



OUTPARCEL A

OUTPARCEL B

CLEMENTS FERRY ROAD



FOR LEASE

TWO (+/-) 1.45 ACRE OUTPARCELS AVAILABLE

2563 CLEMENTS FERRY ROAD, CHARLESTON, SC 29492

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Strategically positioned less than a mile from the I-526 interchange, these two prime Clements Ferry outparcels serve as a key gateway to Daniel Island and Point Hope. Boasting a combined 540 feet of frontage along Clements Ferry Road, these parcels enjoy high visibility and exposure to over 40,000 vehicles daily, making them ideal for retail development.

Located just a quarter mile from the first signalized intersection between I-526 and Cainhoy Road, traffic will naturally slow in this area, offering a significant advantage for retailers seeking maximum exposure. The parcels are rough-graded and pad-ready, providing flexible development opportunities suitable for a wide range of retail uses.

- Ownership is considering developing flex/retail on one outparcel and ground leasing the other to a QSR user.
- Located directly in front of the Halcyon Apartments, 204-unit Class A apartment complex.
- 0.86 Miles from I-526 Interchange

ADDRESS

2563 Clements Ferry Rd,
Charleston, SC 29492

TMS #/COUNTY

271-00-01-184
Berkeley County

LAND SIZE

Two (+/-) 1.45 AC
Outparcels

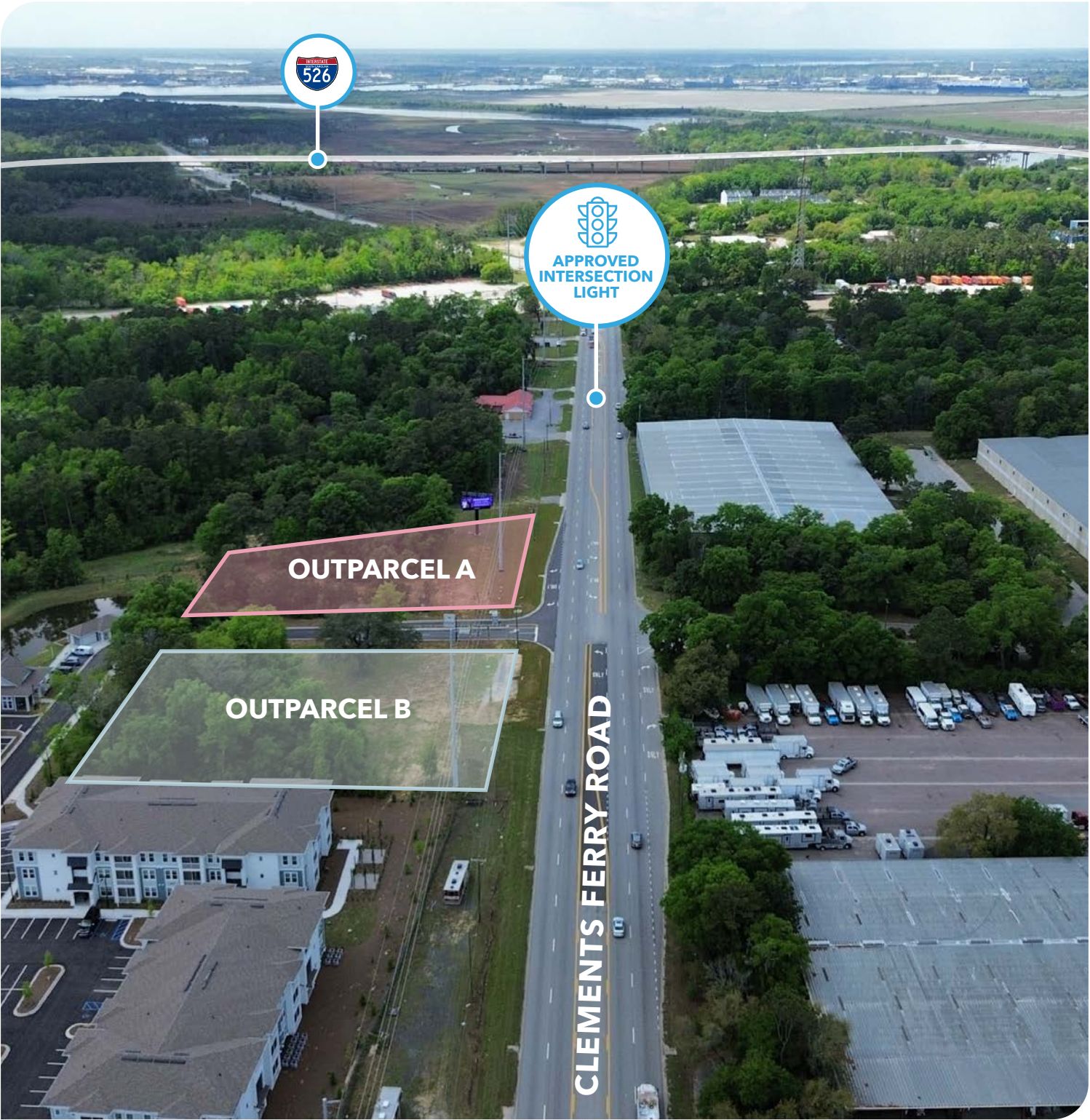
TRAFFIC COUNT

Over 40,000 VPD on
Clements Ferry Road

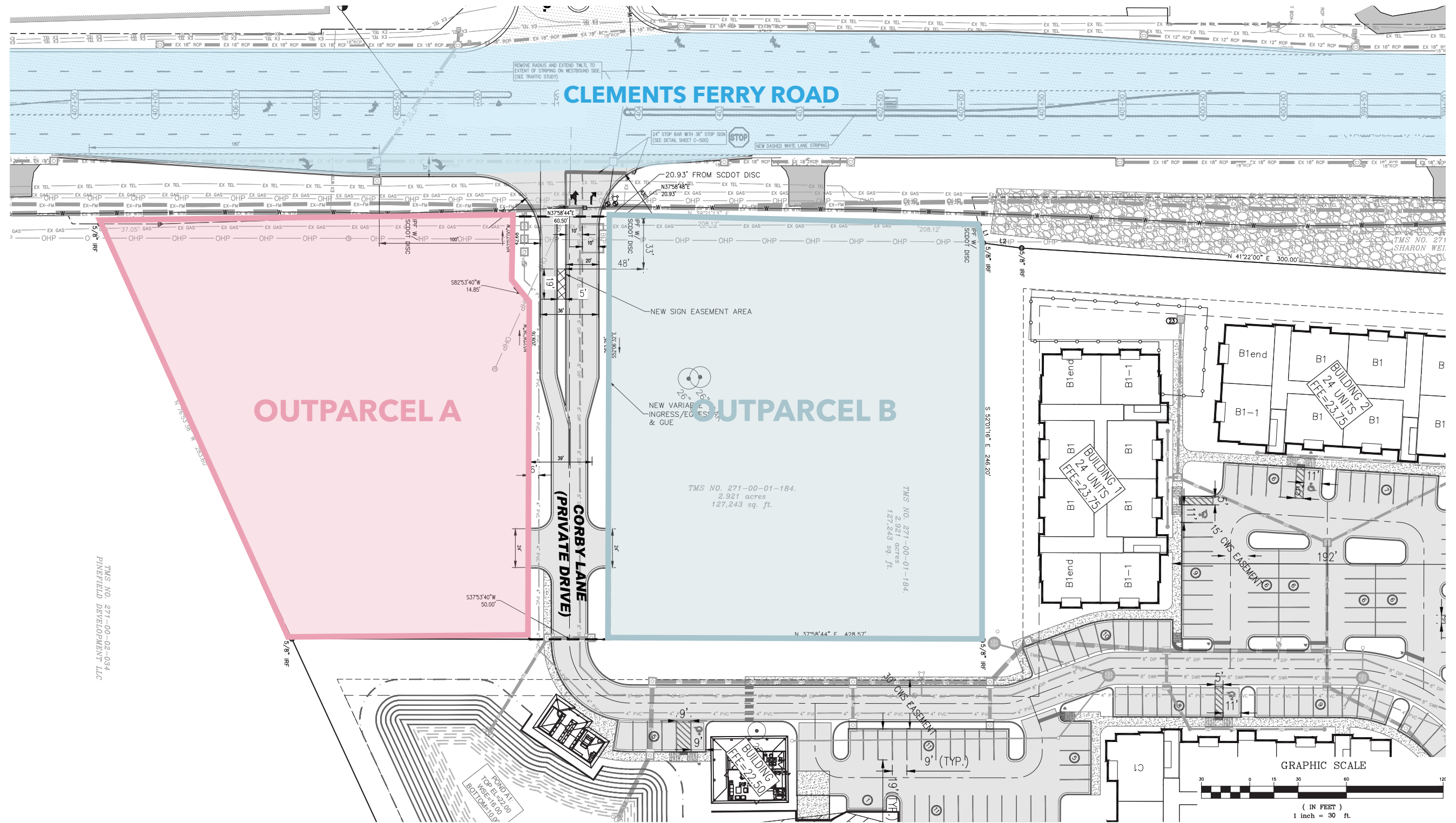
OPEN TO BUILD-TO-SUIT OR GROUND LEASE

GROUND LEASE RATE

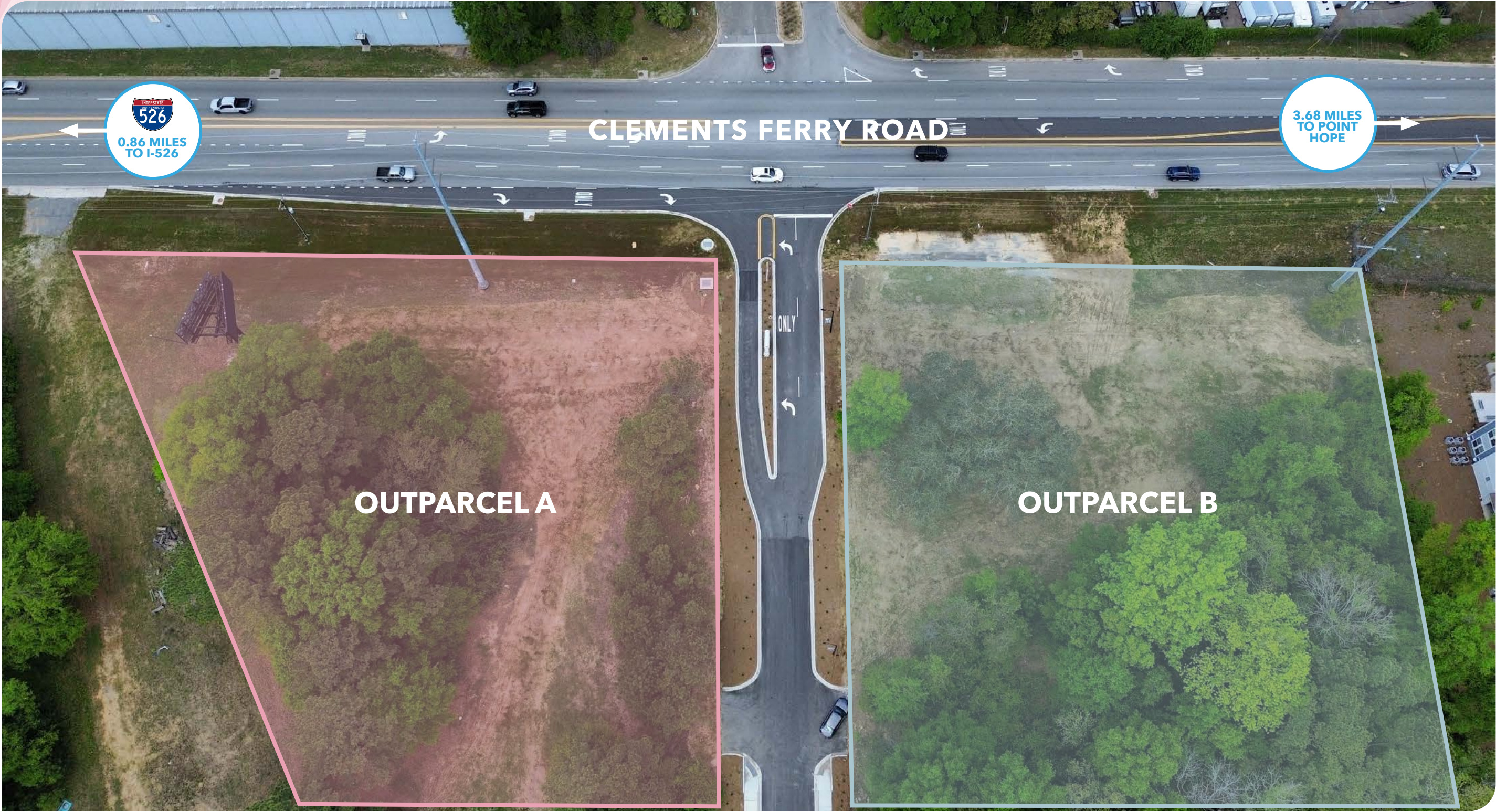
\$130,000/Year



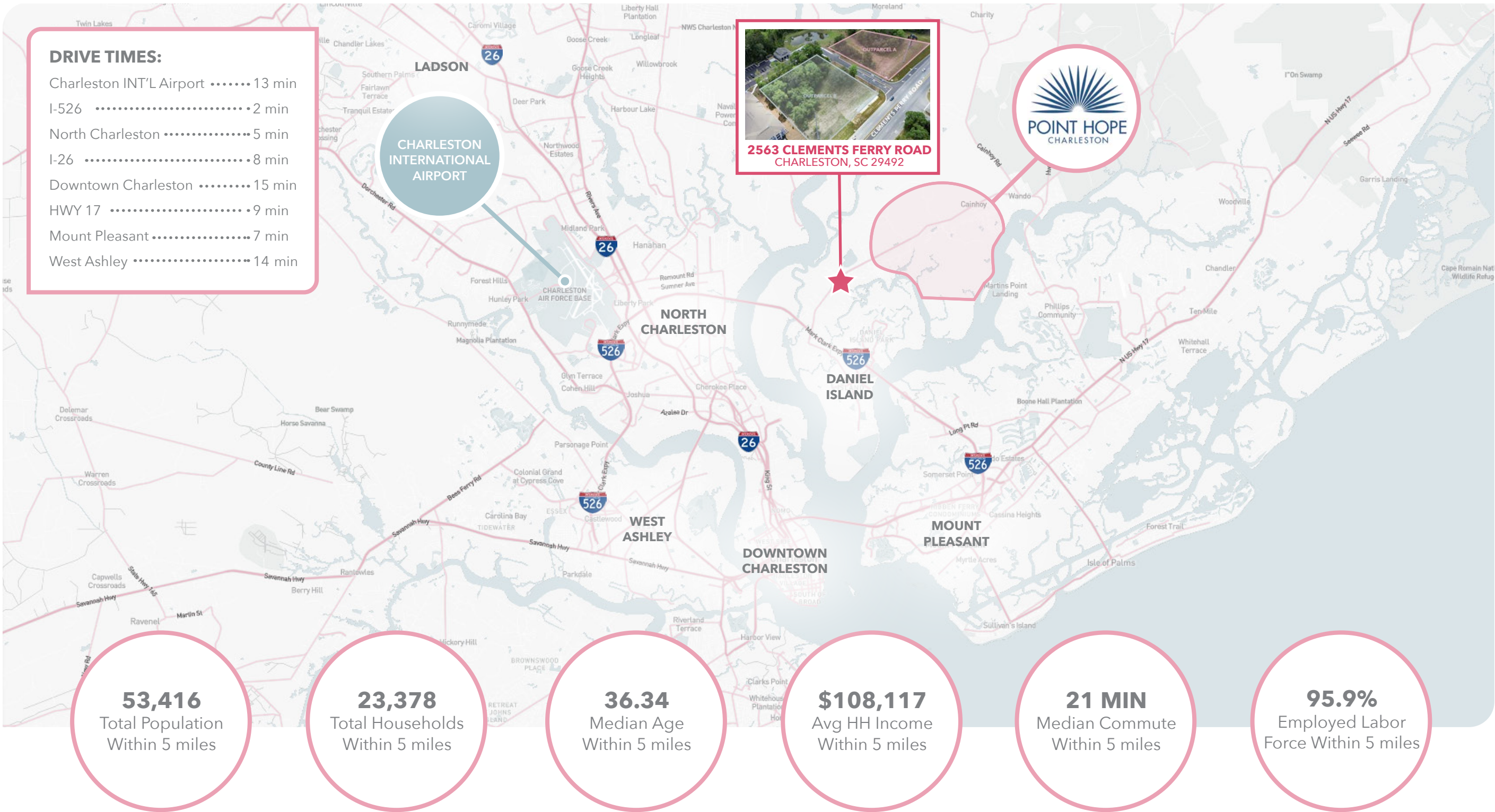
SITE SURVEY



AERIAL OVERVIEW



LOCATION OVERVIEW



MARKET OVERVIEW





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