



N MAIN STREET



FOR SALE

SALE PRICE: \$1,100,000

1844 N MAIN STREET, SUMMERVILLE, SC 29483

PROPERTY OVERVIEW

1.85 acres with great visibility and frontage along N Main Street (US-17 ALT). The property is conveniently positioned between I-26 and US-176. N Main Street sees 49,099 vehicles per day. Zoned General Commercial (GC) in Berkeley County. There are two (2) existing curb cuts allowing easy ingress and egress. There is water to the site, but no sewer. The property is in close proximity to the rapidly growing areas of Nexton, Carnes Crossroads, and Cane Bay.



ADDRESS

1844 N Main Street, Summerville, SC 29483



TMS

222-13-00-044



LOCATION

In close proximity to the rapidly growing areas of Nexton, Carnes Crossroads, and Cane Bay.



REDUCED SALE PRICE

\$1,100,000



LAND SIZE

1.85 AC



ZONING

GC- General Commercial, Berkeley County



UTILITIES

Water available; Sewer not available



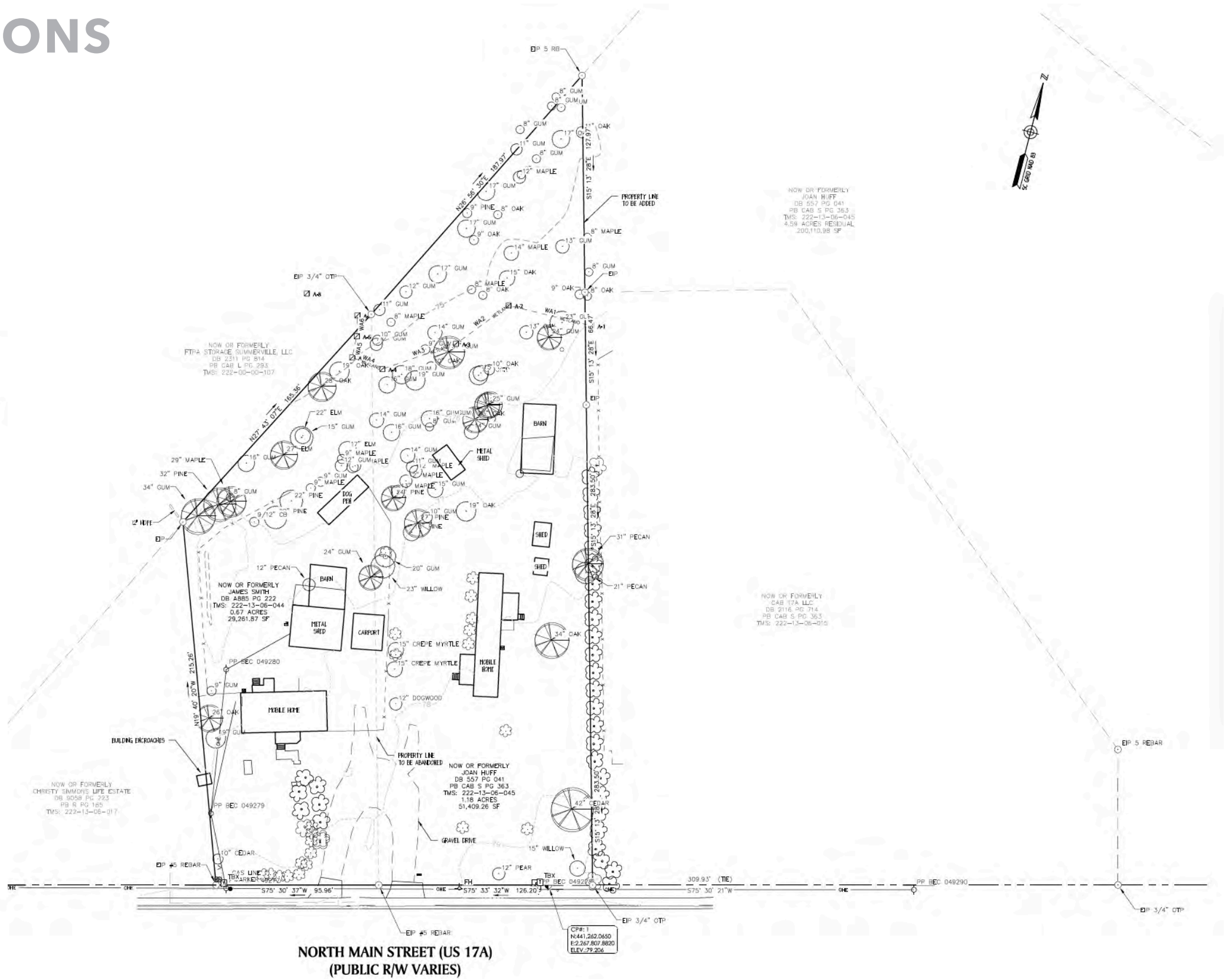
EXISTING CONDITIONS SURVEY MAP

LEGEND

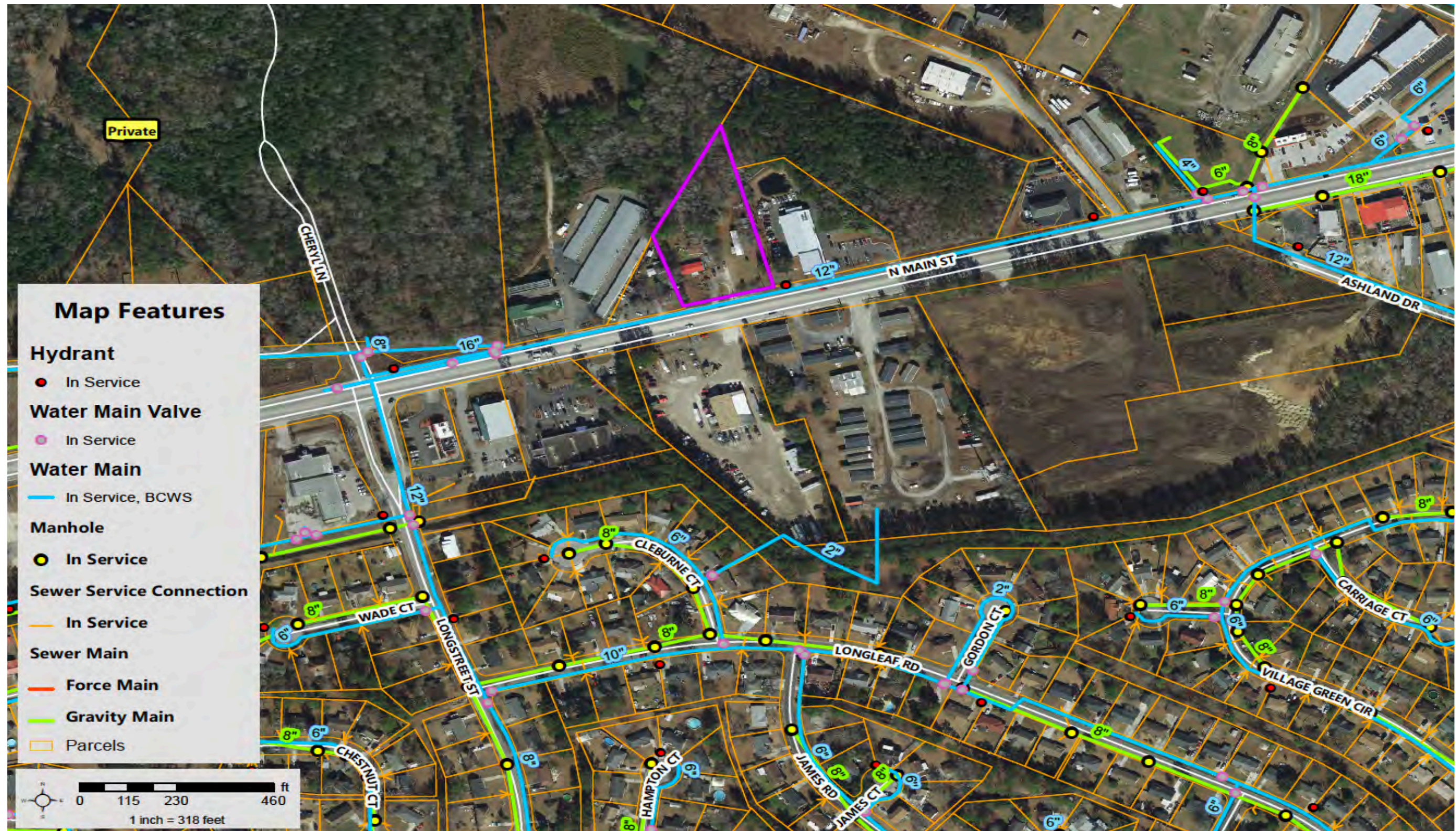
The diagram shows a plan view of a proposed road layout. The road centerline is indicated by a dashed line. Various utility lines are shown as solid lines with labels:

- CONCRETE CURB & GUTTER**: Indicated by a thick solid line at the top and bottom edges.
- EXISTING MAJOR CONTOUR**: Indicated by a dashed line near the top.
- EXISTING MINOR CONTOUR**: Indicated by a dashed line near the top.
- EXISTING R/W**: Indicated by a dashed line near the top.
- EXISTING PROPERTY LINE**: Indicated by a dashed line near the top.
- EXISTING EASEMENT**: Indicated by a dashed line near the top.
- UNDERGROUND ELECTRICAL (LEVEL B)**: Indicated by a dashed line near the top.
- UNDERGROUND COMMUNICATIONS (LEVEL B)**: Indicated by a dashed line near the top.
- WATER LINE (LEVEL B)**: Indicated by a dashed line near the top.
- HIGH PRESSURE STEAM (LEVEL B)**: Indicated by a dashed line near the top.
- GAS LINE (LEVEL B)**: Indicated by a dashed line near the top.
- SANITARY LINE**: Indicated by a dashed line near the top.
- STORM DRAIN**: Indicated by a dashed line near the top.
- UNDERGROUND ELECTRICAL (LEVEL C)**: Indicated by a dashed line near the top.
- OVERHEAD ELECTRIC AND COMMUNICATION LINES**: Indicated by a dashed line near the top.
- UNDERGROUND COMMUNICATIONS (LEVEL C)**: Indicated by a dashed line near the top.
- WATER LINE (LEVEL C)**: Indicated by a dashed line near the top.
- HIGH PRESSURE STEAM (LEVEL C)**: Indicated by a dashed line near the top.
- GAS LINE (LEVEL C)**: Indicated by a dashed line near the top.
- TREE LINE**: Indicated by a dashed line near the top.

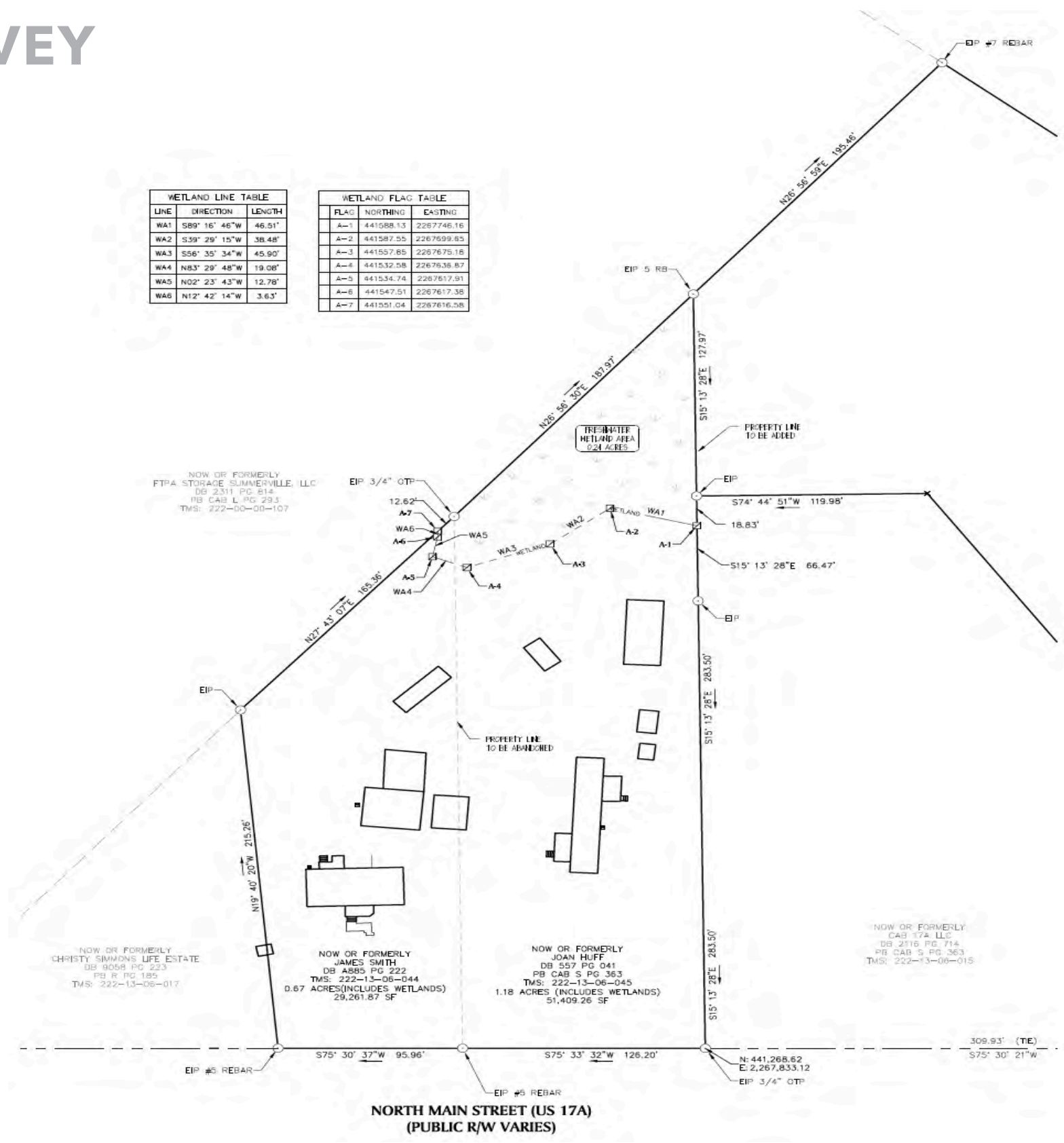
	COMMUNICATION MANHOLE
	DRAINAGE MANHOLE
	ELECTRIC TRANSFORMER/ JUNCTION BOX
	FIRE HYDRANT
 GV	GAS VALVE
	GAS METER
 GVT	GAS VENT
	GUY WIRE
 LP	LIGHT POLE
 PIV	POST INDICATOR VALVE
 PP	POWER POLE
 CO	SEWER CLEANOUT
	SEWER MANHOLE
	TELEPHONE PEDESTAL/JUNCTION BOX
	TELEVISION PEDESTAL/ JUNCTION BOX
	WELL
	WATER METER
 WV	WATER VALVE



UTILITY MAP



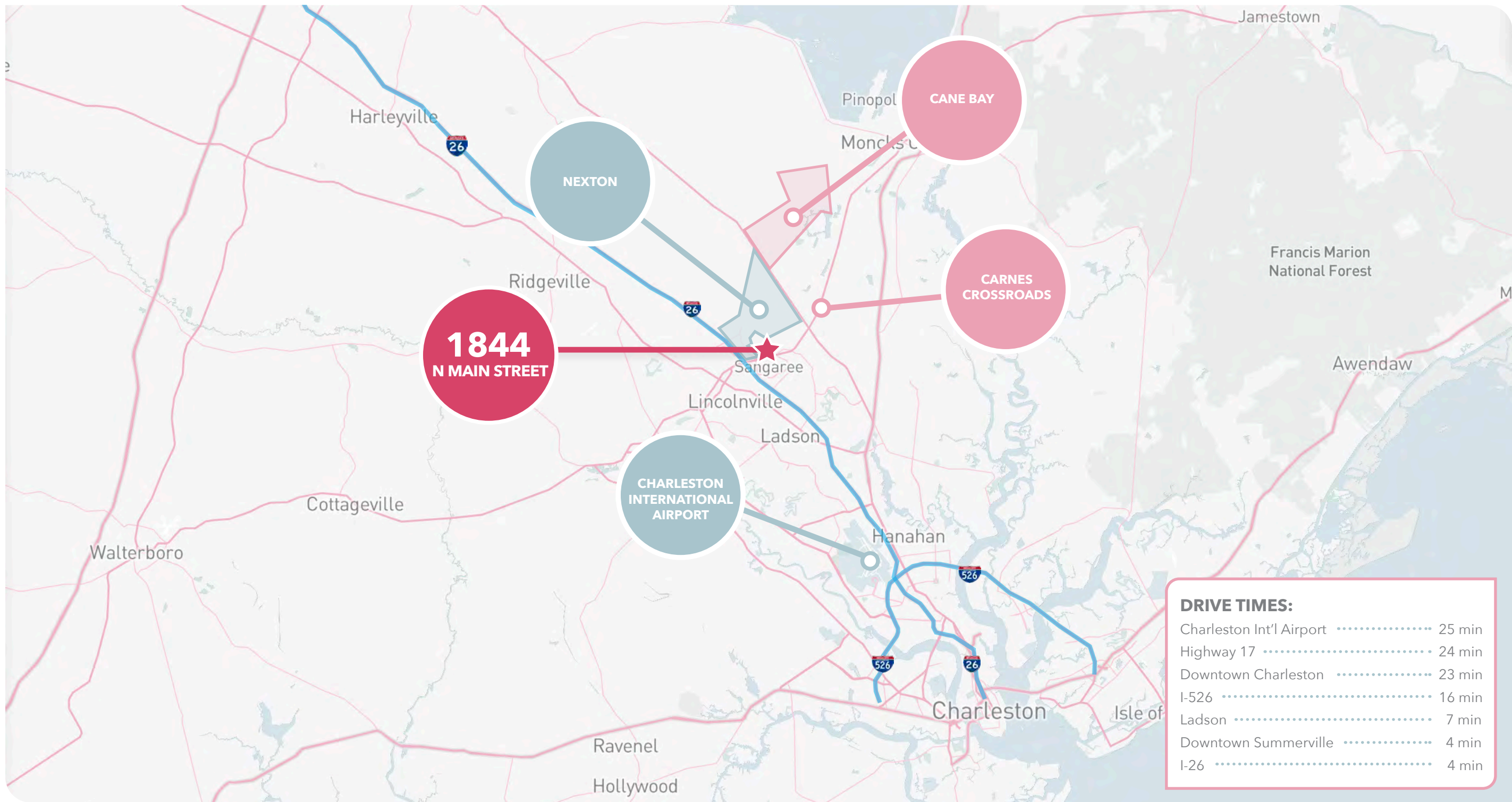
WETLAND SURVEY



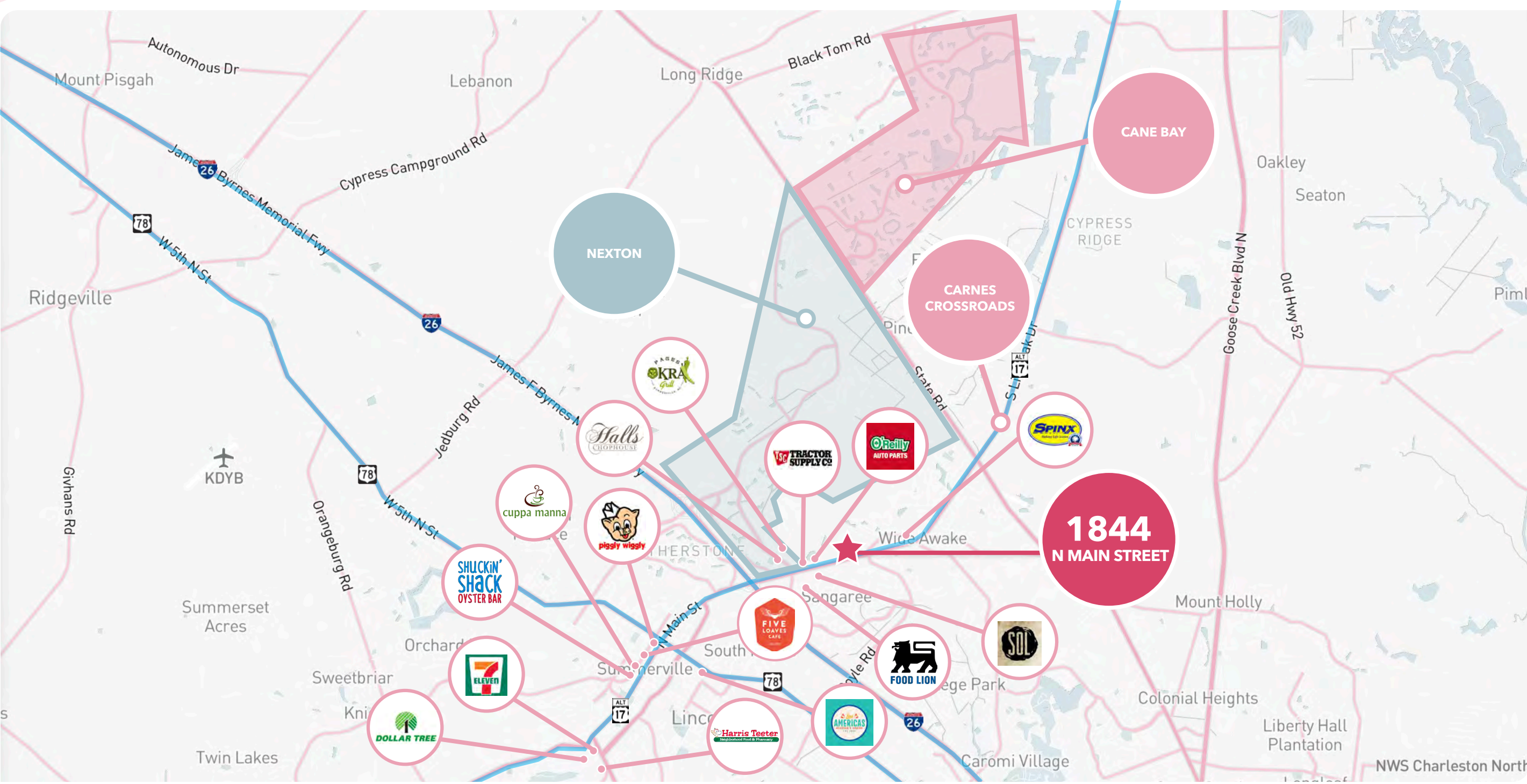
AERIAL OVERVIEW



MARKET OVERVIEW



LOCATION OVERVIEW





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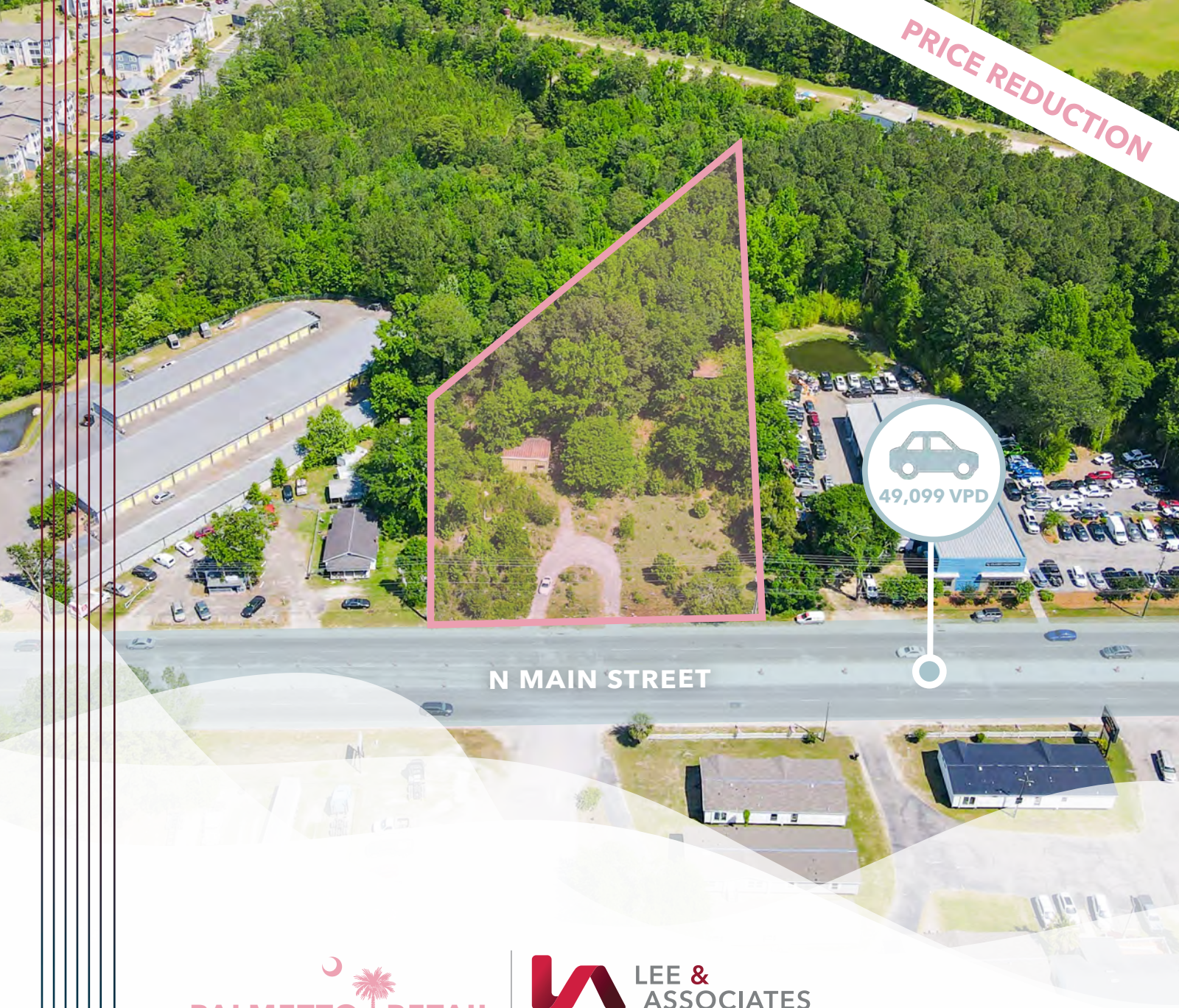
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PRICE REDUCTION



49,099 VPD

N MAIN STREET

PALMETTO RETAIL
GROUP

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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VIEW LISTING

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