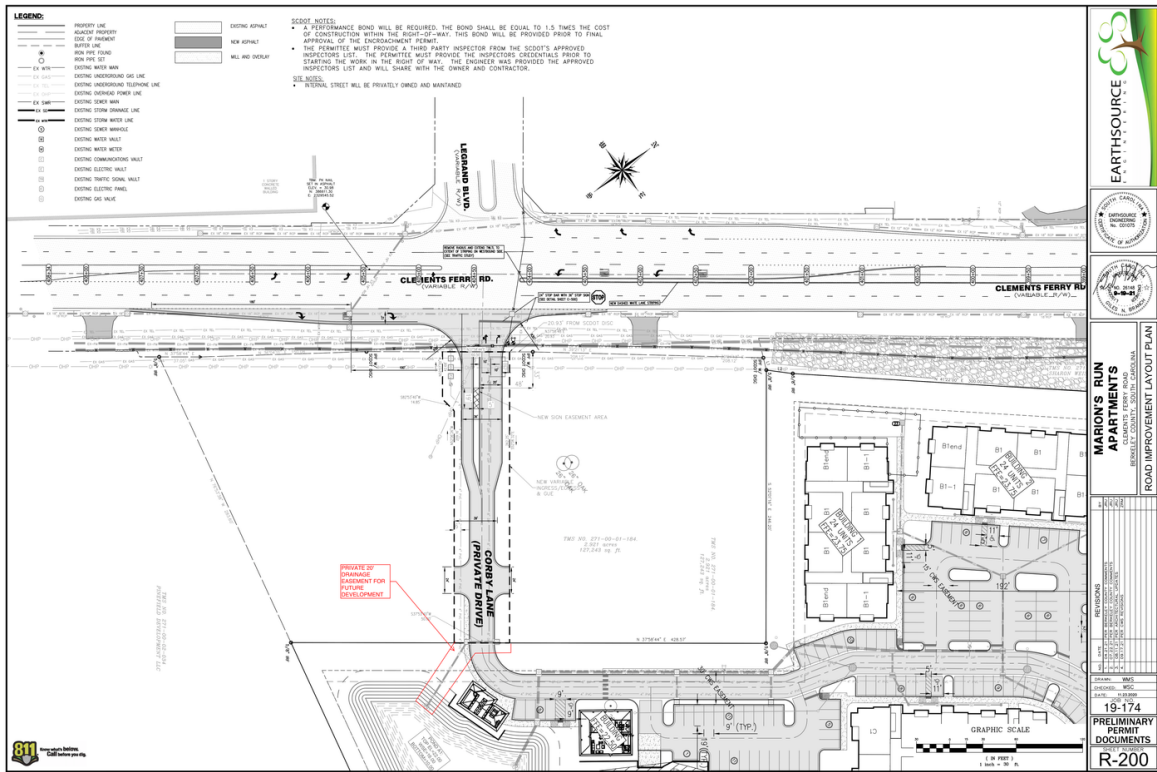


Land Lease

 2561 CLEMENTS FERRY RD, WANDO, SC 29492

Contact for Pricing



Property features:

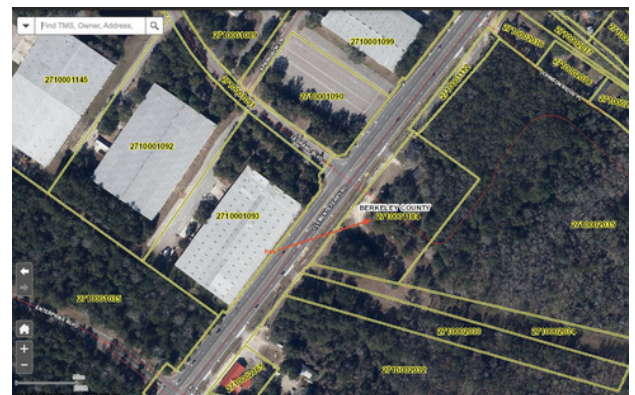
2 parcels available

Lot Acres: 1.24

Lot Acres: 2.6

About:

Two lots, less than 1 mile from 526 located on Clements Ferry Road directly across from Legrand Blvd. County Records show address as 2561 Clements Ferry Road. Per SCDOT traffic counts here are 36500 / day. Two rough grade pads available for ground lease Lot A. - 1.24 AC. Lot B - 1.38 AC. Total parcel is 2.9 acres per Berkeley County. Entrance off Clements Ferry separating the two parcels with "curb cuts" to right and left to access both parcels under construction now. Should be a good site for QSR, Carwash, MOB - "Doc in a Box", maybe C store, etc. Owner seeks long term ground lease tenant, willing to be somewhat creative in lease structure depending on deal points. Municipal utilities are available at the site, tap fees for same will need to be paid. Lease price is not 1\$ asking price is undisclosed. Property currently being used as lay down, prep area for development project under construction to rear of parcels



Contact details:

 843.412.2221

 Tim@thepeninsulaco.com

 <https://www.tinyurl.com/Peninsula-Co>



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