



AVAILABLE LAND | FOR LEASE/SALE OR BTS | 2.065± ACRES

COMMERCIAL/RETAIL | PLANNED UNIT DEVELOPMENT

NWC OF STATE HIGHWAY 17 & GUERINS BRIDGE RD (SR S-10-98) | AWENDAW, SC 46074 | CHARLESTON COUNTY

NEARBY BUSINESSES INCLUDE THE MOTOR DISTRICT PRIVATE GARAGES & SHEA FAMILY FIELDS



AWENDAW, SC
CHARLESTON COUNTY

PHOTO FROM AUGUST 2026

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

FOR MORE INFO, PLEASE CONTACT

Jennifer Kobylarz | info@williamtres.com | 317.809.5046

Josh Salyi | josh@motor-district.com | 854.258.6108

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PROPERTY FEATURES

- **AVAILABLE FOR LEASE/SALE OR BTS:**
2.065± acres commercial land available
- Hard corner location at the northwest corner of US Hwy 17 & Guerins Bridge Road adjacent to the new Motor District Private Garages campus (now under construction) and Shea Family Fields home of the South Carolina Surf Soccer Club.
- Zoned for commercial, retail, general business under a planned unit development designation
- Ideal user would complement Motor District Private Garages and Shea Family Fields visitors.
- Site is just less than 10 minutes outside of Mt. Pleasant northeast along US Highway 17; 21 minutes to downtown Mt. Pleasant; 30 minutes to downtown Charleston; and 35 minutes to Charleston International Airport.
- Awendaw balances managed, small-scale economic growth with consistent efforts to preserve its rural coastal character and Gullah Geechee heritage and is part of the Charleston/ Mt Pleasant, SC MSA. It benefits from close proximity to job centers in nearby Charleston and Mount Pleasant, including major employers (top 5) such as Boeing, Roper St. Francis Healthcare, Walmart Inc, Trident Health Systems and Volvo.



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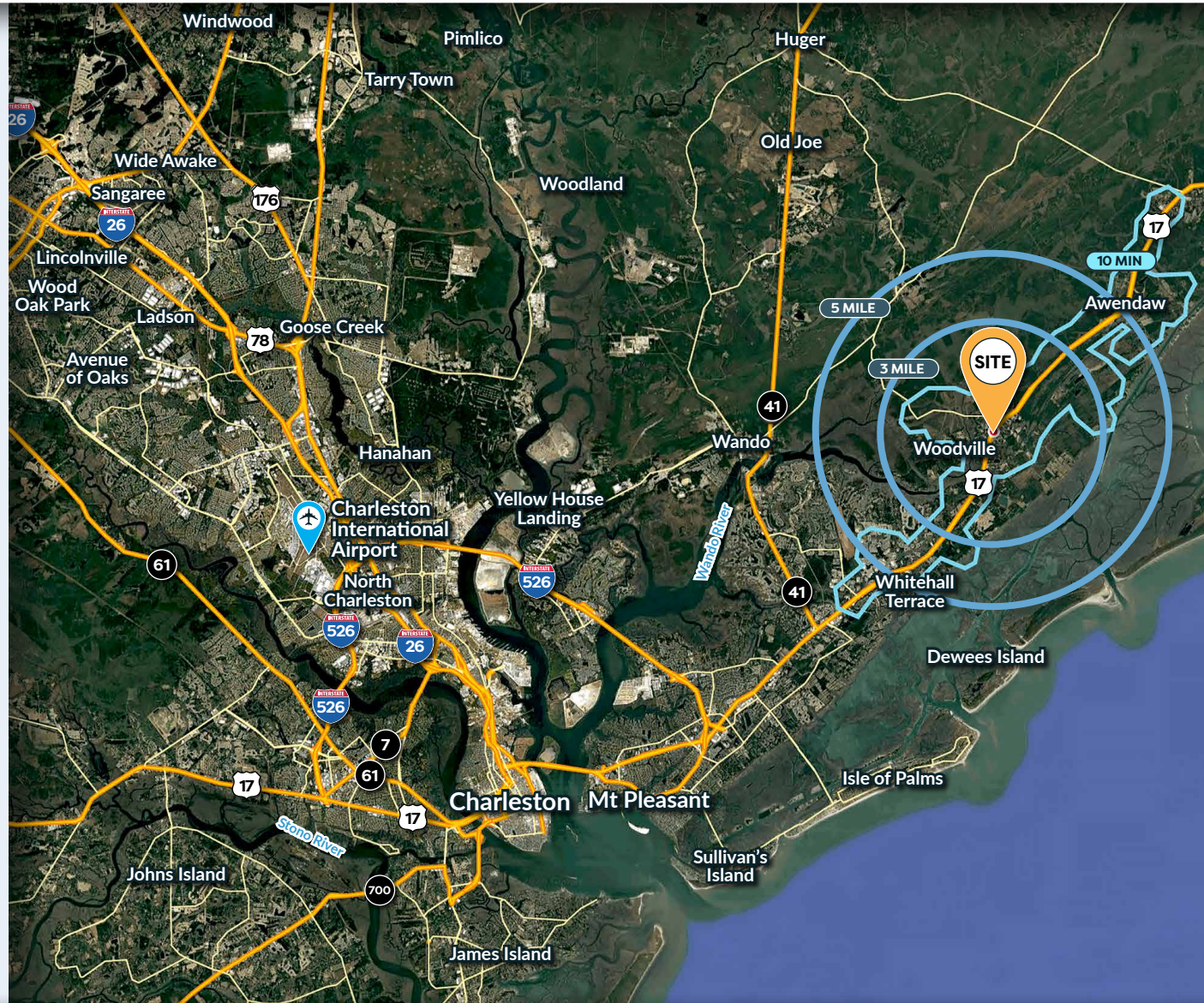
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DEMOGRAPHICS

	5 MILE	10 MIN	CHARLESTON COUNTY
	EST POPULATION 2026		
	13,536	9,170	433,690
	ADJ. DAYTIME DEMOS 16+		
	4,954	5,301	327,067
	PROJ HH ANNUAL GROWTH (2026-2031)		
	2.2%	1.6%	0.7%
	EST HOUSEHOLDS 2026		
	5,099	3,595	191,830
	EST AVG HH INCOME 2026		
	\$186,224	\$176,847	\$147,306
	AVG FAMILY INCOME 2026		
	\$198,745	\$191,635	\$184,739
	MEDIAN AGE		
	42.9	43.9	38.7
	ANY COLLEGE (SOME COLLEGE OR HIGHER)		
	67.3%	61.7%	76.5%



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LOOKING SOUTHWEST



UNDER CONSTRUCTION

AWENDAW FIRE
STATION NO. 7



SITE

**AVAILABLE
2.065± ACRES**

GUERINS BRIDGE RD

SHEA FAMILY FIELDS
HOME OF THE SC SURF SOCCER CLUB

**AWENDAW, SC
CHARLESTON COUNTY**

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