



COMMERCIAL LAND FOR SALE

3.61 Acres St. James & Carolina Ave

Goose Creek, SC
29445



PRESENTED BY:

Dixon Pearce

Sales Associate

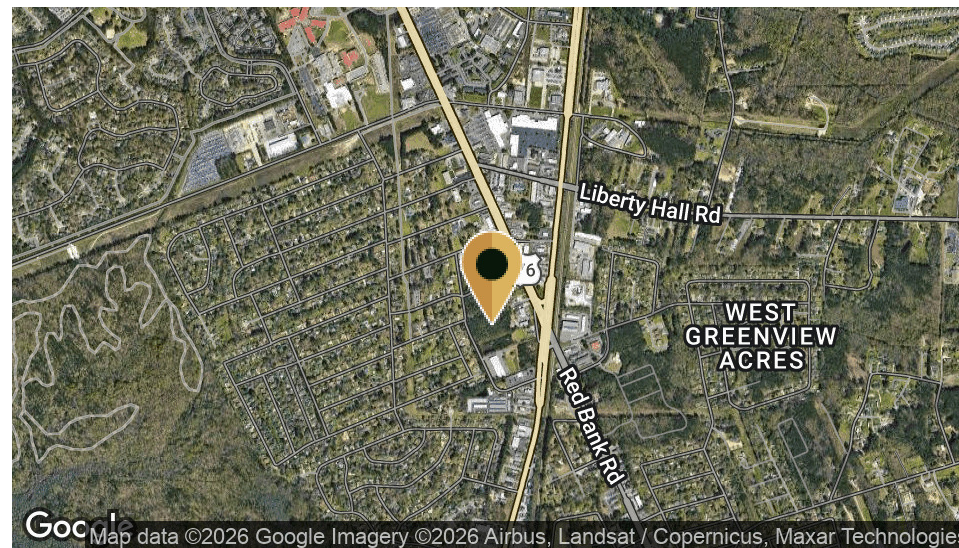
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The information contained within this listing and marketing brochure is considered dependable but is not guaranteed. All information should be verified prior to transactions.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Acreage:	+/- 3.61
Zoning:	Commercial (Village Node-Goose Creek)
Parcel ID's	243-12-07-014, 243-12-07-055

PROPERTY OVERVIEW

Zoned Village Node (Commercial) within Goose Creek. Consists of two parcels, zoning allows p for up to 35,000sf of retail space per parcel. Commercial land zoned for general retail and office uses. Rare land opportunity in a high-traffic area of Goose Creek and adjacent to new development. Utilities available. Property to have access from Carolina Avenue and St. James Avenue. Permitted uses include medical and professional offices, general retail, Lab/Research, restaurants, beer/wine/liquor sales, shopping centers, special contractors (blacksmith/iron works, specialized carpentry).

PROPERTY HIGHLIGHTS

- Located on a high traffic corridor- Old Mt. Holly to S Goose Creek Blvd: 44,700 Vehicles Per Day (2025 SCDOT)
- Permitted uses include office, medical, retail, food and bev, alcohol sales
- Up to 35,000sf Retail Space per Parcel.
- Ingress/egress available from east and west sides of property (St. James Ave/Carolina Ave)
- Approximately 3.61 acres

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Executive Summary

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Retailer Map



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Retailer Map

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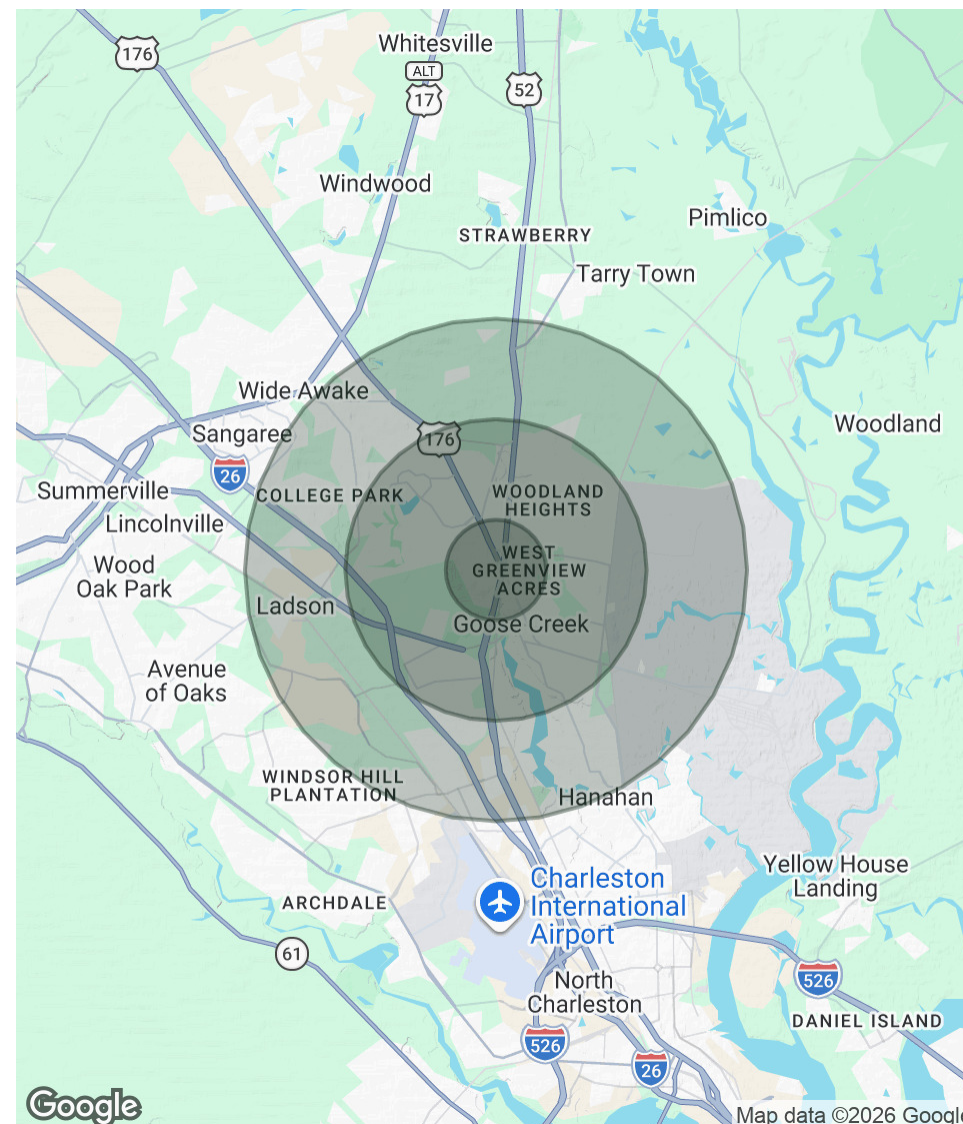
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,273	64,571	126,022
Average Age	40.6	37.1	35.4
Average Age (Male)	38.7	35.2	33.8
Average Age (Female)	43.9	38.2	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,678	24,420	48,272
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$109,216	\$93,177	\$91,581
Average House Value	\$233,501	\$268,665	\$264,723

2023 American Community Survey (ACS)



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Demographics Map & Report

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Advisor Bio 1

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