



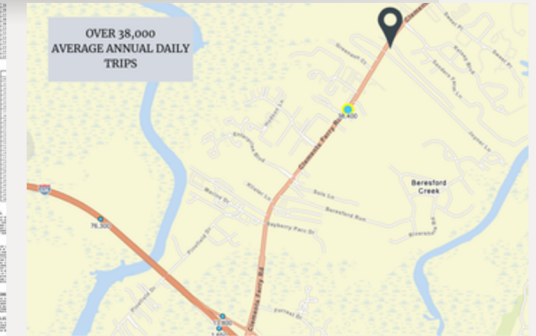
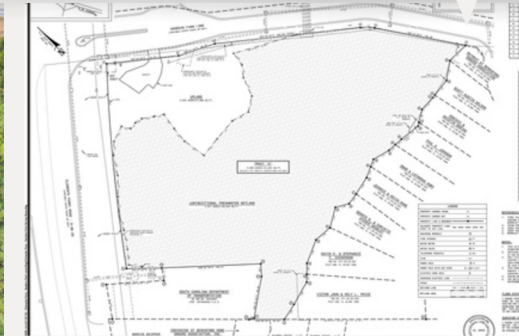
PENINSULA CO.
COMMERCIAL

\$824,000

**PRICE
IMPROVEMENT**

**.92
USEABLE
ACRES**

**CORNER OF SANDERS FARM LN
& CLEMENTS FERRY RD
CHARLESTON**



Corner Parcel Clements Ferry just under 2 miles from 526 zoned Berkeley County Office Institutional. Parcel is permitted to fill .29 acre of freshwater wetlands, yielding upland useable land of .92 Acre. Wetland permitting presumed (not designed or permitted) for a +/- 11,000 sq foot building. Total acreage of subject property is 3.6 acres of which 2.97 acres is currently jurisdictional wetlands. High visibility corner in the rapidly developing Clements Ferry Corridor. Per SCDOT it appears to be over 38000 average annual daily trips by this location. Multiple new, developing and established residential neighborhoods, retail centers, office hubs and industrial parks all are along this corridor. Excellent, Visible location for professional services, doctors office, law firm, possible site for showroom for lighting, tile, flooring etc.

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