



GATEWAY TO CHARLESTON

3675 SAVANNAH HIGHWAY | JOHNS ISLAND SC 29455



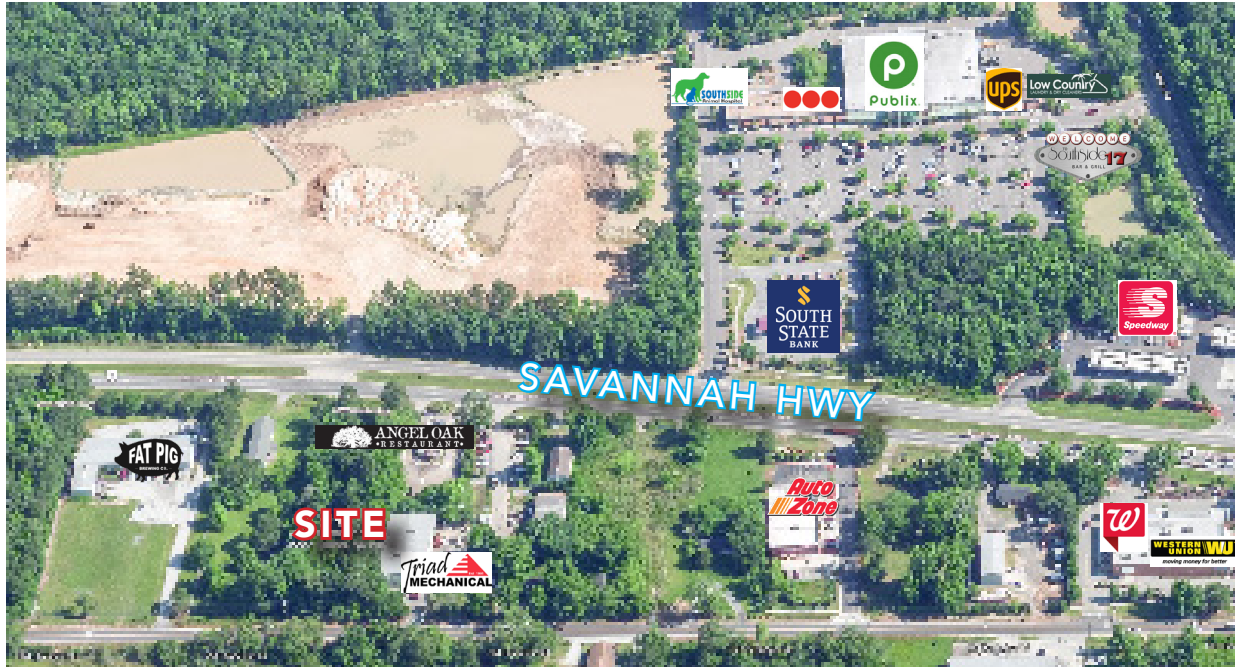
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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

FOR SALE: \$775,000
LOT SIZE: 0.94 AC
COUNTY: Charleston
TAX ID: 285-00-00-018

PROPERTY OVERVIEW

Due diligence has been updated to include geotech, survey and wetlands. the property is a industrial zoning tract located on Savannah Hwy. John Island, South Carolina. 0.94 ac or 40,946 SF. 100% usable land subject to stormwater overlay. Water and sewer at site. Near signalized intersection and secondary access on Old Charleston Road. 100' frontage on a four lane public commercial highway. traffic count 24,900. Flood zone ae. Visibilty is excellent along with dual access. Located within Charleston County zoning jurisdiction. permitted uses are variety of industrial and down zoning commercial uses. According to comprehensive plan allows no maximum building or maximum building height. Johns Island median home sales price \$300,000 in 2020.

DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

POPULATION	1,877	18,607	50,187
HOUSEHOLDS	745	7,843	21,996
AVG. HH INCOME	\$81,881	\$89,745	\$82,835

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IMAGES



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MAPS



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