



8680 DORCHESTER ROAD

4.6-Acre Development Opportunity • North Charleston, South Carolina

~535' FRONTAGE • ~40,200 VPD • B-1 COMMERCIAL ZONING

GROUND LEASE / BUILD-TO-SUIT

SITE INFORMATION AVAILABLE UPON REQUEST

A flexible 4.6-acre corridor site

Positioned for restaurant, medical, retail or other commercial development, subject to approvals.

4.6 ACRES

SITE AREA

~535 FEET

ROAD FRONTAGE

~40,200 VPD

TRAFFIC

B-1

CURRENT ZONING

LOCATION & GROWTH

- New Lennar townhomes immediately adjacent on the left side of the land
- HCA CareNow is located beyond the Lennar townhome development
- Dorchester Road six-lane improvement is approved and currently in design
- Extensive frontage supports visibility and multiple site-planning approaches
- Owner can consider ground lease or build-to-suit structures

PACKAGE CONTENTS

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- 04 Major Employers
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DEVELOPMENT STATUS NOTE

Road widening is approved and in design. Drive-thru and final site configuration remain subject to zoning, entitlement and engineering approvals.

Information is believed reliable but is not guaranteed. Prospective parties should independently verify all site, zoning, traffic and development information.

PROPERTY OVERVIEW - Businesses



HIGHLIGHTS

Excellent visibility and access from the road; direct road frontage

Situated in the primary retail corridor: nearby businesses include Aldi, Harris Teeter, Lidl, Wal-mart and more

ESTABLISHED DORCHESTER ROAD RETAIL CORRIDOR

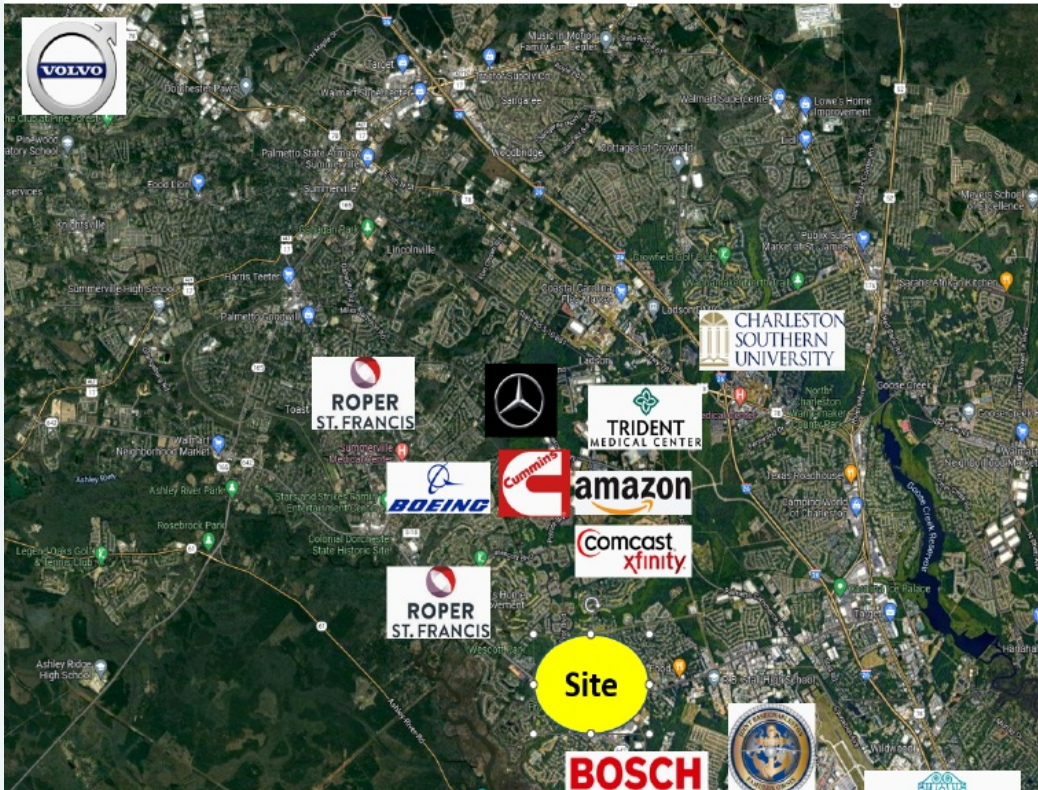
Advertising)

Major Employers & Economic Drivers

PROPERTY OVERVIEW - Employers

PROPERTY SUMMARY

ADDRESS:	8680 Dorchester Rd. North Charleston, SC 29420
Total Land (AC)	4.6



ACCESS TO MAJOR EMPLOYERS ACROSS THE CHARLESTON REGION

HIGHLIGHTS

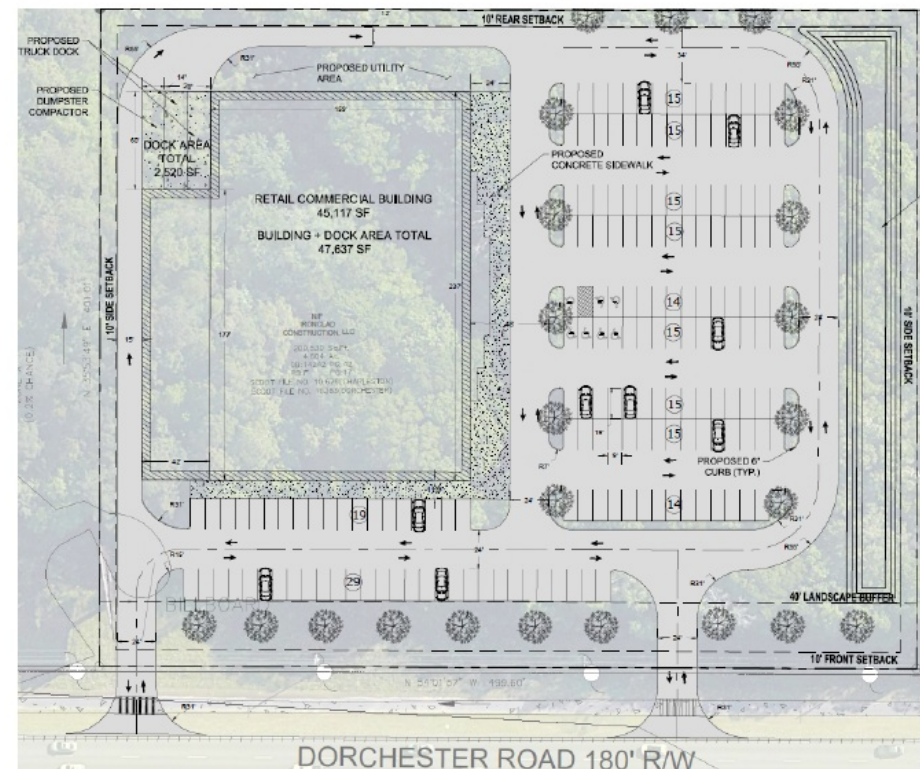
- Strategically located in the high-growth area of North Charleston, SC on the Dorchester Road corridor.
- Traffic counts exceeding 40,000 cars/day (source SCDOT)
- Dense, Dorchester County location with ideal demographics: over 445,000 people with an average household income exceeding \$68,000 in a 3-mile radius
- Close to Bosch, Volvo, Mercedes Benz, Boeing, and many other support industries nearby

Possible Uses - Zoning Information

ALLOWED USES

Grocery stores, convenience stores, pharmacies, health food stores
 Nursing homes and assisted-living facilities
 Health clubs and fitness centers
 Hospitals and medical clinics
 Veterinary services and pet grooming businesses
 Public and private kindergarten, elementary or secondary schools
 Restaurants, bakeries
 Banks, Credit Unions
 Government Offices
 Film development establishments

50K SQ. FT. PRELIM DRAFT



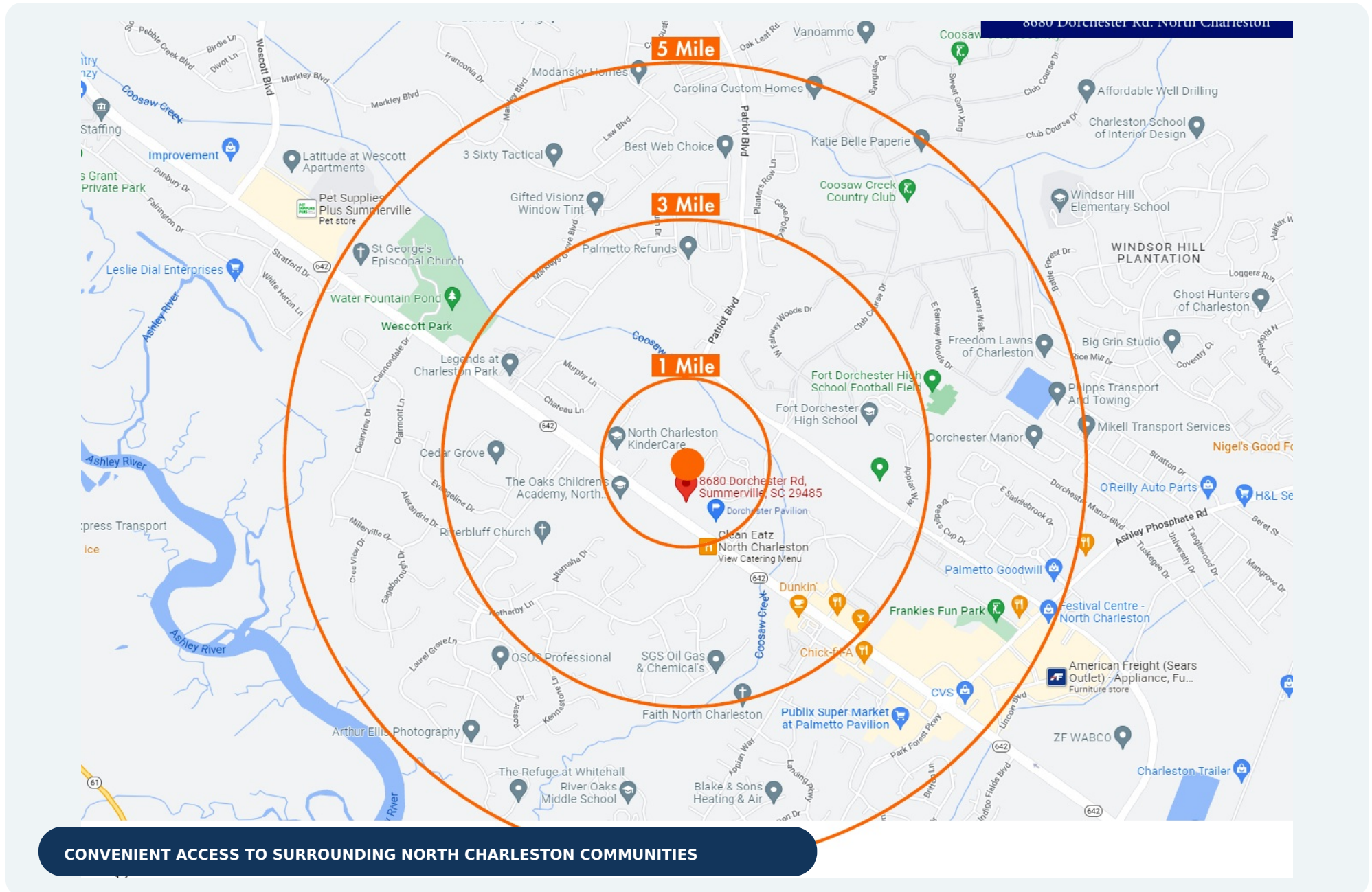
CONCEPTUAL ONLY • SUBJECT TO ZONING, ENTITLEMENT AND ENGINEERING APPROVALS

Nearby Residential Communities

NEARBY RESIDENTIAL COMMUNITIES



NEW LENNAR TOWNHOMES ARE IMMEDIATELY LEFT OF THE SITE; HCA IS BEYOND THEM



Demographic Overview

Demographics - 1 mile - 3 mile - 5 mile

Population

9,488

1 mile

↑ 1%
Compared to 9,437 in 2020

↑ 3%
Compared to 9,156 in 2017



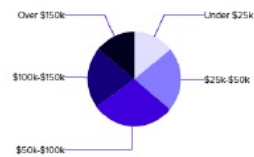
Household Income

\$72.7k

Median Income

\$79.6k
2026 Estimate

↑ 2%
Growth Rate

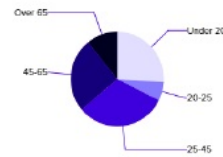


Age Demographics

35
Median Age

36
2026 Estimate

↑ 5%
Growth Rate



Population

109k

5 mile

↑ 1%
Compared to 107k in 2020

↑ 8%
Compared to 100k in 2017



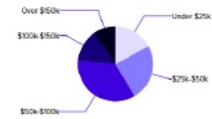
Household Income

\$58.4k

Median Income

\$63.1k
2026 Estimate

↑ 2%
Growth Rate



Age Demographics

33
Median Age

34
2026 Estimate

↑ 1%
Growth Rate



Population

45.9k

3 mile

↑ 1%
Compared to 45.4k in 2020

↑ 7%
Compared to 42.8k in 2017



Household Income

\$67.8k

Median Income

\$73.6k
2026 Estimate

↑ 2%
Growth Rate

Age Demographics

34
Median Age

35
2026 Estimate

↑ 1%
Growth Rate

SOURCE: CREXI DEMOGRAPHIC DATA • VERIFY CURRENT FIGURES BEFORE RELIANCE