

Pre-Leasing Now for 2022 Occupancy
Ground Lease/Build to Suit

112,000 VPT

I-26

EXIT 203

38,800 VPT

INTERCHANGE QSR & RETAIL LEASE

O Treeland Dr.
Ladson, SC 29456

Our Team

Steve Sceranka

Broker

steve@falcon-realty.com

440-567-6069

Confidentiality and Restricted Use Agreement

Falcon Realty is pleased to offer this opportunity for 0 Treeland Dr, Ladson, SC 29456.

This Offering Memorandum has been prepared by Falcon Realty of South Carolina ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

Property Overview

Treeland Drive is a lighted direction intersection with immediate access to both East & West I-26 and has extremely high exposure to the 150K vehicles that pass by each day along College Park Rd and I-26. The site is one of the few remaining locations with proximity to the 26 interchange with no major wetland mitigation issues, and is surrounded by an abundance of retail, industrial, medical, hotel and housing. Adjacent to the parcel will be a regional convenience-store brand and a leading RV retailer company in the United States.



Vehicle Counts	
I - 26	112,000 VPD
College Park Road	38,800 VPD
Treeland Drive	5,500 VPD

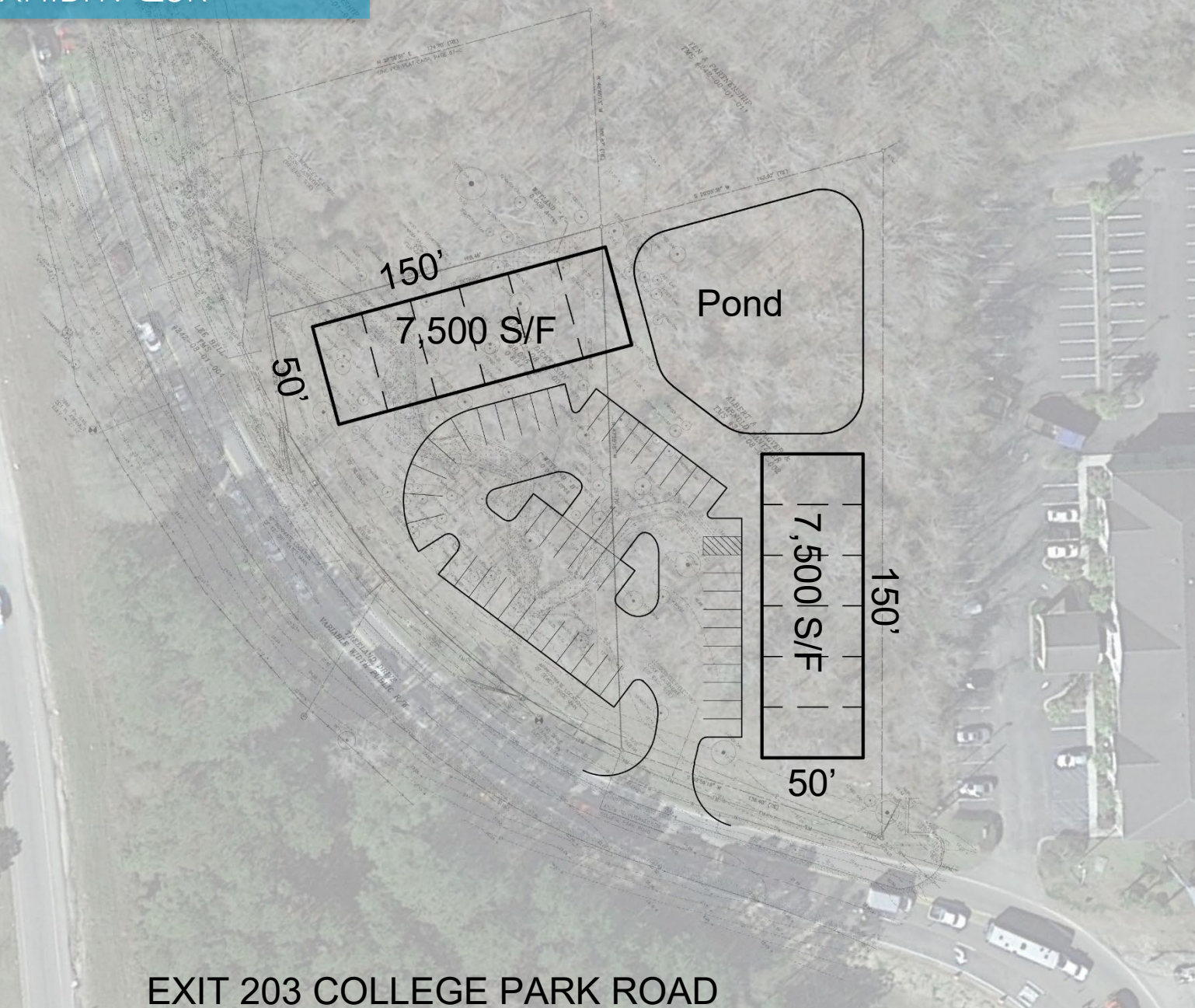
0 Treeland Drive

Property Summary	
Lease Type	Ground Lease (Absolute Net)
Lease Rate	\$125,000/Year per Acre
Lot Size	1.57 Acres
Zoning / County	Commercial - GC / Berkeley County
Parcel ID	2420801002 & - 03
Delivery	Cleared and graded lot with utilities on site

Demographics			
	1 mile	3 miles	10 miles
2019 Population	9,058	74,152	166,796
2019 Total Households	3,018	27,024	62,271
2019 Average HHI	\$82,457	\$61,492	\$61,046



I-26 112,000 VPD



EXIT 203 COLLEGE PARK ROAD

SITE EXHIBIT: QSR

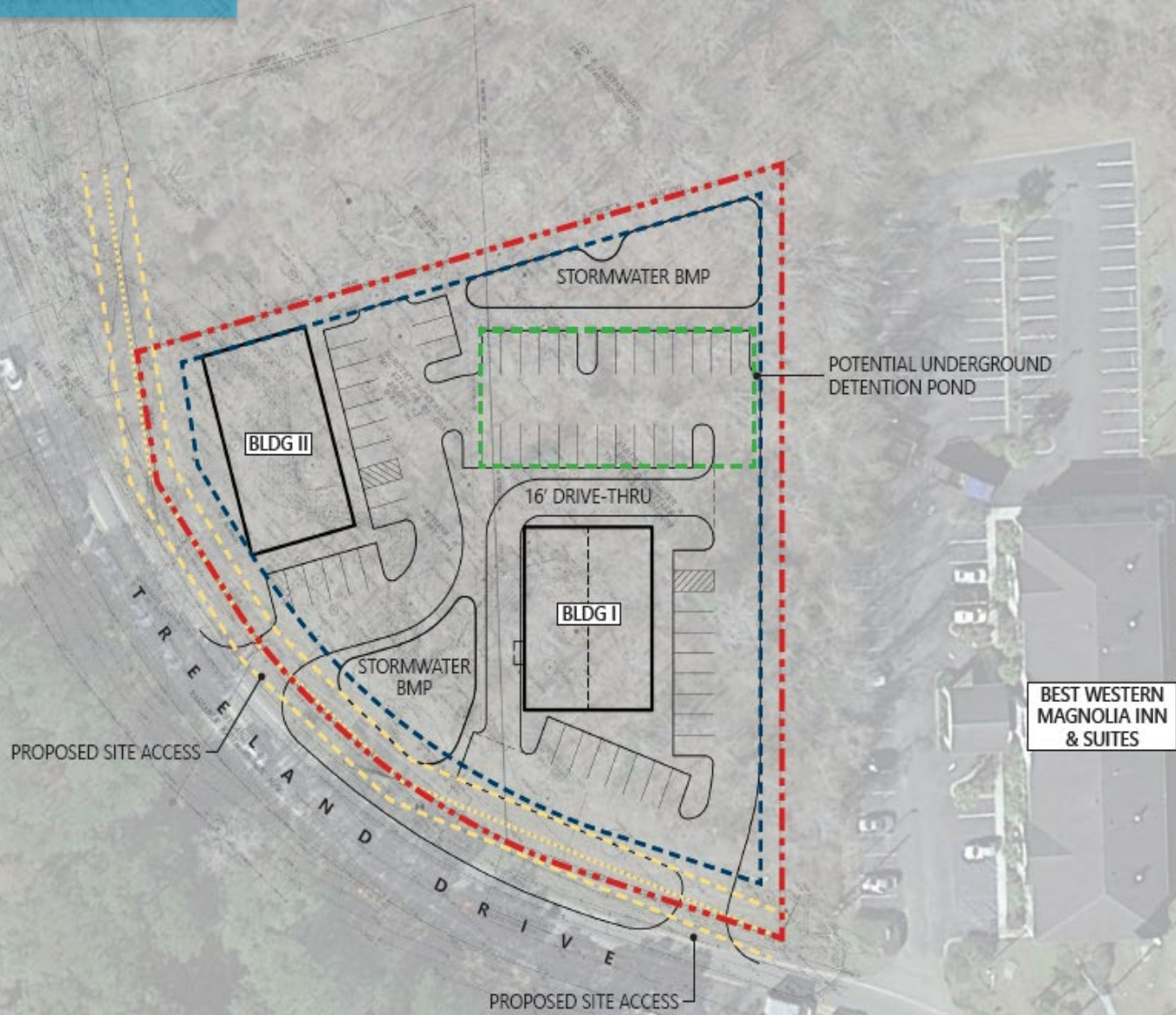
I
N
T
E
R
S
T
A
T
E
2
6



**BEST WESTERN
MAGNOLIA INN
& SUITES**

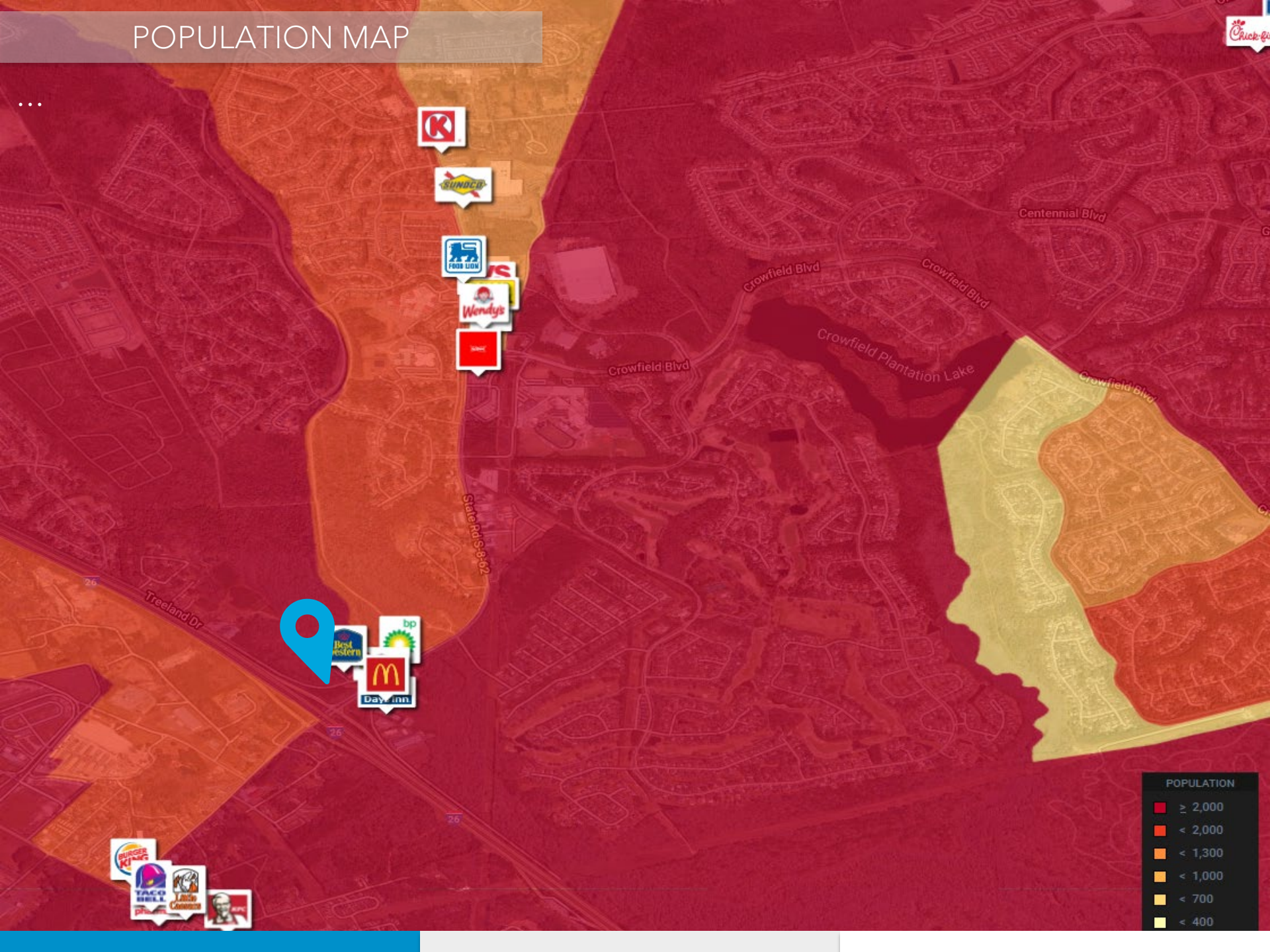
SITE EXHIBIT: Multi-Tenant

I
N
T
E
R
S
T
A
T
E
2
6



**BEST WESTERN
MAGNOLIA INN
& SUITES**

POPULATION MAP



POPULATION	
Dark Red	≥ 2,000
Red	< 2,000
Orange	< 1,300
Light Orange	< 1,000
Yellow	< 700
Light Yellow	< 400





Treeland Drive

I-26 - 112K VPD

College Park Road - 38.8K VPD



