

FOR SALE



COLDWELL BANKER
COMMERCIAL
ATLANTIC

1.53 AC

PAD-READY DEVELOPMENT SITE

0 Northwoods Blvd | North Charleston, SC

Pad ready development site in Northwoods Mall next to movie theater. Perfect for restaurant, retailer or hotel. Bustling area with plenty of traffic!

DIRECTIONS: Take I-26 to Ashley Phosphate Road Exit. Merge onto Northwoods Blvd. and property will be on the right.

For Sale: **\$1,200,000**

Total Available: **1.53 Acres**

County: **Charleston**

Tax ID: **484-16-00-059**

Traffic Count: **40,800 VPD 2021
(via Rivers Ave)**



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Brent Case, CCIM • Julia Donovan, CCIM, CIPS



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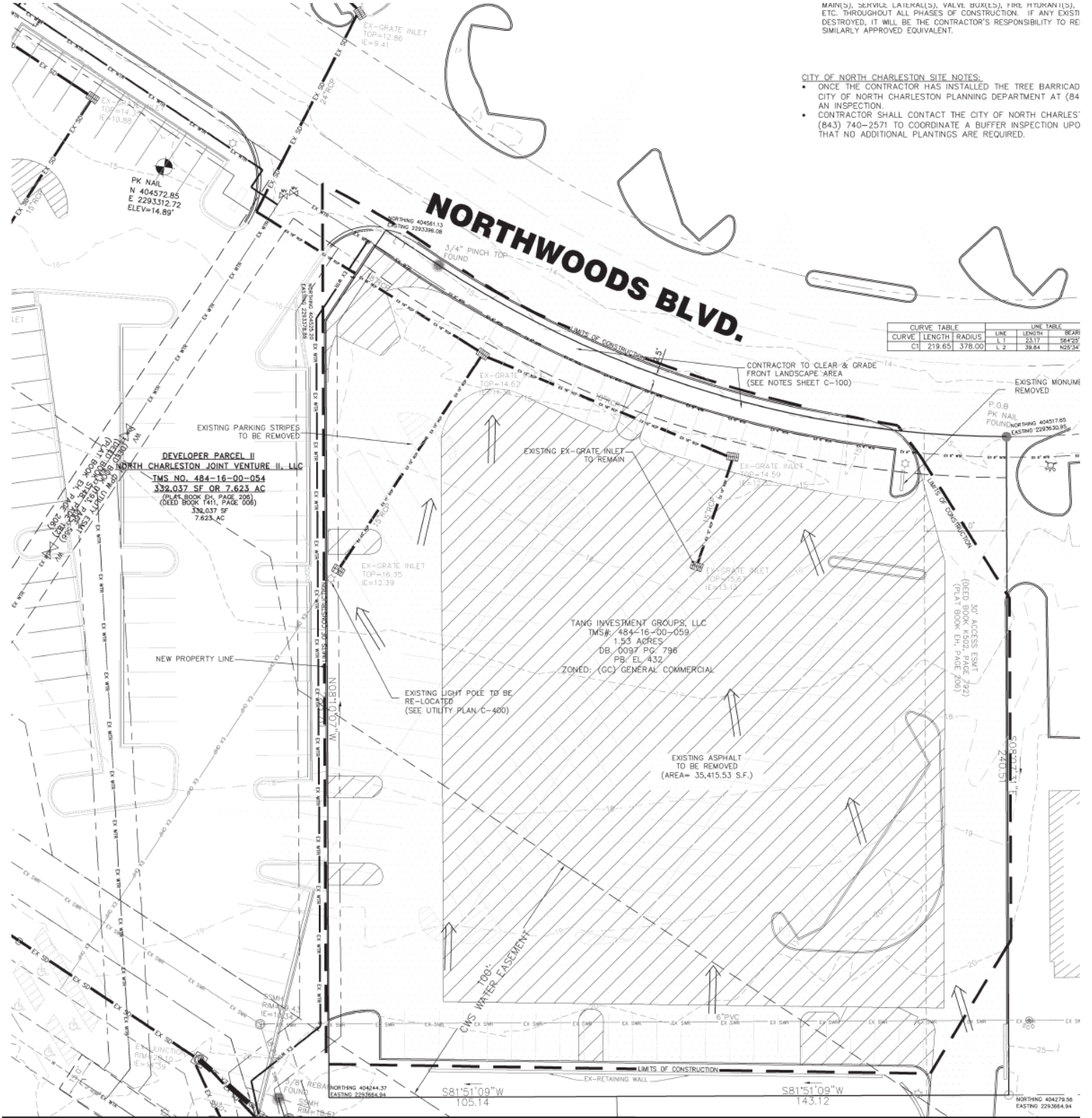
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MAIN(S), SIDEWALK, LAKE(S), VALVE BOX(S), FIRE HYDRANT(S), ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. IF ANY EXISTING DESTROYED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RE-INSTALL A SIMILARLY APPROVED EQUIVALENT.

CITY OF NORTH CHARLESTON SITE NOTES:

- ONCE THE CONTRACTOR HAS INSTALLED THE TREE BARRICADE CITY OF NORTH CHARLESTON PLANNING DEPARTMENT AT (84) AN INSPECTION.
- CONTRACTOR SHALL CONTACT THE CITY OF NORTH CHARLES' (843) 740-2571 TO COORDINATE A BUFFER INSPECTION UPON THAT NO ADDITIONAL PLANTINGS ARE REQUIRED.



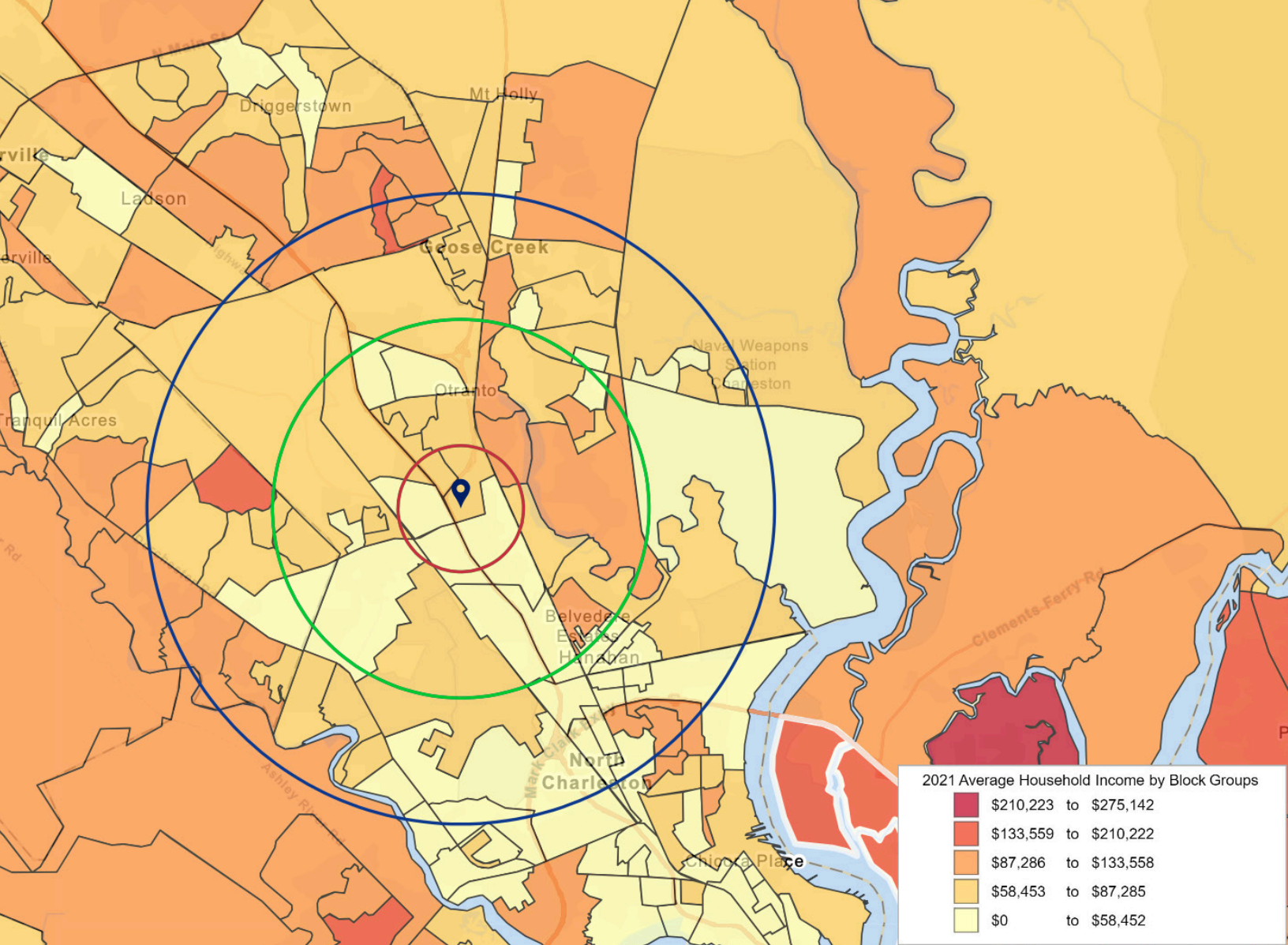
CURVE TABLE			LINE TABLE		
CURVE	LENGTH	RADIUS	LINE	LENGTH	BEARING
C1	219.65	378.00	L 1	23.17	S84°25'39.84\"
			L 2	39.84	N25°34'14.15\"



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All demographics based on Esri forecasts for 2021

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	9,761	54,191	83,909
Total Households:	3,956	20,431	31,031
Average HH Income:	\$57,086	\$71,630	\$73,300



2,461
Businesses
within 5 Miles



40,204
Employees
within 5 Miles



83,909
Population
within 5 Miles



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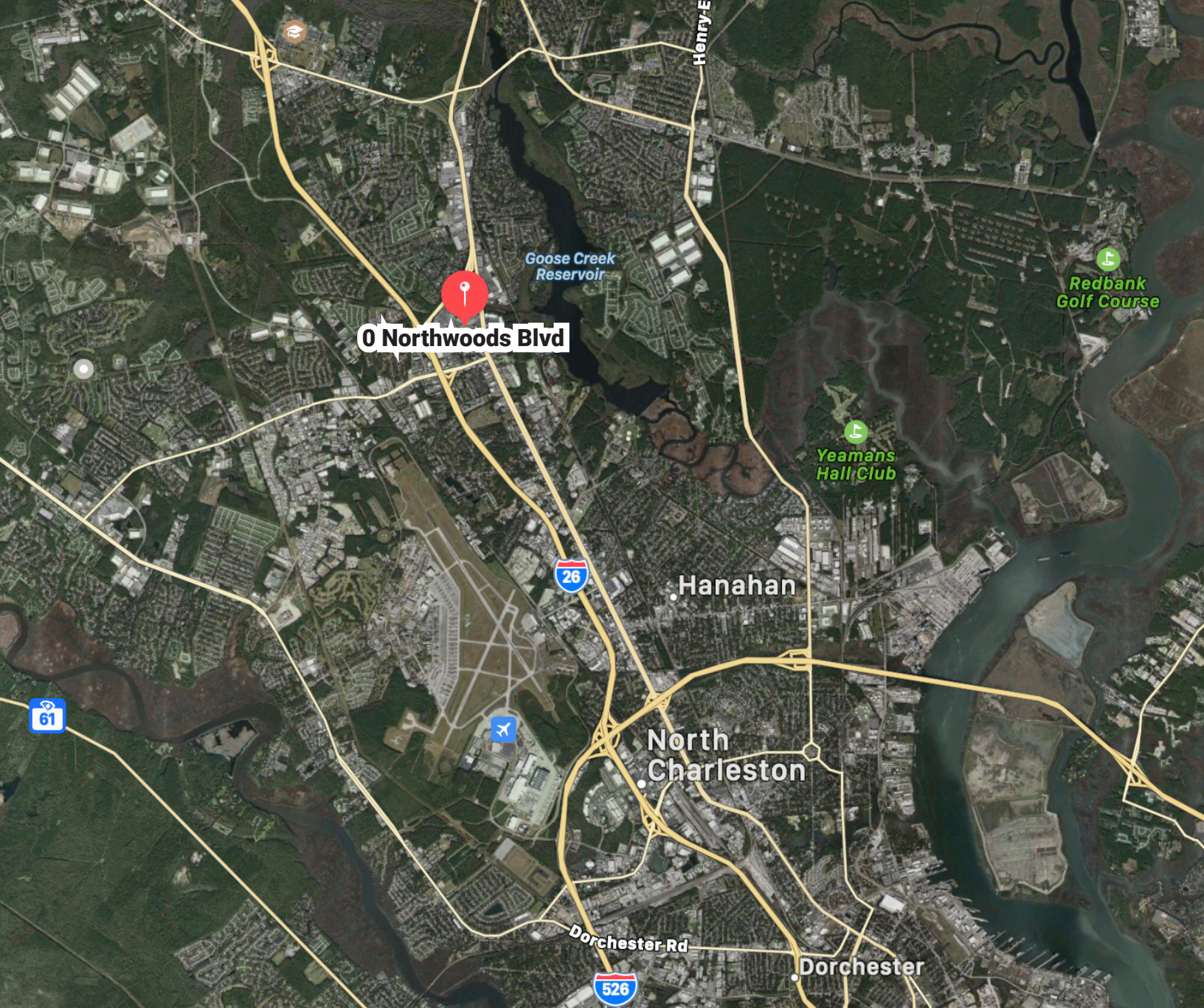
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