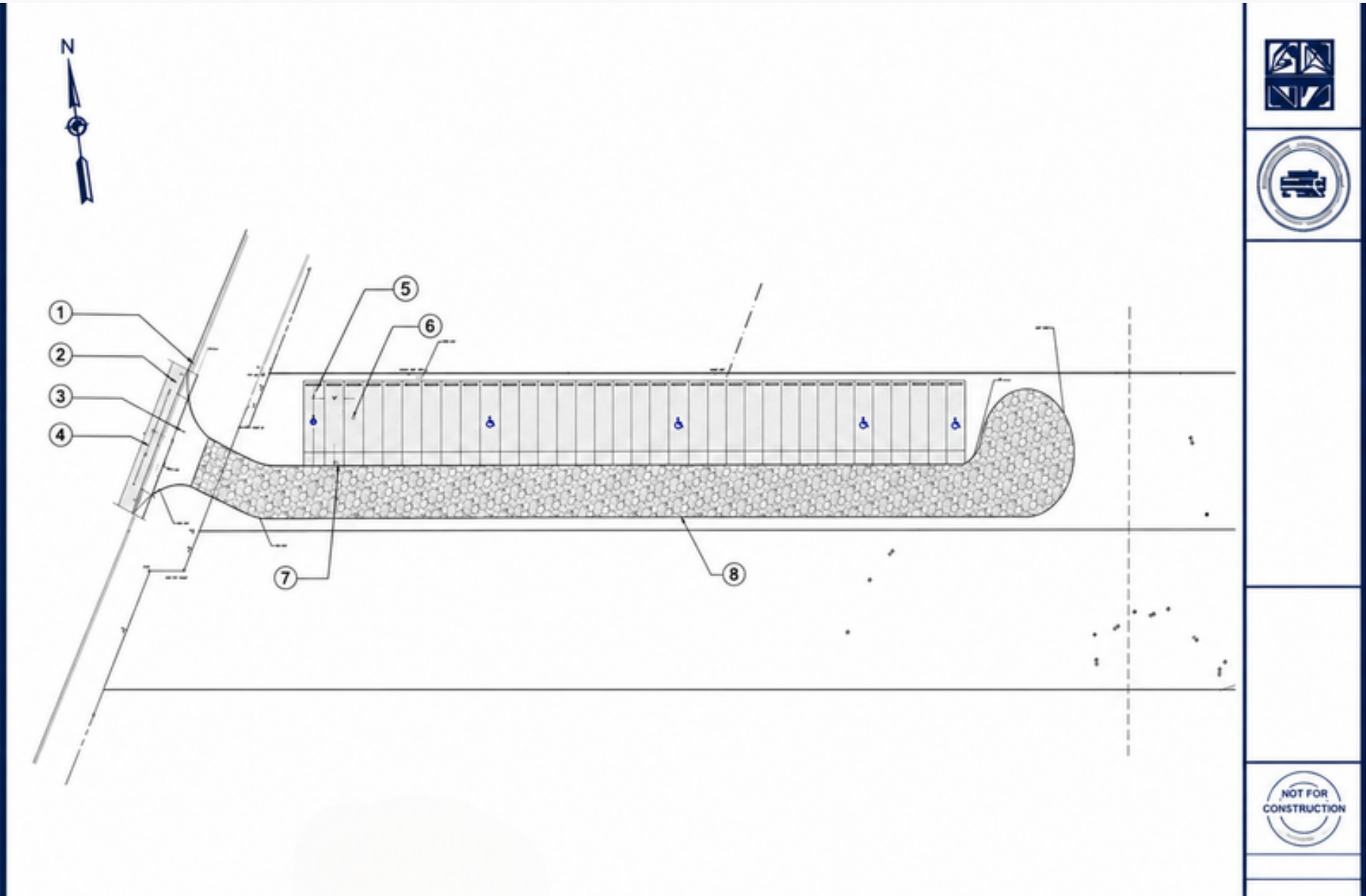


ACRES

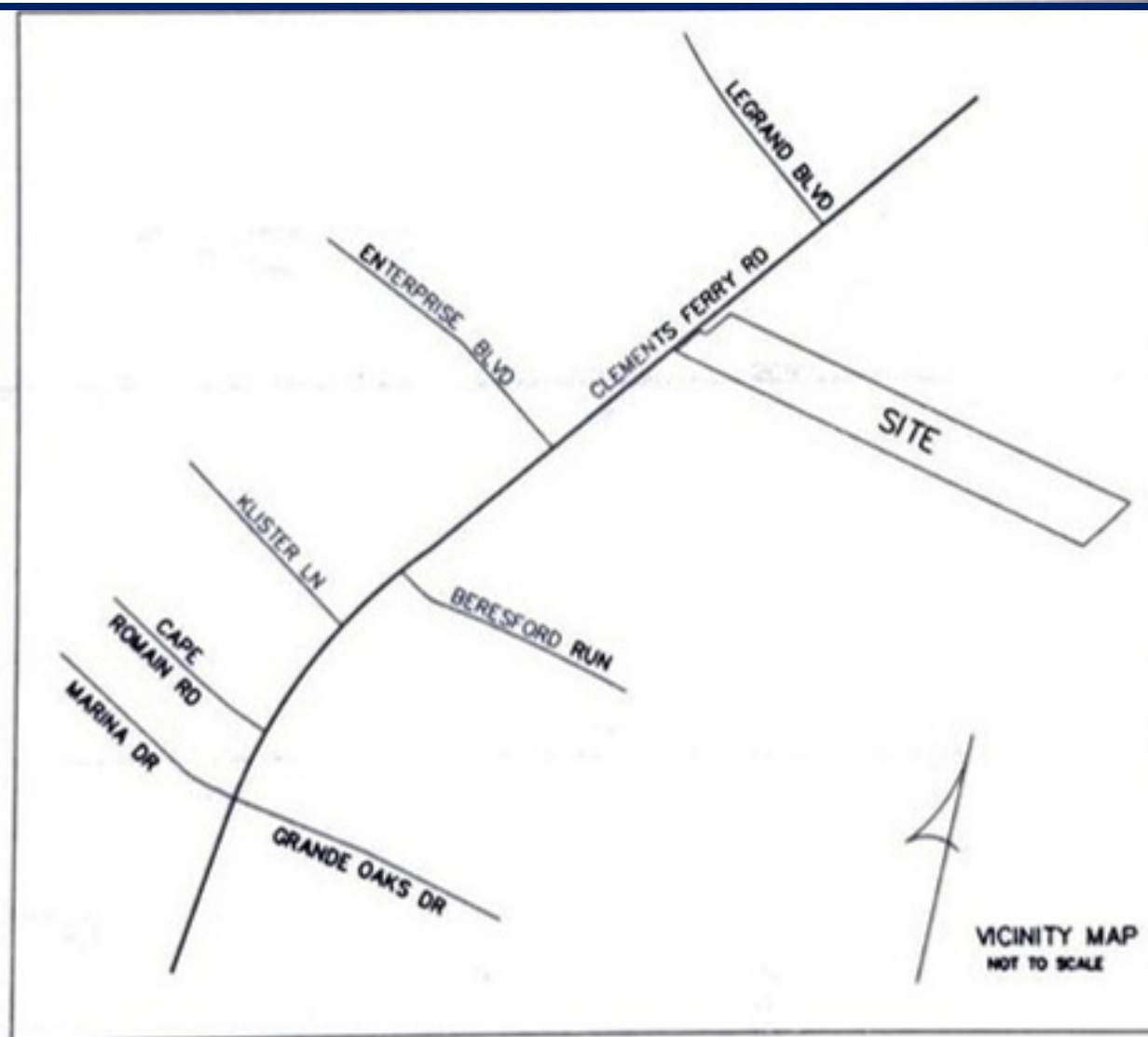
1.51 ACRES

PROPERTY OVERVIEW

Excellent ground lease opportunity along the highly traveled Clements Ferry Road corridor. This ****1.51-acre site**** offers strong visibility and convenient access in a rapidly growing area, making it well suited for a variety of commercial uses. Available for ground lease at ****\$8,500 per month****. Permitted use are retail, general, professional services, office, mixed use, restaurants, hotels, indoor storage, outdoor storage, gas station, commercial truck stop, Multifamily, townhomes/SF attached, B&B, Bar and commercial boarding facility.



SITE PLAN

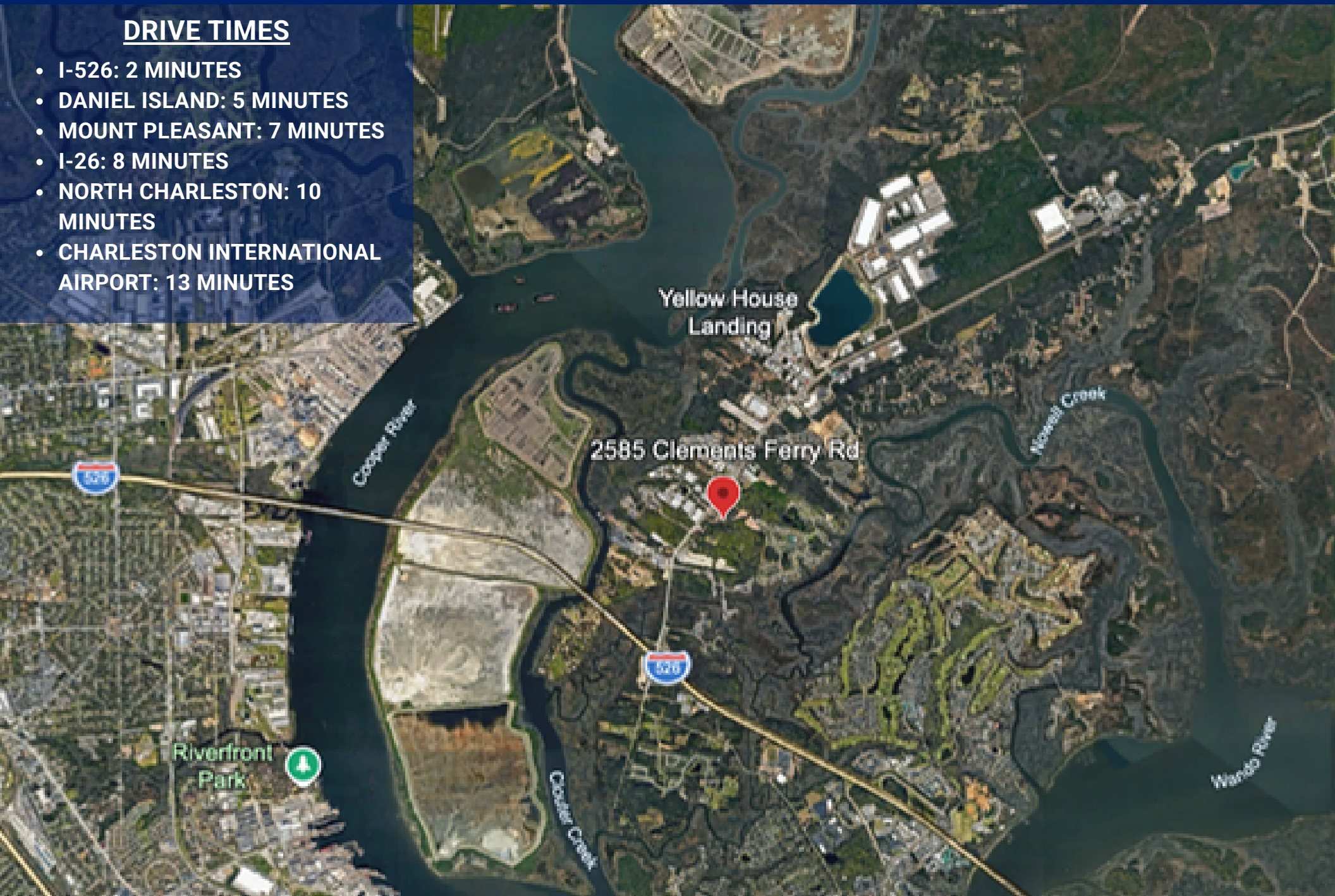


SHEET NO.	SHEET TITLE
T001	TITLE SHEET / SHEET INDEX
C101	EXISTING CONDITIONS
C201	DEMOLITION AND EROSION CONTROL PLAN
C301	GEOMETRIC SITE PLAN
C401	GRADING AND DRAINAGE PLAN
C501	SWPPP DETAILS
C502	CONSTRUCTION DETAILS
C503	SCDOT DETAILS

AREA MAP

DRIVE TIMES

- I-526: 2 MINUTES
- DANIEL ISLAND: 5 MINUTES
- MOUNT PLEASANT: 7 MINUTES
- I-26: 8 MINUTES
- NORTH CHARLESTON: 10 MINUTES
- CHARLESTON INTERNATIONAL AIRPORT: 13 MINUTES



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