



Ladson Road

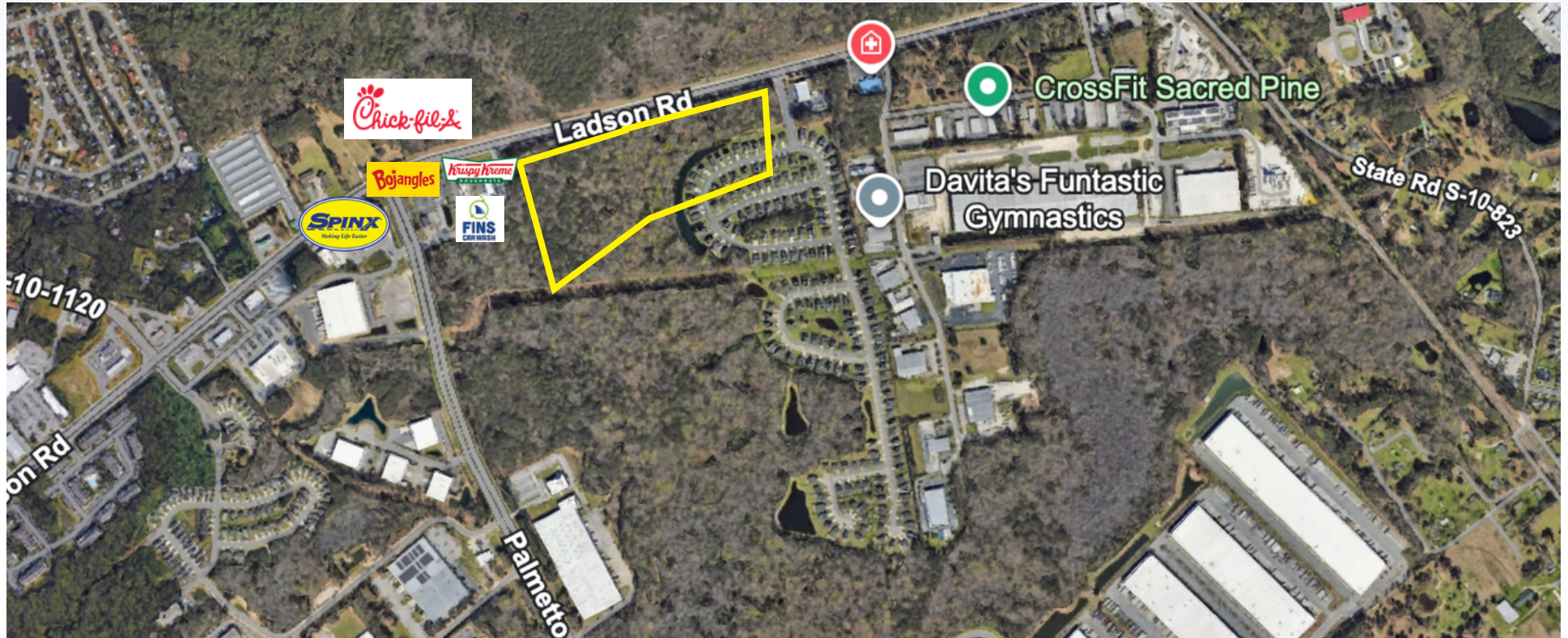
Palmetto Commerce
Pkwy

Vacant Land for Sale
0 Ladson Road
North Charleston, SC 29456



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM, CRE
(C) 843.270.4192
bcase@cbc atlantic.com



OFFERING SUMMARY

Price:	\$3,500,000
Acres:	7.10 Acres 4.4 High
Tax ID:	Portion of 393-00-00-018
Zoning:	B-2 (City of North Charleston)

PROPERTY OVERVIEW

Located in the heart of North Charleston's rapidly growing area, 0 Ladson Road offers exceptional visibility and development potential with substantial frontage along Ladson Road. The property is zoned B-2, providing flexibility for a wide range of commercial uses. The Seller has completed the necessary due diligence and is positioned to move forward with development but is exploring alternative opportunities. The site benefits from significant traffic exposure, with approximately 49,600 vehicles per day in 2026.



AREA / BUSINESSES

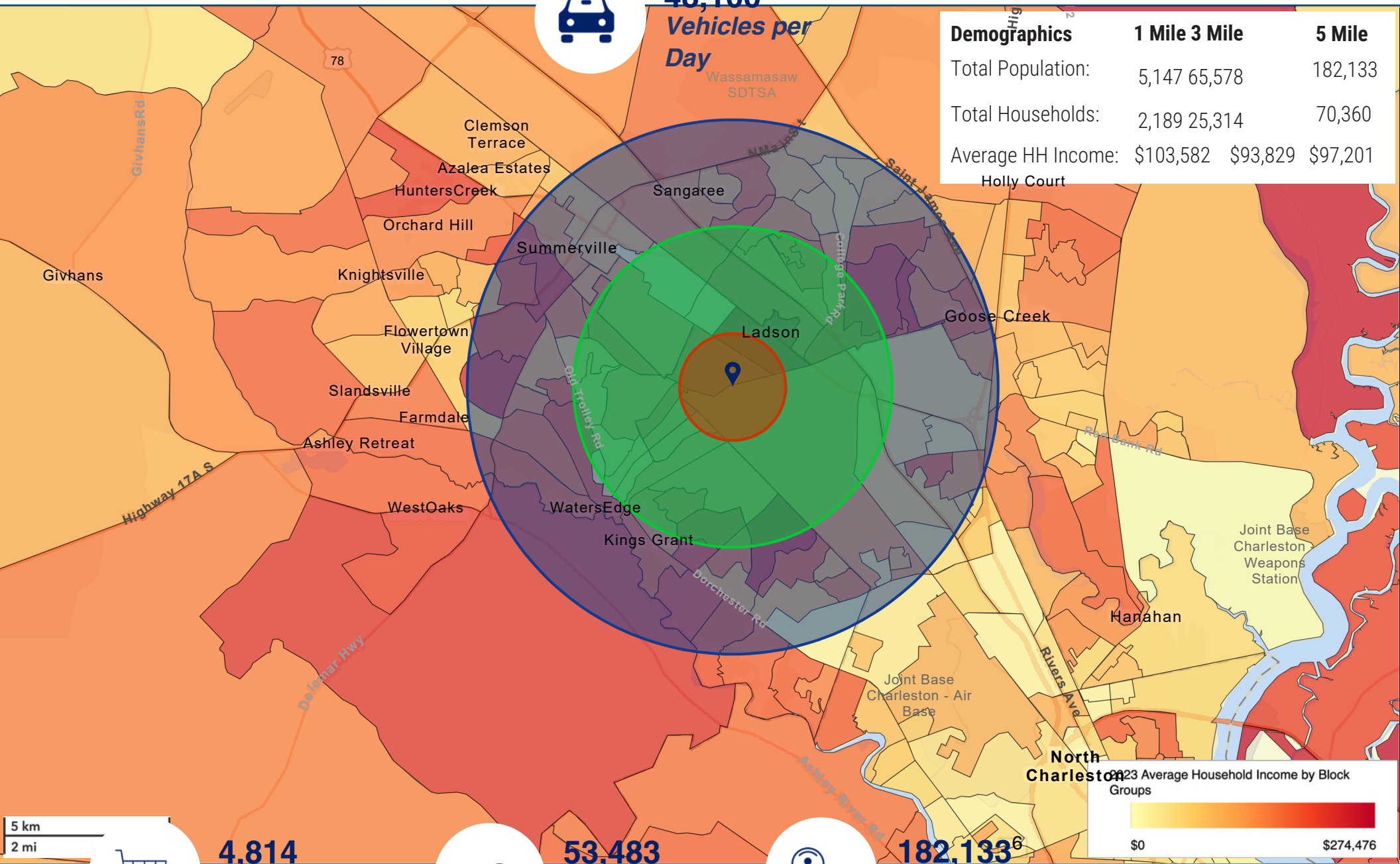


Demographics



48,100
Vehicles per Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	5,147	65,578	182,133
Total Households:	2,189	25,314	70,360
Average HH Income:	\$103,582	\$93,829	\$97,201



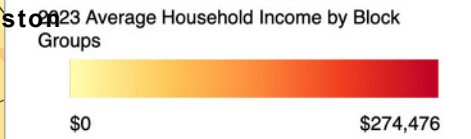
4,814
Businesses within 5 Miles



53,483
Employees within 5 Miles



182,133
Population within 5 Miles





Brent Case, CCIM, CRE
(C) 843.270.4192
bcase@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.

VACANT LAND FOR SALE