

FOR SALE



3517 Maybank Hwy

MAYBANK HWY

Stanley Dr

Vermont Dr

3517 Maybank Hwy | Johns Island, SC



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COMMERCIAL  
ATLANTIC





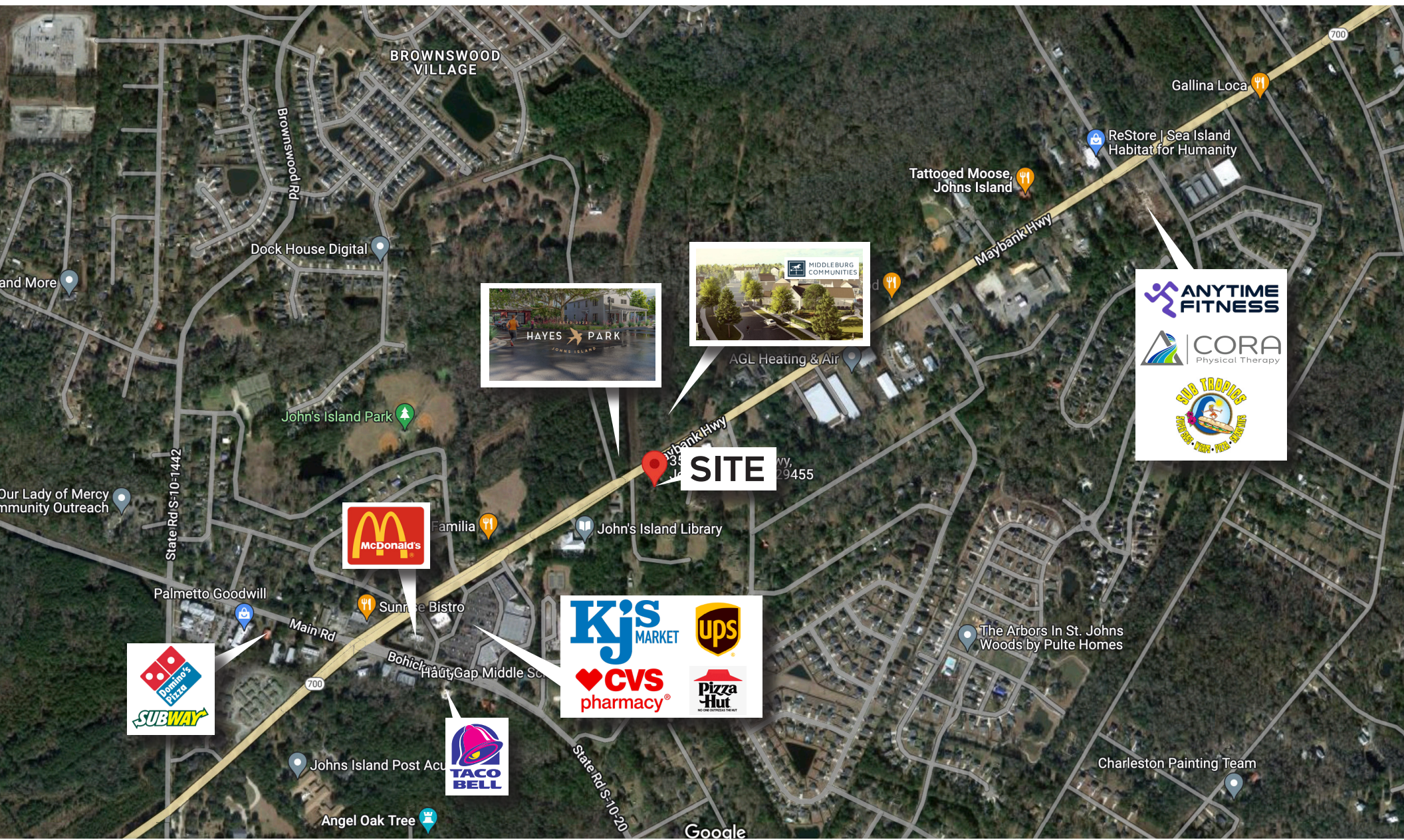
OFFERING SUMMARY

Price:	\$1,650,000
Acres:	3.30 Acres
Municipality:	Charleston
Zoning:	Limited Business Overlay

PROPERTY DESCRIPTION

Opportunity to purchase 3.3 acres along one of the burgeoning CBD corridors in the Greater Charleston area. Highly visible location with high traffic count in the Charleston Business Overlay. Variety of retail and office uses. This site is 1.5 miles to proposed site for new Trident Hospital. Numerous multi-family developments in the immediate area.



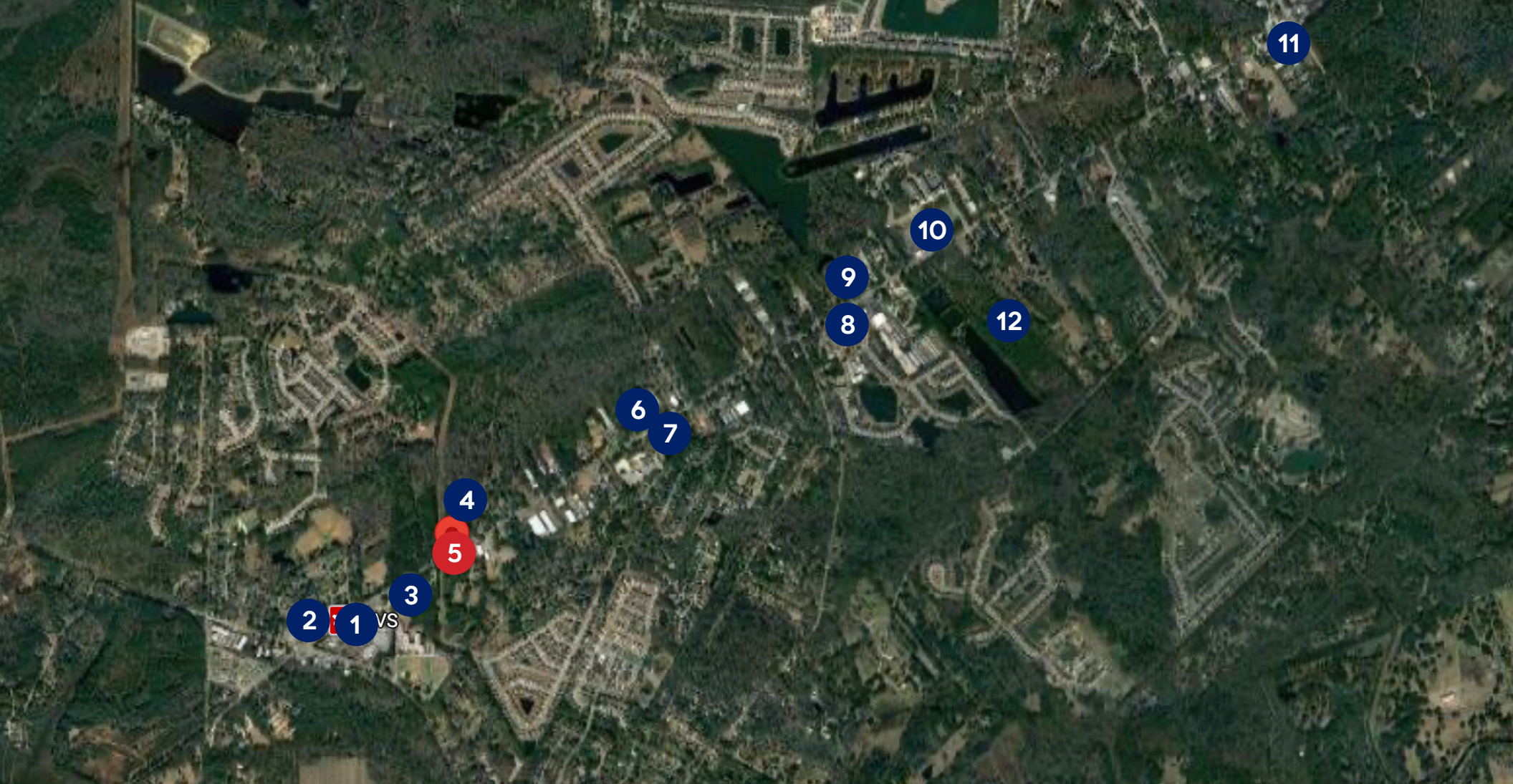


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3517 Maybank Hwy | Johns Island, SC 29455

LAND FOR SALE

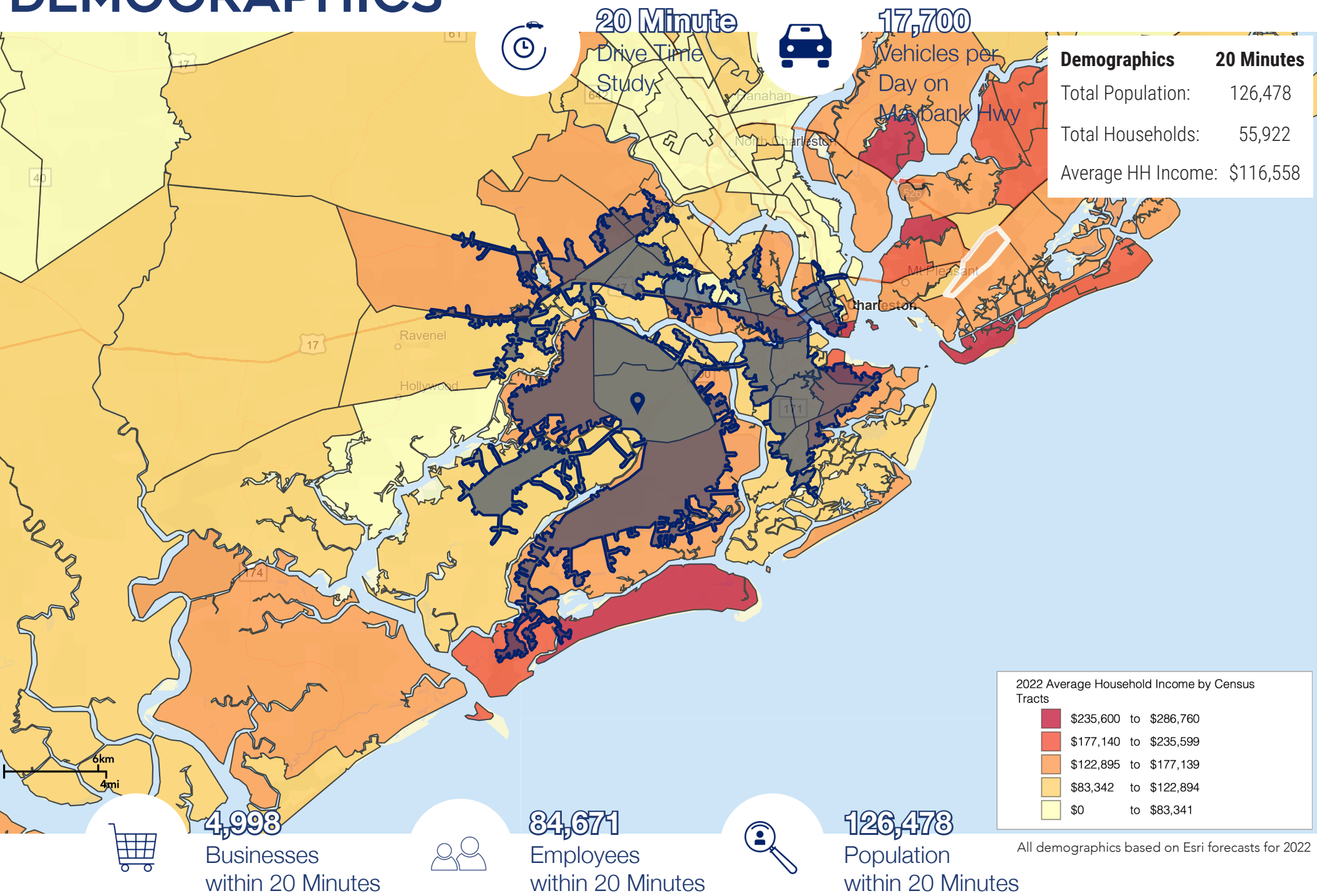




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|---|---|--|--|---|
| <b>1</b> Johns Island Shopping Center<br>KJ's Market<br>CVS<br>The UPS Store<br>ISI Elite Training<br>Peking Gourmet<br>El Mercadito & Taqueria<br>McDonalds<br>Pizza Hut | <b>2</b> Sunrise Bistro<br><br><b>3</b> Johns Island Library<br><br><b>4</b> Hayes Park - New Retail Development<br><b>5</b> SITE | <b>6</b> Tattooed Moose<br><br><b>7</b> St Johns Square<br>Anytime Fitness<br>Equal Parts<br>The Natural<br>The Nail Place<br>Gold Star Coffee<br>SubTropical<br>CORA Physical Therapy | <b>8</b> Maybank Village<br>Krazy Owls<br>The Southern General<br>Seanachai<br><br><b>9</b> Minero<br><br><b>10</b> Live Oak Square<br>Cabana Burger<br>Blue Oyster<br>Kiss Cafe | <b>11</b> CVS<br><br><b>12</b> Trident Medical Center |
|---|---|--|--|---|



# DEMOGRAPHICS





Kip Bowman  
PRINCIPAL  
843.437.0074  
kipbowman@gmail.com

Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the "go to" source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest "list to sale" ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell  
ASSOCIATE  
864.903.2731  
sbodell@cbsatlantic.com

Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded "Employee of the Year" and will go out of her way to work for you.

3506 W Montague Ave | North Charleston, SC 29418  
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