

CORNER LOT FOR SALE IN THE OPPORTUNITY ZONE IN ST GEORGE

0.83 ACRES

5636 Memorial
Blvd

Sisters Ln

18-44

18-200

78

18-39

5636 MEMORIAL BLVD
SAINT GEORGE, SC



COLDWELL BANKER
COMMERCIAL
ATLANTIC

CORNER LOT FOR SALE

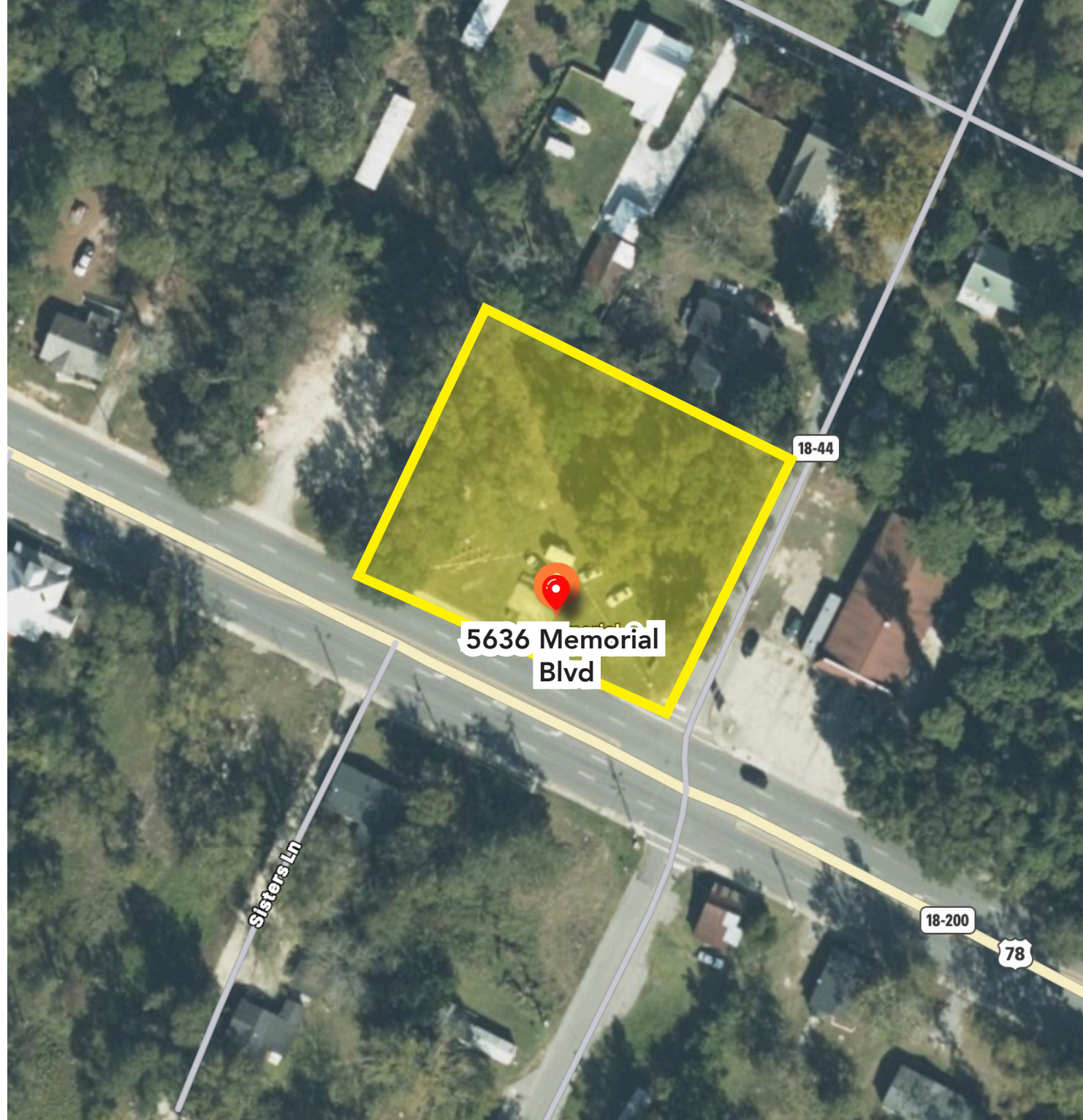
\$250,000 - 0.83 ACRES

TMS # 045-10-07-019

Corner lot available on Memorial Blvd in the Opportunity Zone in St. George. Approximately .83 acres (188' x 174') located on Memorial Blvd at Behling Street. Property situated within .5 miles of downtown St. George, and 1.5 miles of the I-95 interchange. Strong visibility on Memorial Blvd (Hwy 78), the main thoroughfare through the Town of St. George. Nearby businesses include Piggly Wiggly, Dollar General, Ace Hardware, and CVS.

Zoning is Limited Commercial in the Town of St. George, which permits many retail, service retail, restaurant, and office uses.

Seller may also consider a BTS for a long term tenant or the new owner could build their own custom building and take advantage of the Opportunity Zone tax incentives.



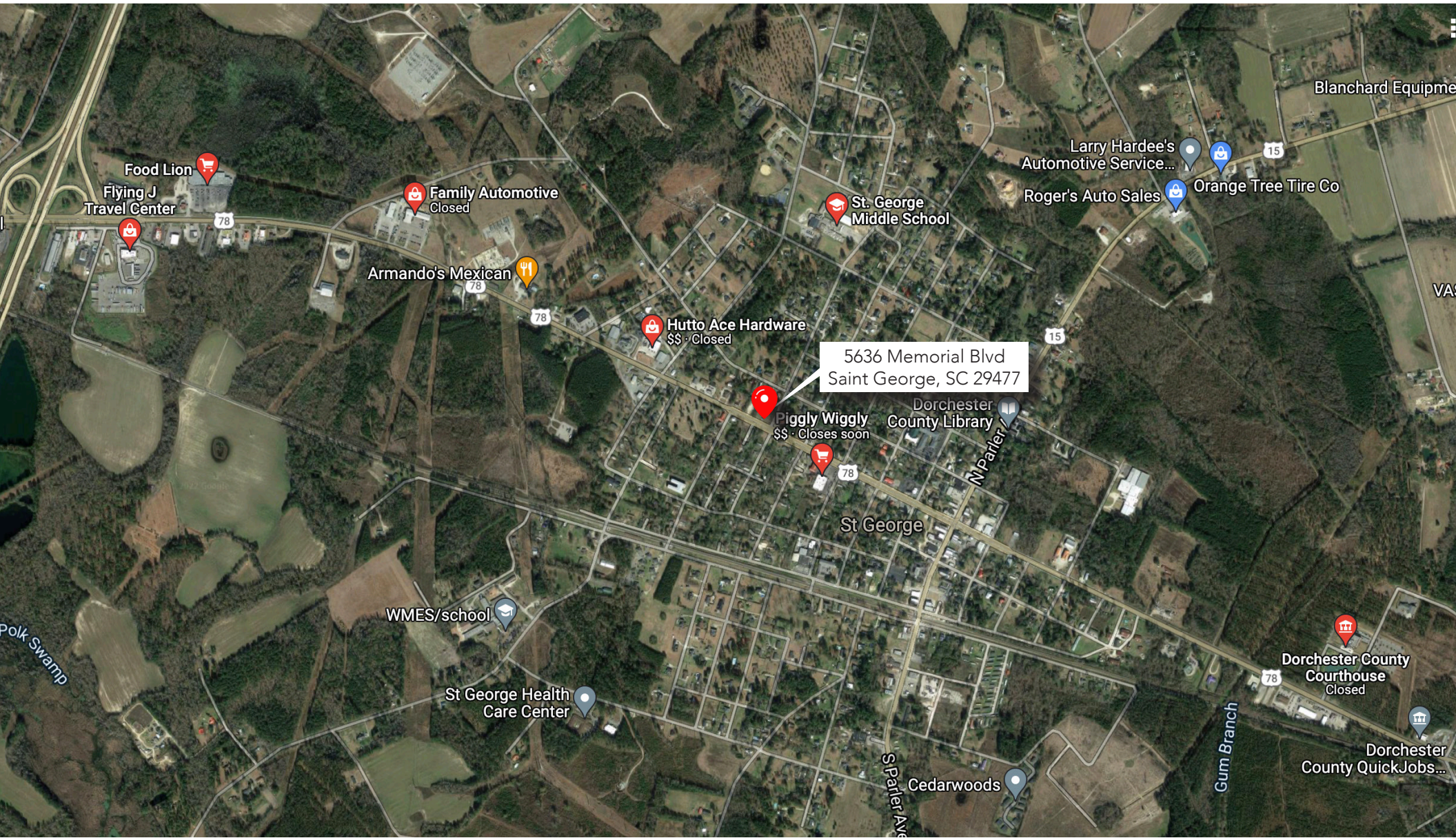
COLDWELL BANKER
COMMERCIAL
ATLANTIC

5636 Memorial Blvd | Saint George, SC

Neal Walsh • nwalsh@cbcatlantic.com |

CORNER LOT FOR SALE

\$250,000 - 0.83 ACRES



COLDWELL BANKER
COMMERCIAL
ATLANTIC

5636 Memorial Blvd | Saint George, SC

Neal Walsh • nwalsh@cbcatlantic.com | 2

Neal Walsh
SENIOR BROKER
843.330.3787
nwalsh@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

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

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.