

**1.94 ACRES AVAILABLE FOR  
GROUND LEASE / BUILT-TO-SUIT**

Interstate Dr

**1.94 ACRES**

**0 INTERSTATE DRIVE  
SAINT GEORGE, SC**



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**



**1.94 Acres Available For  
Ground Lease / Built-To-  
Suit**

**Price: \$60,000/year**  
**Acreage: 1.94 AC**  
**Dorchester County TMS#:  
044-00-00-156**  
**Zoning: CC (Town of St.  
George)**

1.94 Acres zoned CC within the  
Town of St. George, available for  
Ground Lease at the intersection of  
I-95 and Hwy 78. Excellent location  
in the path of growth for general  
commercial or hotel development  
with visibility from I-95. Owner will  
entertain a build-to-suit option for  
qualified tenants.



# REFERENCES:

MOSES A. THOMAS JUNE 20, 1981 PL. CAB. D-110  
TERRY L. RAY SEPT. 23, 1983 PL. CAB. D-110  
RICHARD J. RHODE FEB. 15, 1995  
RICHARD J. RHODE JAN. 3, 1996

## NOTE:

ALL CORNERS ARE 5/8" IPS (SOLID RODS) UNLESS NOTED.

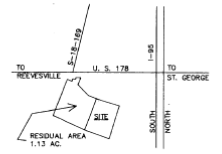
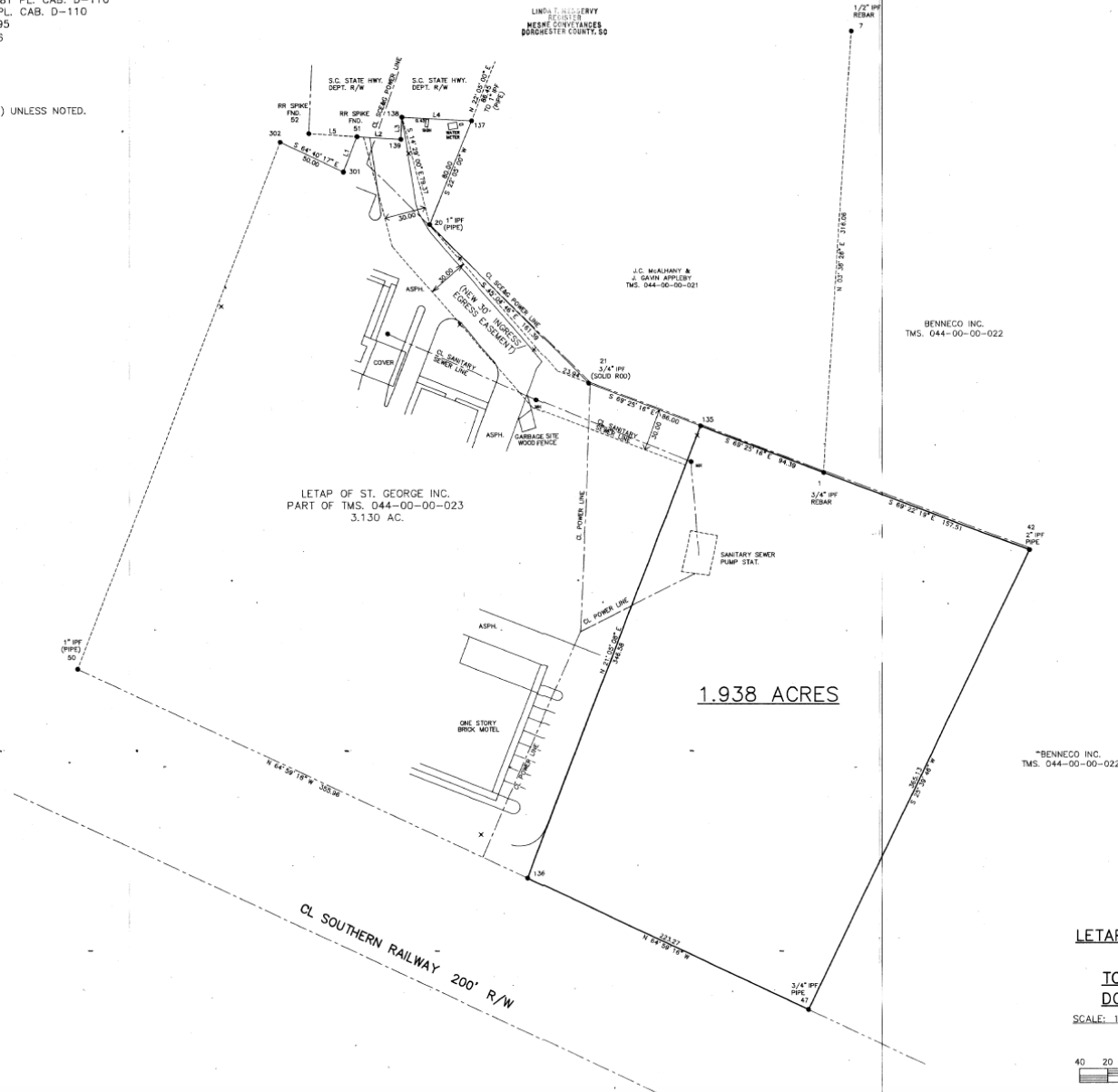
LINE	BEARING	DISTANCE
1	N 21° 25' 59" E	27.15
2	S 86° 14' 47" E	31.30
3	N 03° 18' 30" E	16.00
4	S 86° 53' 13" E	50.00
5	S 86° 14' 47" E	34.73

PROPERTY APPEARS TO BE LOCATED  
IN FLOOD ZONE X AS PER MAP NO.  
450068-105 C DATED APRIL 15, 1994.  
THERE ARE NO ENCROACHMENTS  
OR PROJECTIONS OTHER THAN  
SHOWN HEREON.

I, HEREBY STATE THAT TO THE BEST OF  
MY KNOWLEDGE, INFORMATION, AND BELIEF,  
THE SURVEY SHOWN HEREON WAS MADE IN  
ACCORDANCE WITH THE REQUIREMENTS OF  
THE MINIMUM STANDARDS MANUAL FOR THE  
PRACTICE OF LAND SURVEYING IN SOUTH  
CAROLINA, AND MEETS OR EXCEEDS THE  
REQUIREMENTS FOR A CLASS B SURVEY  
AS SPECIFIED THEREIN.

Ret. S.C. L.S. NO. 11366  
RHODE SURVEYING INC.  
1079 ZION ROAD  
DORCHESTER, S.C. 29437  
(803) 563-2514

FILED-RECORDED  
J-38  
Feb 2 1 34 PM '96  
LINDA T. HILGERT  
REGISTERED  
MEASURE CONVEYANCES  
DORCHESTER COUNTY, SC



## LOCATION MAP

PART OF TMS. 044-00-00-023

## LEGEND:

- PROPERTY LINE WITH IRON PIN
- IPS IRON PIN FOUND
- IPN IRON PIN SET
- OMN 4" CONCRETE MONUMENT (NEW)
- OMD 4" CONCRETE MONUMENT (OLD)
- FENCE
- LINE TO BE ABANDONED
- R/W LINE
- CENTER LINE
- LIGHT POLE
- SANITARY SEWER MANHOLE

## PLAT

PREPARED FOR

LETAP OF ST. GEORGE, INC.

LOCATED

TOWN OF ST. GEORGE  
DORCHESTER CO. S.C.

SCALE: 1" = 40' DATE: JANUARY 3, 1996



96006

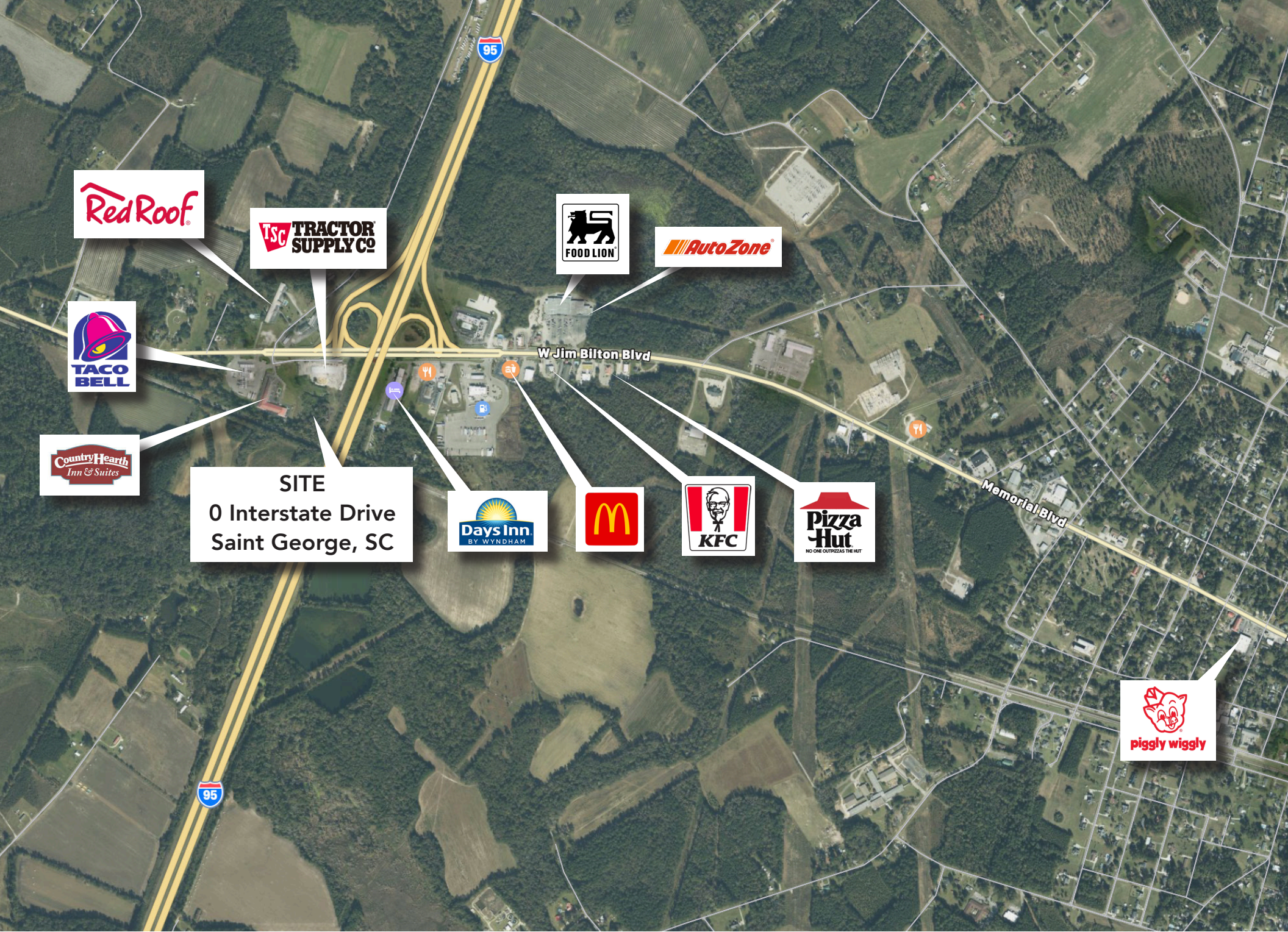


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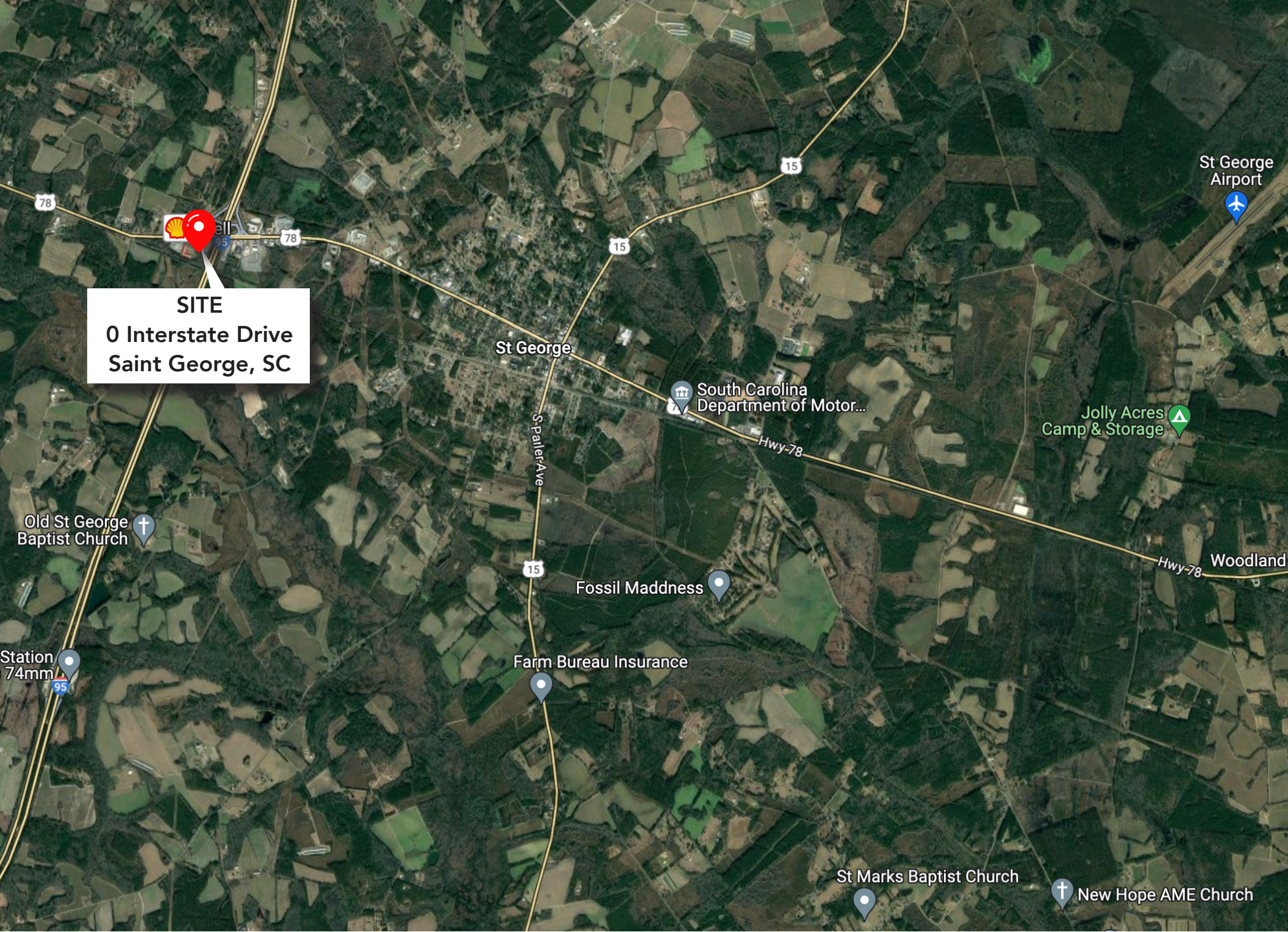
0 Interstate Drive | Saint George, SC

Caine Halter, CCIM • [chalter@cbcatlantic.com](mailto:chalter@cbcatlantic.com)









**SITE**  
**0 Interstate Drive**  
**Saint George, SC**

Old St George Baptist Church

Station 74mm

St George

Spalier Ave

Fossil Maddness

Farm Bureau Insurance

South Carolina Department of Motor...

Hwy-78

Jolly Acres Camp & Storage

St George Airport

Woodland

Hwy-78

St Marks Baptist Church

New Hope AME Church



Caine Halter, CCIM  
SENIOR BROKER  
864.270.8623  
chalter@cbcatlantic.com



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC

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

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