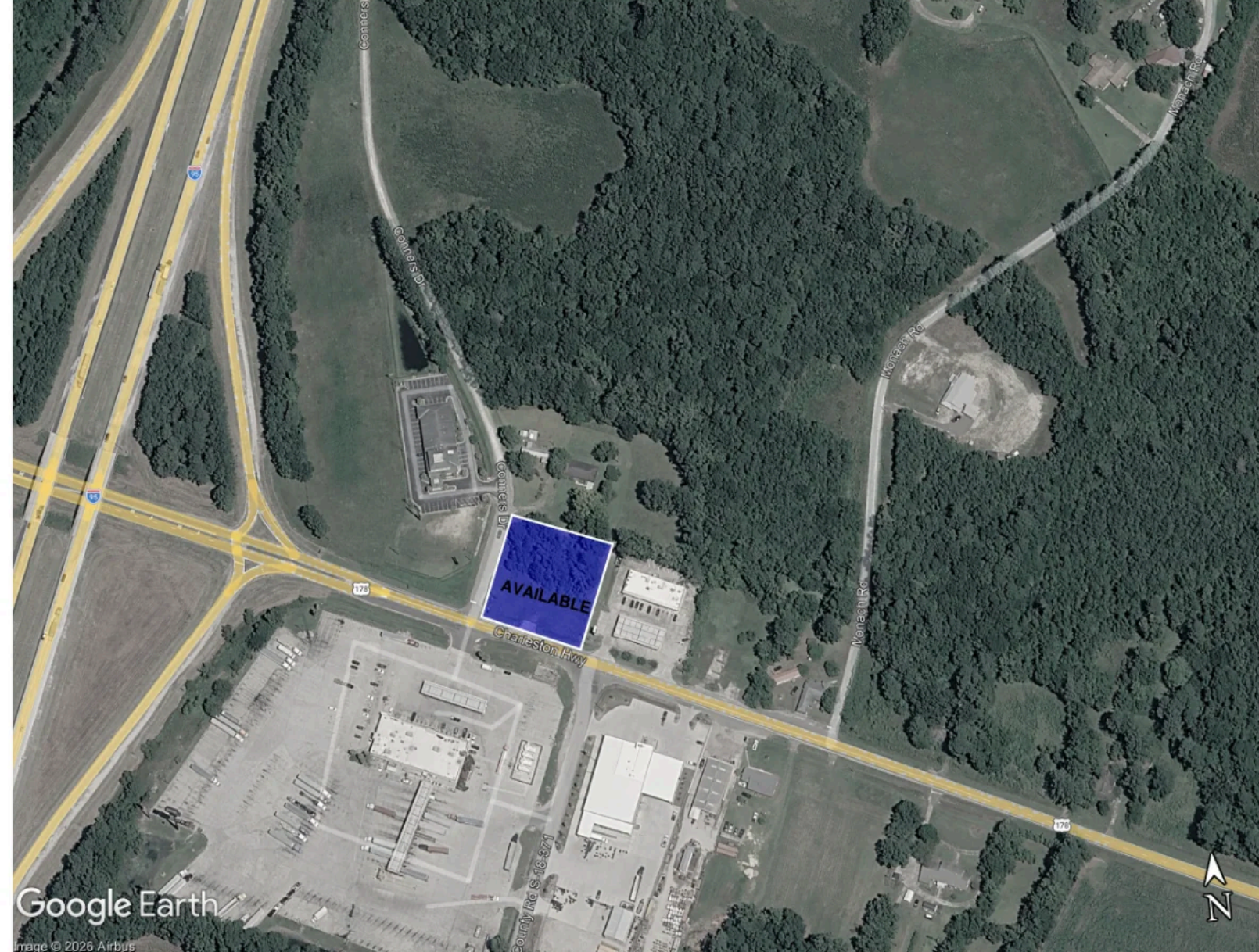




I-95 ±1.0 AC COMMERCIAL SITE

CHARLESTON HIGHWAY (US-178) & CONNERS DRIVE · ST. GEORGE, SC

Approximately 1.0 acre of commercially zoned land ideally positioned just 500 feet from the I-95 northbound off-ramp at Charleston Highway (Hwy 178). The site sits adjacent to Enmarket and directly across Charleston Highway from the Pilot truck stop and professional driver parking, providing strong visibility and access in a highly traveled commercial corridor.

The property offers direct access from both Charleston Highway and Connors Drive, making it well suited for a variety of uses permitted under Dorchester County's General Commercial (GC) zoning, including food service, convenience retail, office, residential, and other commercial uses.

Charleston Highway represents the last I-95 exit before I-26, located approximately 3.5 miles north. The nearby I-95/I-26 interchange is currently undergoing major improvements to support continued regional growth between Charleston and Savannah. Utilities are available adjacent to the property within the public right-of-way.



Doug Carroll

912.856.9222

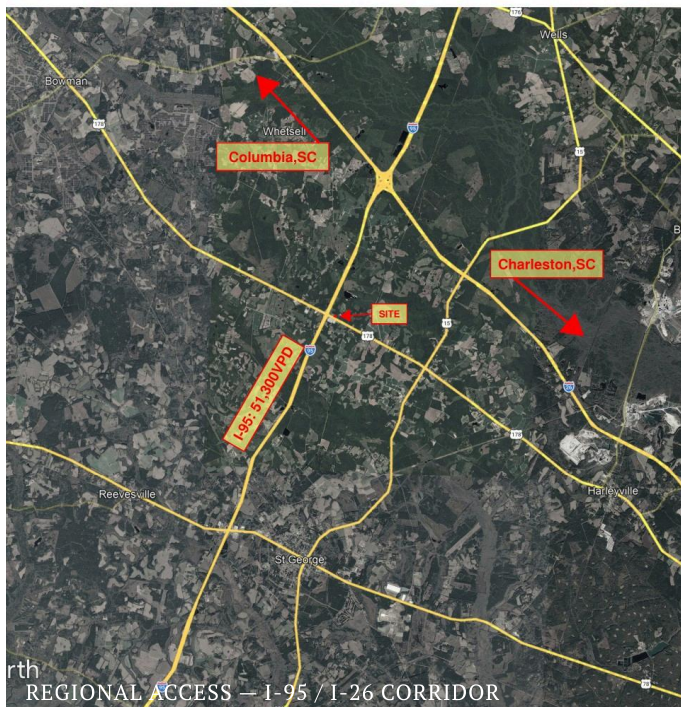
D.Carroll@DCDAdvisors.com

Site & Access Details

DORCHESTER COUNTY, SOUTH CAROLINA

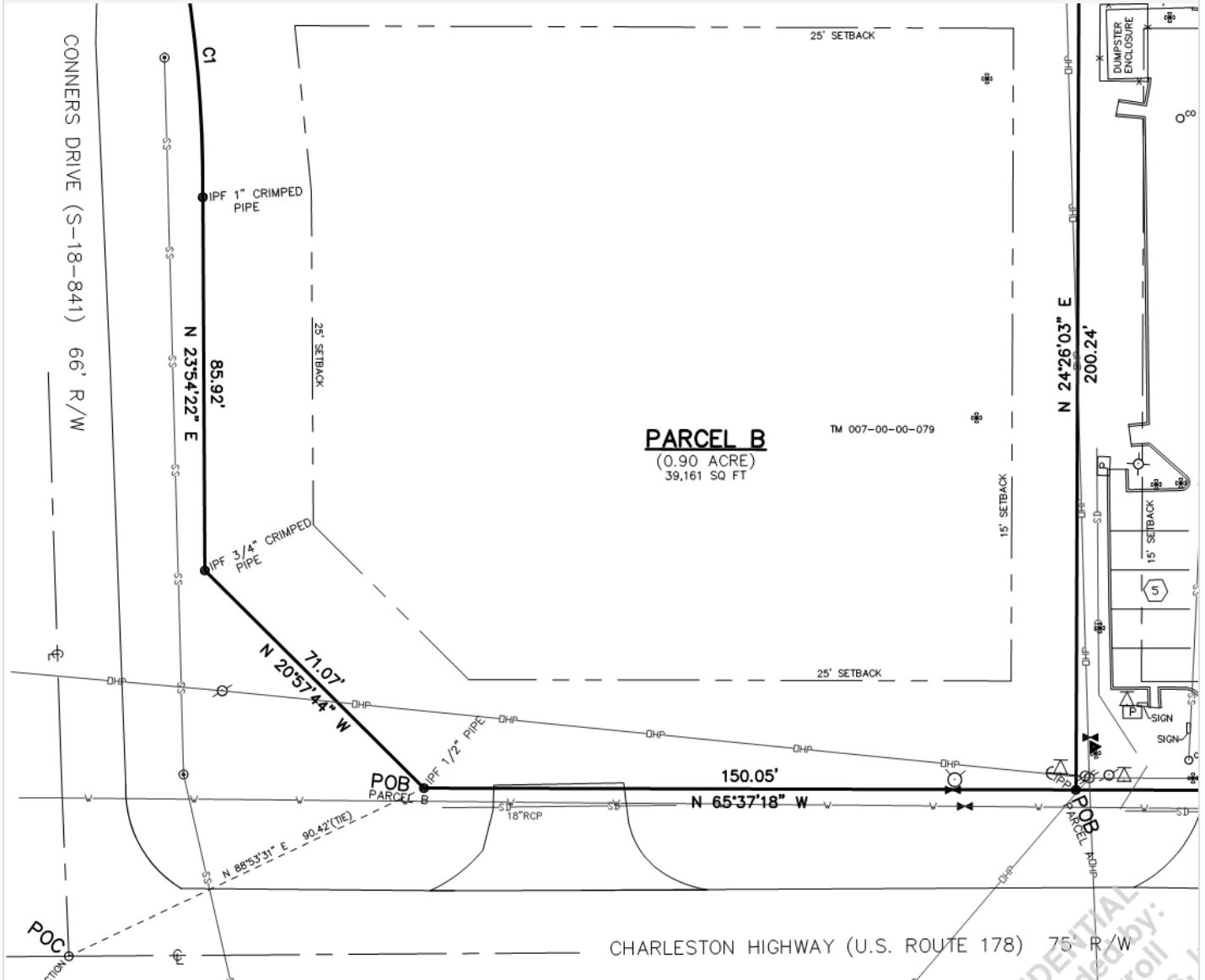
PROPERTY OVERVIEW

- ±1.0 acre commercially zoned parcel (Parcel B, ±0.90 acre per survey)
- 500 feet from the I-95 northbound off-ramp at Charleston Highway (US-178)
- Adjacent to Enmarket; directly across Charleston Highway from Pilot Flying J truck stop and professional driver parking
- Dual access from both Charleston Highway and Conners Drive
- Zoned General Commercial (GC) under Dorchester County — permits food service, convenience retail, office, residential, and other commercial uses
- Charleston Highway is the last I-95 exit before I-26, located ±3.5 miles north
- I-95/I-26 interchange currently undergoing major improvements supporting regional growth between Charleston and Savannah
- Utilities available adjacent to the property within the public right-of-way
- I-95 traffic count: ±51,300 ADT



Site Survey

PARCEL B — ALTA/NSPS DETAIL



PARCEL B — 0.90 ACRE / 39,161 SF