

# FOR SALE

## DEVELOPMENT OPPORTUNITY



## 3407 Maybank Highway | Johns Island, SC 29455

Prime Corner Property For Sale on Maybank Hwy. This location currently has an existing Church Building and daycare with potential for a "Redevelopment Business Opportunity". This beautifully appointed property is approx. 2.09 acres and is located on a highly visible corner of Maybank Highway and Paulette Drive considered in the center of Johns Island, located approximately halfway between the main arteries of River Rd and Maybank Hwy/ Bohicket Rd. A perfect location for a Shopping center, Restaurant, Hospitality, Wedding Venue and Catering or many other business uses are approved. Currently there is approx. 2500 SF plus a 900 SF detached small building. This beautifully restored Church with new flooring and paint, newer bathrooms and separate private rooms including wedding details for hair, makeup, dressing, child care all for the preparations prior to the event. Also on the same acreage is a detached smaller building approx. 900 SF Hall for Daycare, Office, Catering or Events with plenty of ample parking for Weddings, Vow renewals, Church events, Holidays and Celebration activities. If you are or have dreamed of being a Wedding/ Event Planner in the #2 Wedding Destination City in the US... this business opportunity is right for you or a perfect "Redevelopment site for a multitude of opportunities. Location Location Location!!



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3407 Maybank Hwy | Johns Island, SC 29455

Kristen Krause • [kkrause@cbcatlantic.com](mailto:kkrause@cbcatlantic.com)

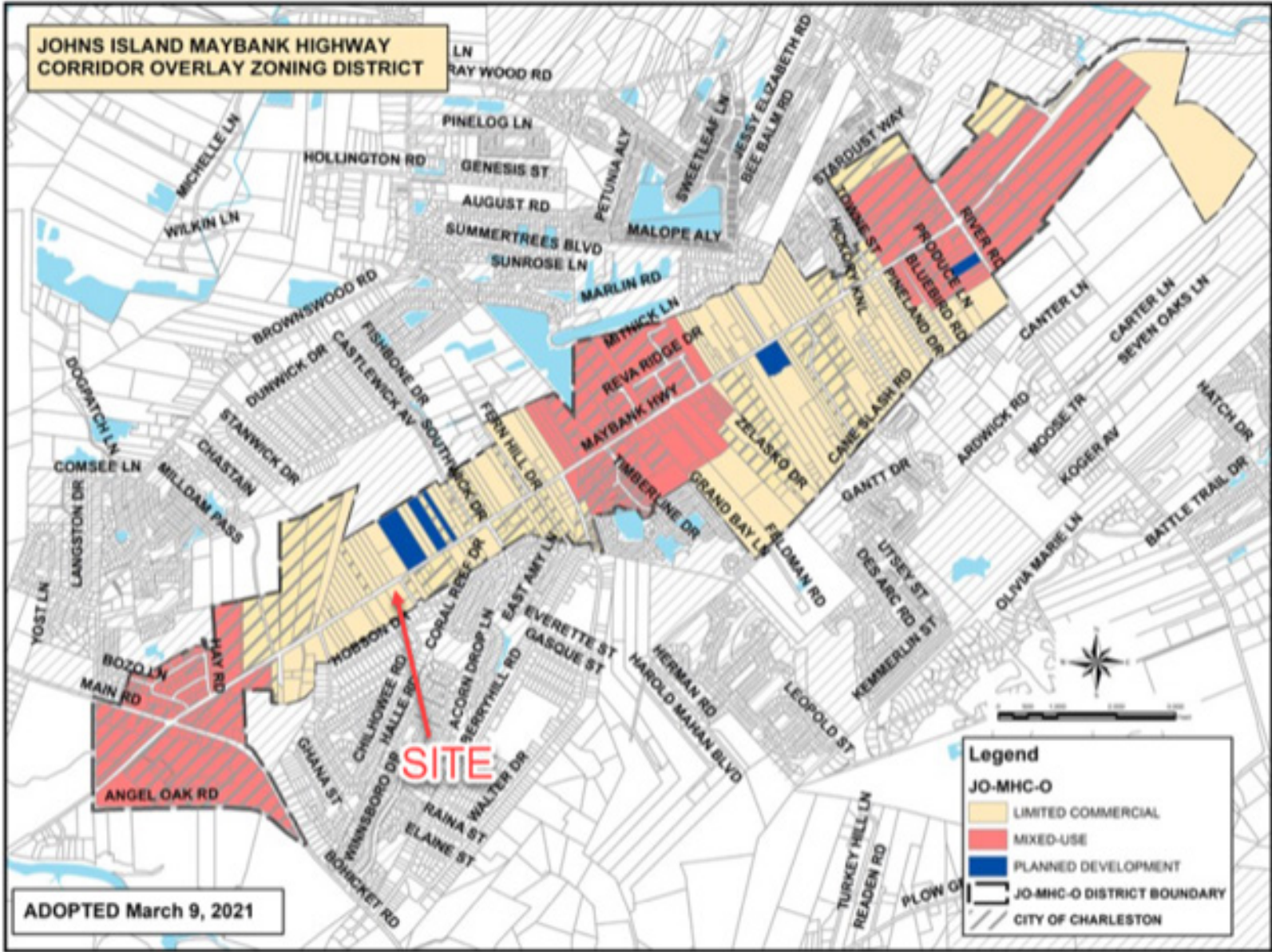




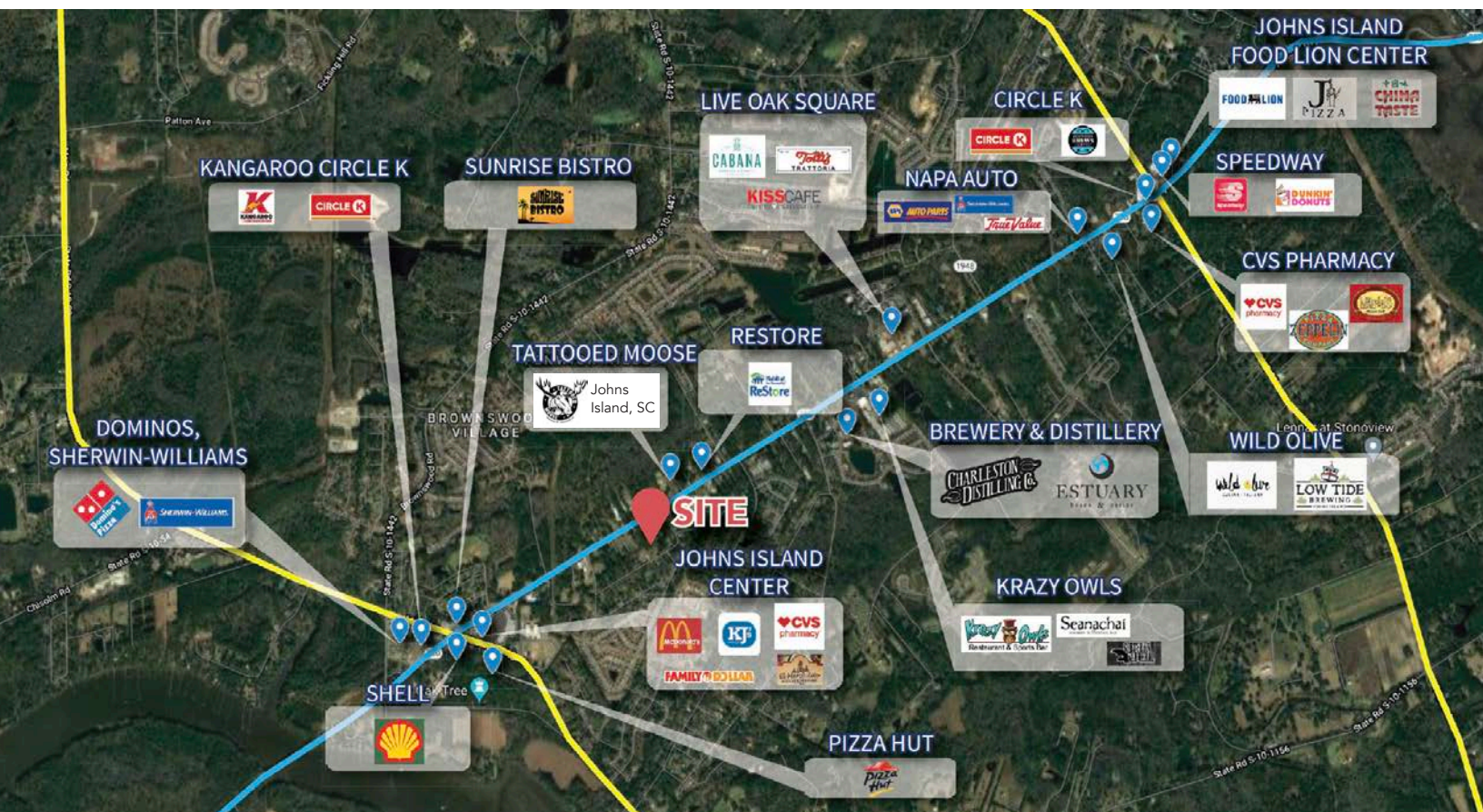
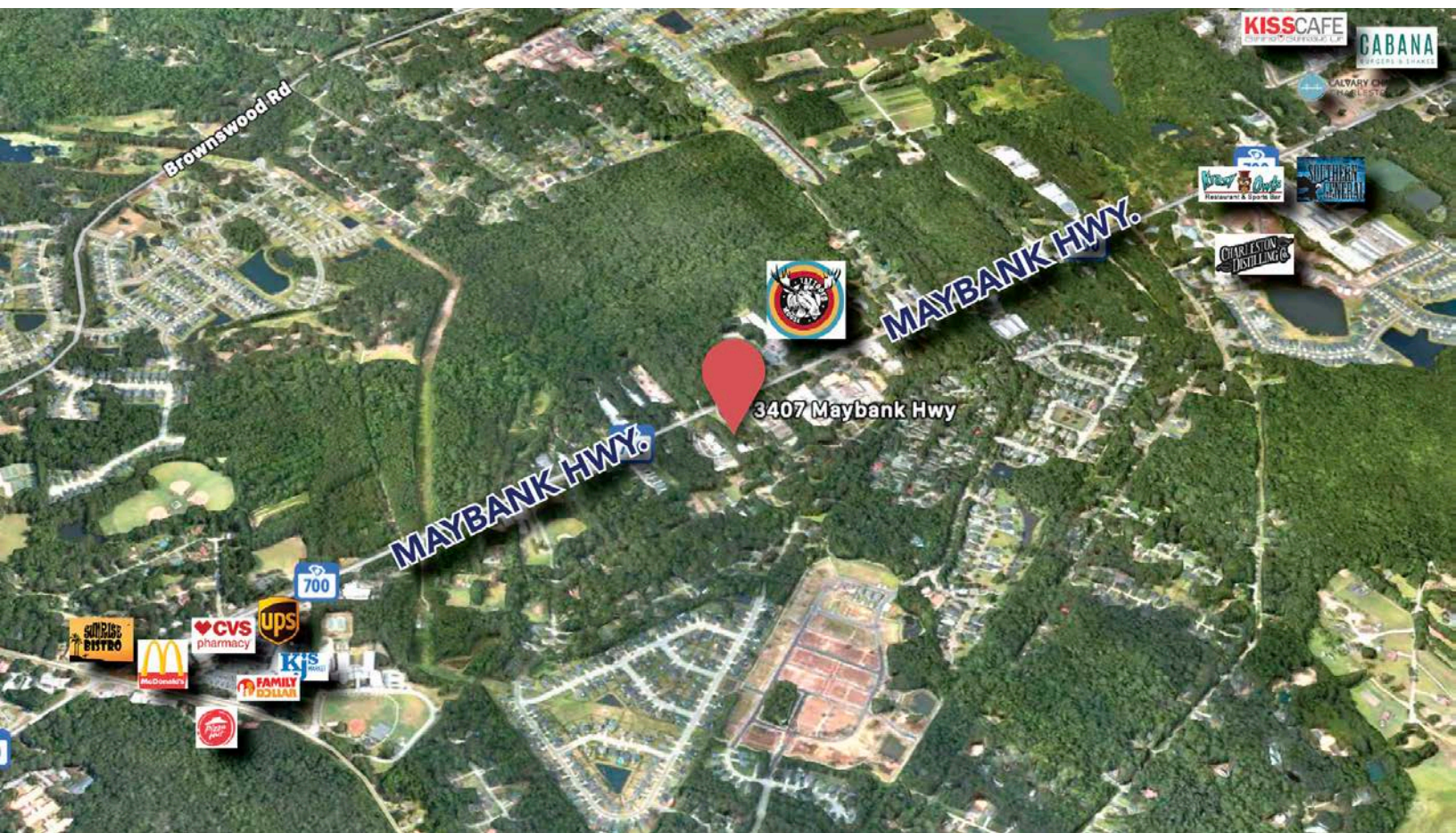
## PROPERTY DETAILS:

For Sale:	\$2,100,000	Zoning:	Jl Overlay District - Limited Commercial
Gross Land Area:	2.09 AC	Property Subtypes:	Retail Commercial Vacant Land
Building 1:	Approx 2,500 SF	Traffic Count:	17,300 VPD
Building 2:	Approx 900 SF	Tax ID:	279-00-00-181









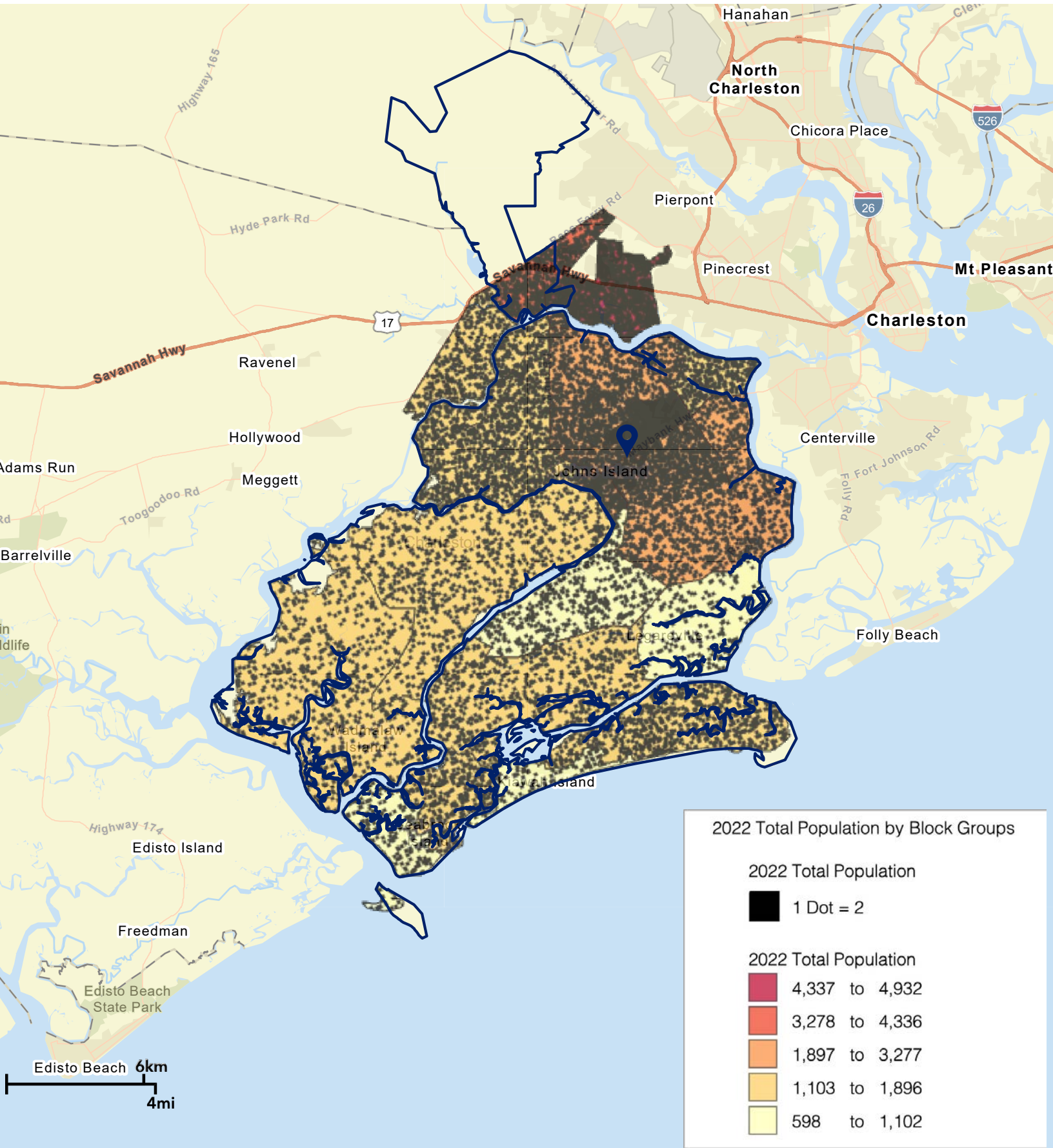
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# 2022 JOHNS ISLAND POPULATION:



All demographics based on Esri forecasts for 2022



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## Demographics

## 20 Minutes

Total Population: 124,961  
Total Households: 55,651  
Average HH Income: \$115,983



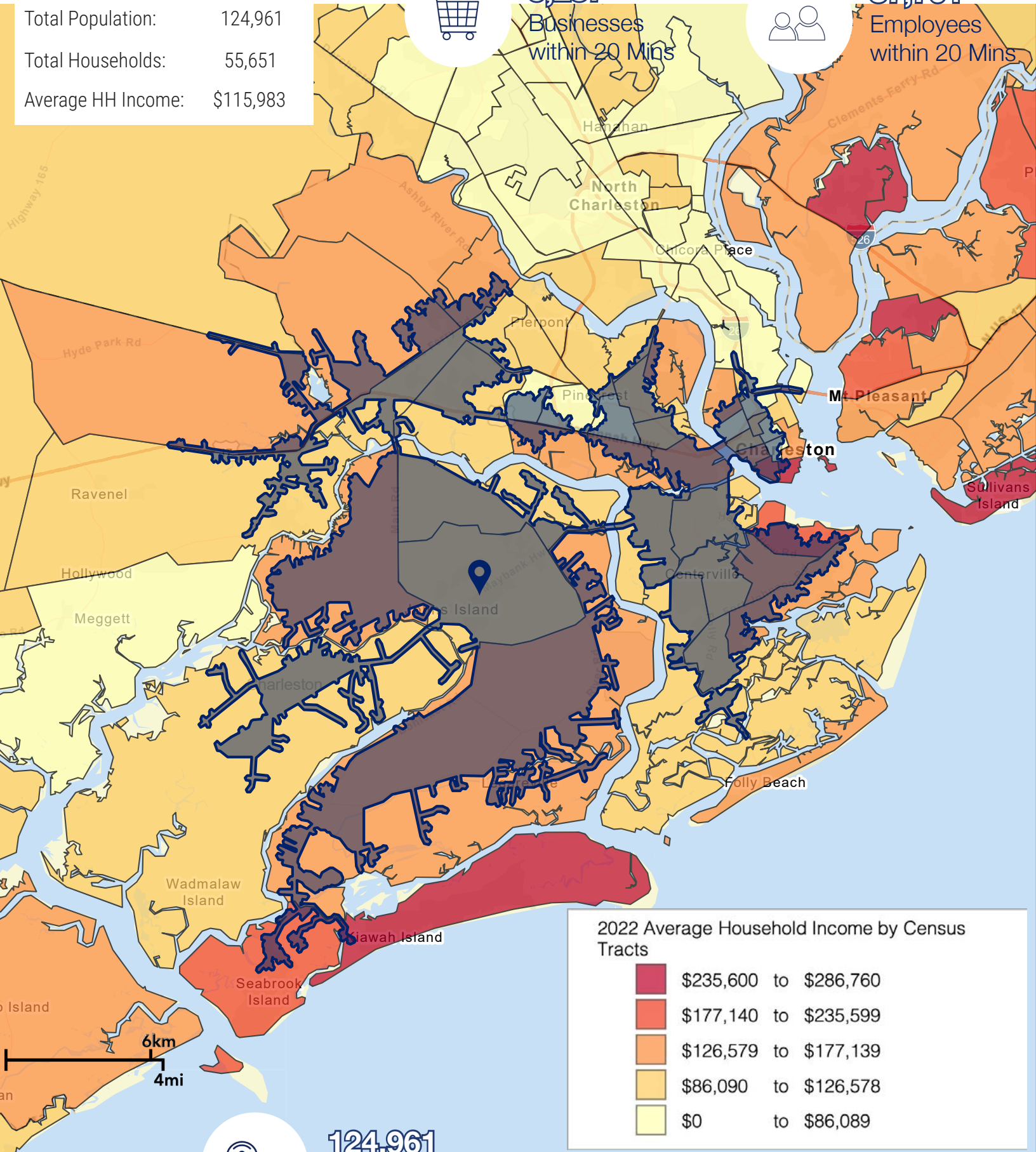
5,287

Businesses  
within 20 Mins



87,701

Employees  
within 20 Mins



### 2022 Average Household Income by Census Tracts

	\$235,600 to \$286,760
	\$177,140 to \$235,599
	\$126,579 to \$177,139
	\$86,090 to \$126,578
	\$0 to \$86,089



124,961

Population  
within 20 Mins

All demographics based on Esri forecasts for 2022

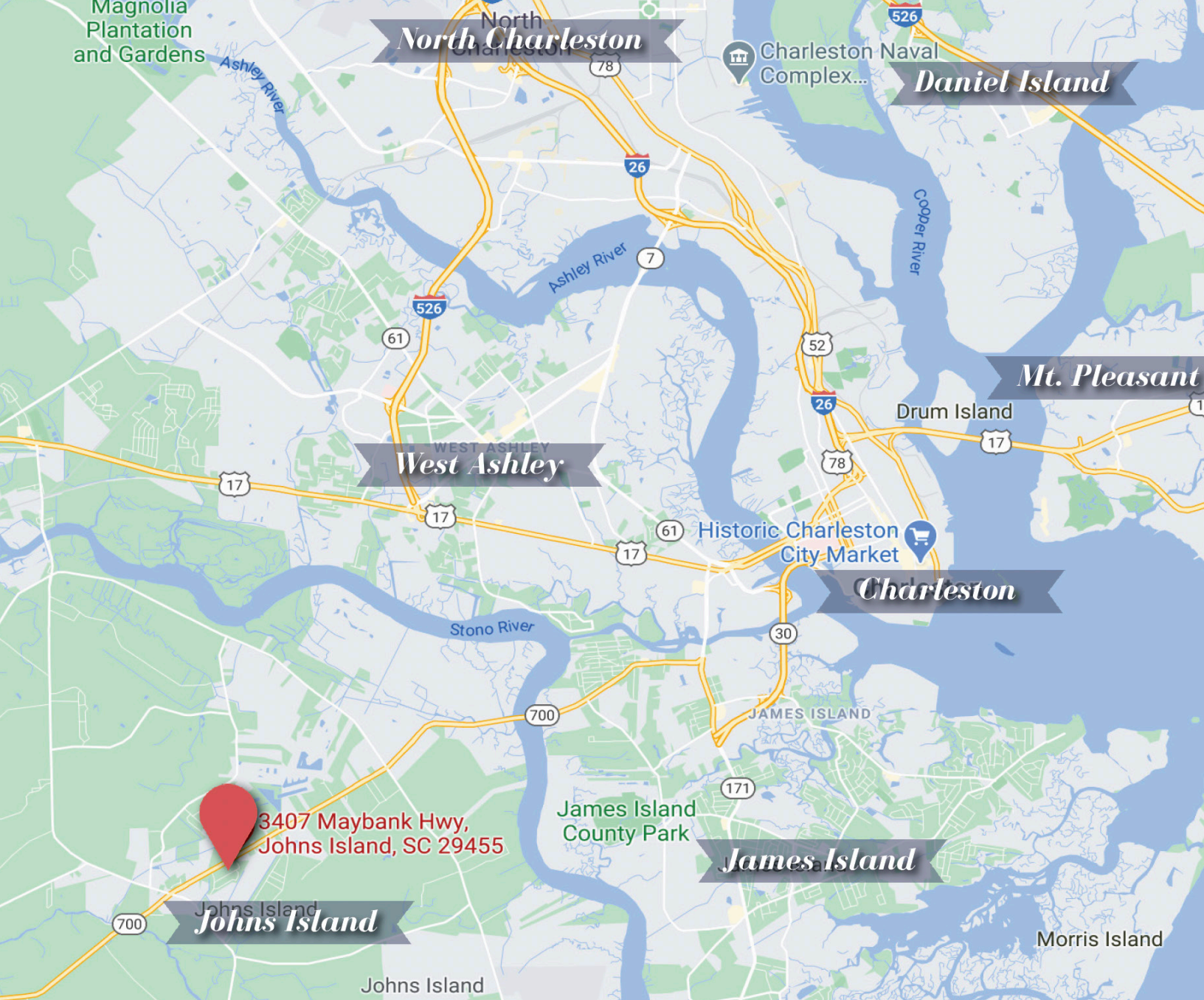


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