

APPROX. 2.245 ACRES - FLEX / INDUSTRIAL - ASHLEY PHOSPHATE RD.

TMS 395-16-00-001 (CHAS CO)

PRIME DEVELOPMENT OPPORTUNITY

ENTITLED LAND ZONED M-1 INDUSTRIAL

LIGHTED INTERSECTION - DUAL FRONTAGE

\$950,000

UTILITIES AT SITE: WATER/SEWER/ELECTRIC



RE/MAX SOUTHERN SHORES
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brett@prattandco.com

RE/MAX
COMMERCIAL®

2.245 ACRES ASHLEY PHOSPHATE RD.

| N. CHARLESTON |

SOUTH CAROLINA

CONCEPTUAL DEVELOPMENT

\$950,000

+/- 2.245 acre site zoned M-1 Light Industrial in the City of North Charleston, in Ladson Overlay District. At the lighted intersection of Ashley Phosphate Rd and Palmetto Commerce Pkwy (site does not include 2992 Ashley Phosphate). Property is almost fully entitled, with only a few items outstanding depending on purchaser's final/intended use. Currently proposed on the site is 15,000 SF of retail/flex space in two buildings with ample parking and curb cuts on Ashley Phosphate Rd and Palmetto Commerce Pkwy. The site sits just over half a mile to I-26 via exit 209. Palmetto Commerce Parkway Phase 3 (PCP3) is currently underway, and will provide the last segment in a new connector parkway from Ladson Road to Aviation Avenue near I-26 and Joint Base Charleston, with estimated completion in 2028, as well as a new I-26 interchange coming to Weber Blvd/Palmetto Commerce Parkway with anticipated completion in 2026. Engineering plans, along with permits and other due diligence materials available upon request.

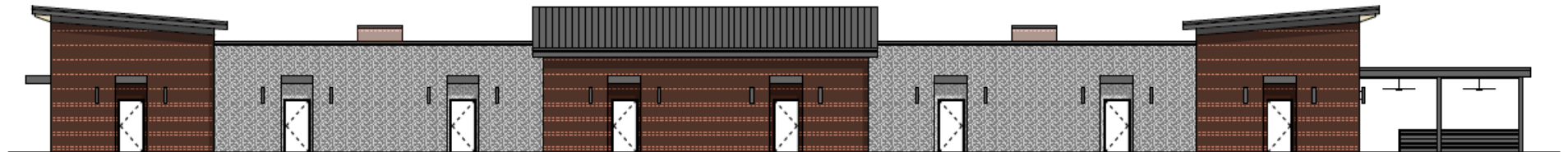


As of the publishing of this brochure, below is the current Status of Entitlements:

- **CWS is awaiting the DRP submittal to review before SCDHEC can review for the permit to construct the water main.**
 - **Planning is waiting on CWS approval and Tree mitigation payment.**
 - **Public works awaiting CWS and Planning approval.**
 - **SCDOT Final approval awaiting SCDHEC approval awaiting Planning/public works approvals.**
- **Most items are at the finish line and owner has held off submitting the DRP package to CWS and tree mitigation to planning**

CONCEPTUAL DEVELOPMENT

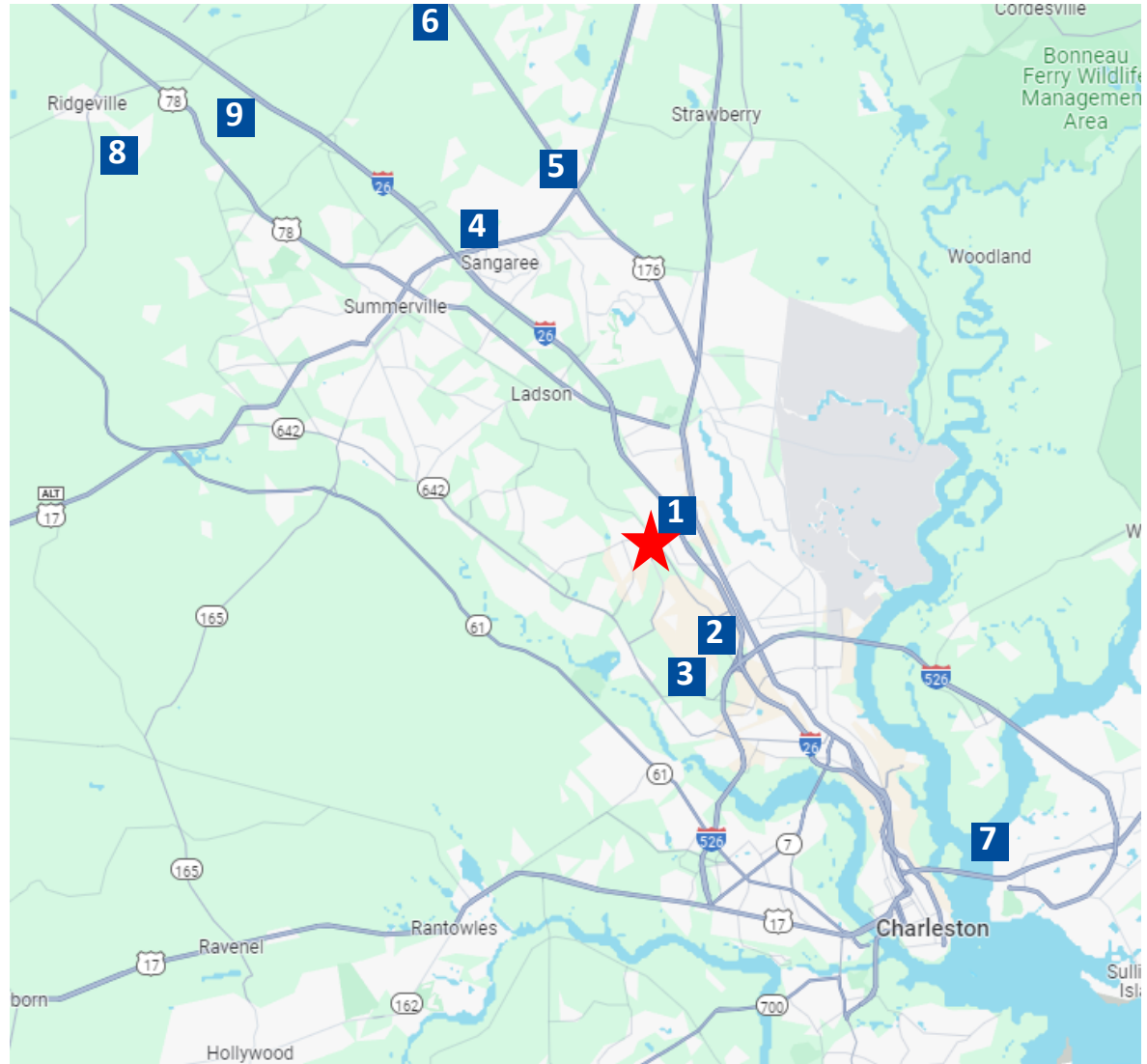
\$950,000



CENTRALLY LOCATED FOR COMMERCE

\$950,000

- 1** Exit 209 (I-26) - 1.30mi
- 2** Charleston Int'l Airport - 5.20mi
- 3** Boeing - 7.40mi
- 4** Nexton—11.60mi
- 5** Carnes Crossroads - 5.00mi
- 6** Cane Bay - 12.30mi
- 7** Port of Charleston - 17.90
- 8** Walmart Distribution - 22.80mi
- 9** Volvo/Camp Hall - 24.80mi

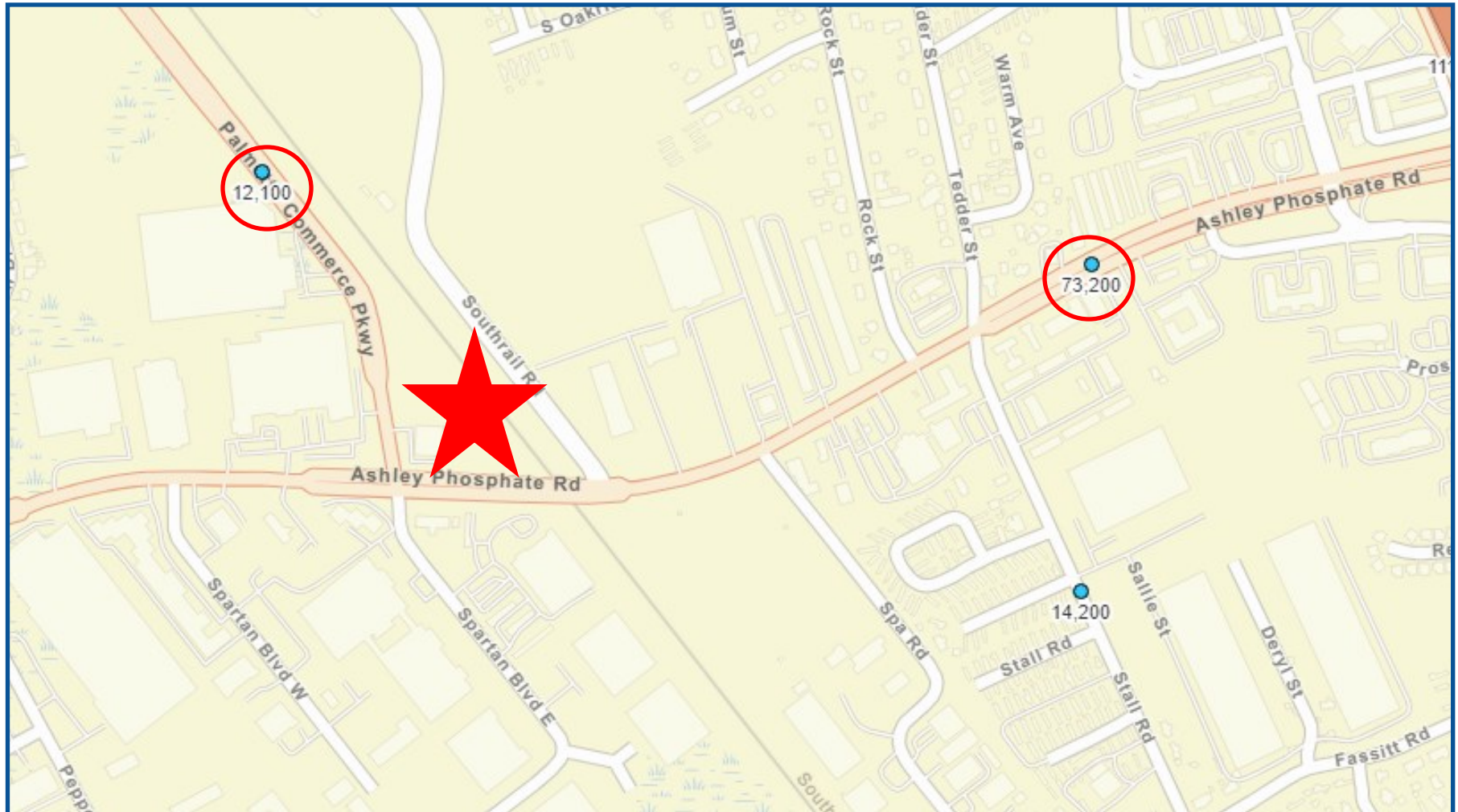


APPROX. 2.245 ACRES - FLEX / INDUSTRIAL - ASHLEY PHOSPHATE RD.

TMS 395-16-00-001 (CHAS CO)

12,100vpd & 73,200vpd (SCDOT)

\$950,000



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| N. CHARLESTON |

SOUTH CAROLINA

CHARLESTON COUNTY TMS 395-16-00-001

\$950,000

LIGHT INDUSTRIAL ZONING (M-1 CITY OF NORTH CHARLESTON)

Section 5-5. - M-1, Light industrial district:

It is the intent of the M-1 zoning district to provide areas for commercial, warehousing, transportation, and certain light manufacturing activities that provide the backbone for economic development and job creation and are appropriate along established transportation corridors with separation and buffering from residential areas.

(a) *Permitted uses:* The following uses shall be permitted in the M-1 zoning district:

1. Establishments engaged in the construction, repair or demolition of buildings, streets, water and sewer systems, bridges and similar construction; such as building, electrical, heating, air conditioning, heavy construction, paving and earth moving operations.
2. Service-oriented establishments supplying other businesses, industries or individuals, such as laundry and dry cleaning plants, linen supply plants, carpentry shops, bakeries, machine shops, cabinet and metal shops, welding shops, and moving companies.
3. Car wash.
4. Highway oriented uses, including gas stations, auto, truck (Class V and above), and boat repair establishments, tire retreading establishments, paint and body shops, and establishments selling used and new cars, motorcycles, boats, trailers, recreational vehicles, manufactured homes, farm and industrial equipment, and car and truck rentals.
5. Uses permitted in the B-2 zoning district, excluding single-family dwellings, multi-dwellings, townhomes or row houses, manufactured homes and manufactured home parks.
6. Fireworks sales facilities.
7. Crematoria.
8. Parking lots and boat/RVs storage lots.
9. Commercial pet kennels and pet daycare businesses.
10. Solar farms, including accessory structures, operational facilities, and utilities.
11. Wholesale sales of building and construction materials.

Conditional and Special Exception Uses include additional commercial uses. Recommend verifying zoning uses with City of North Charleston.

https://library.municode.com/sc/north_charleston/codes/code_of_ordinances?nodeld=COOR_APXAZORE_ARTVDIUSCL_S5-5LIINDI

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30+

NEW PEOPLE
MOVE TO THE REGION EACH
DAY

Source: U.S. Census Bureau

CHARLESTON | SC | USA

Population & Demographics

Information on overall population, age, race, and household income

GET THE DATA

3^x

CIVILIAN LABOR FORCE
GREW 3X FASTER THAN THE
U.S. AVERAGE FROM 2017-
2022

Source: U.S. Bureau of Labor Statistics

CHARLESTON | SC | USA

Labor & Employment

Overall employment by occupations, labor pool data, civilian workforce

GET THE DATA

20th

IN THE U.S. FOR ADVANCED
INDUSTRIES

Source: Brookings Institution

CHARLESTON | SC | USA

Employers by Industry

Top public and private sector employers, also employers by key industries

GET THE DATA

84%

CHARLESTON'S AVERAGE
ANNUAL PAY AS A
PERCENTAGE OF U.S.
AVERAGE

Source: U.S. Bureau of Labor Statistics

CHARLESTON | SC | USA

Wage Statistics

Charleston's average annual pay as a percentage of U.S. average

GET THE DATA

\$926

MILLION IN ECONOMIC
IMPACT OF ANNOUNCEMENTS
MADE IN FY 22-23

CHARLESTON | SC | USA

Location & Expansion Log

Companies expanding or relocating to the Charleston MSA region

GET THE DATA

3

COUNTIES

CHARLESTON | SC | USA

County Profiles

Population and demographic information for Charleston, Berkeley, Dorchester Counties and their major cities

GET THE DATA

COMMUNITY SUMMARY

2992 Ashley Phosphate Rd, North Charleston, South Carolina, 29418
Ring of 3 miles

63,994	2.30%	2.50	78.8	33.0	\$54,401	\$228,812	\$49,033	25.9%	63.0%	11.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.4%
Services

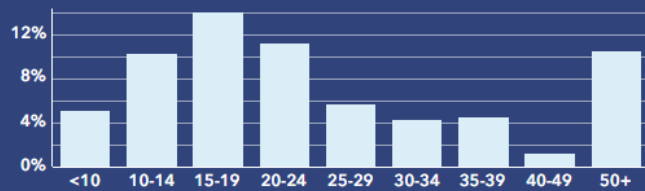


26.1%
Blue Collar



54.5%
White Collar

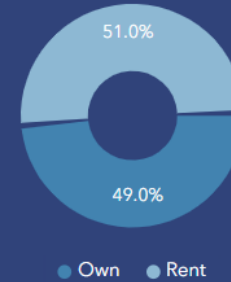
Mortgage as Percent of Salary



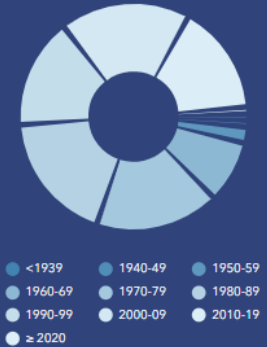
Age Profile: 5 Year Increments



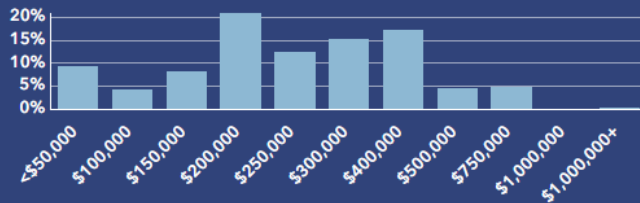
Home Ownership



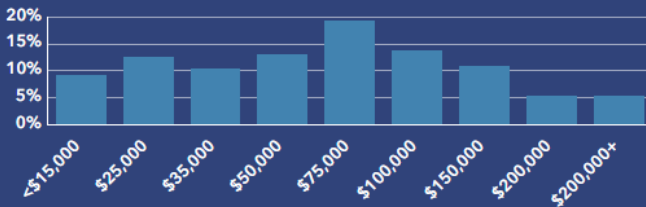
Housing: Year Built



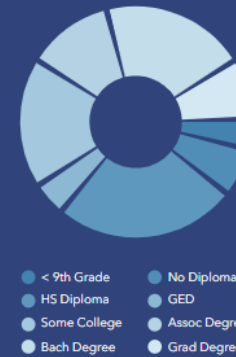
Home Value



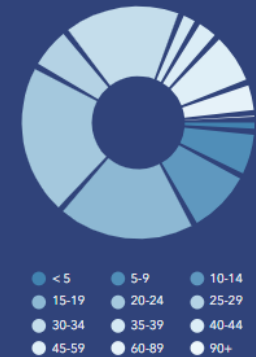
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to



Source: This Infographic contains data provided by Esri (2023), ACS (2017-2021).

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COMMUNITY SUMMARY

2992 Ashley Phosphate Rd, North Charleston, South Carolina, 29418
Ring of 7 miles

262,621	1.61%	2.51	73.3	34.7	\$64,624	\$255,692	\$100,340	24.4%	62.8%	12.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.6%
Services

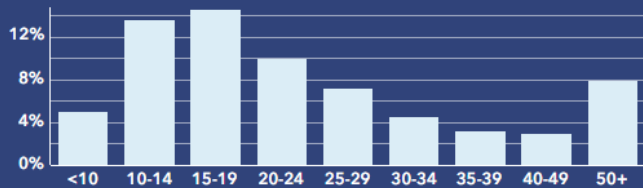


25.5%
Blue Collar



56.9%
White Collar

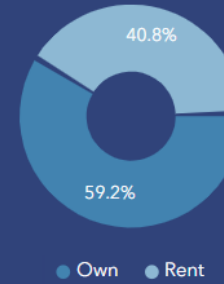
Mortgage as Percent of Salary



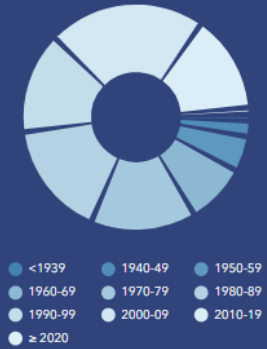
Age Profile: 5 Year Increments



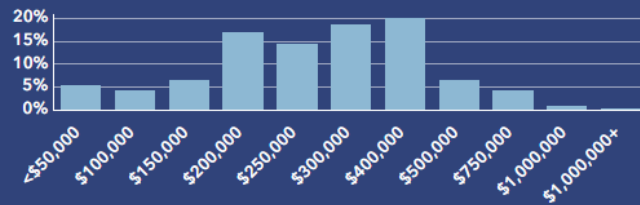
Home Ownership



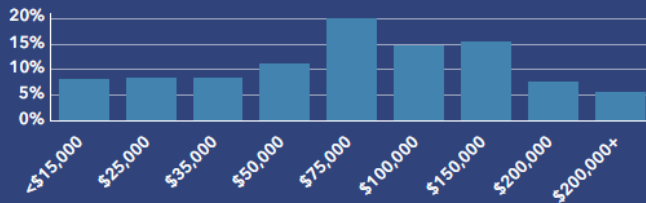
Housing: Year Built



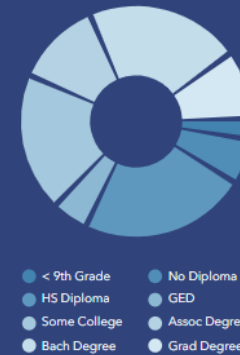
Home Value



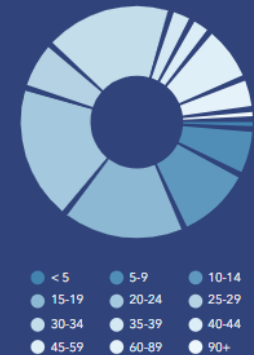
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

Dots show comparison to Charleston C...

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COMMUNITY SUMMARY

2992 Ashley Phosphate Rd, North Charleston, South Carolina, 29418
Ring of 10 miles

412,871	1.54%	2.46	69.6	35.7	\$67,449	\$273,363	\$110,414	23.8%	62.2%	14.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.4%
Services

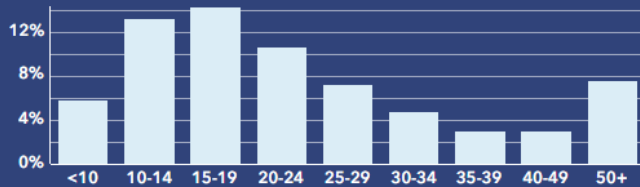


23.6%
Blue Collar



59.1%
White Collar

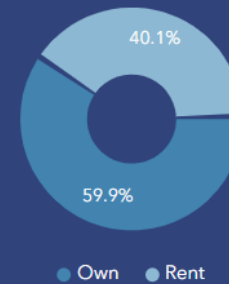
Mortgage as Percent of Salary



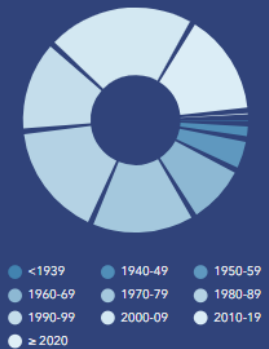
Age Profile: 5 Year Increments



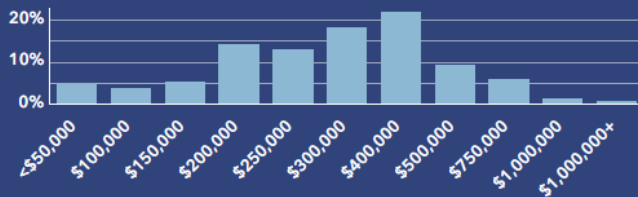
Home Ownership



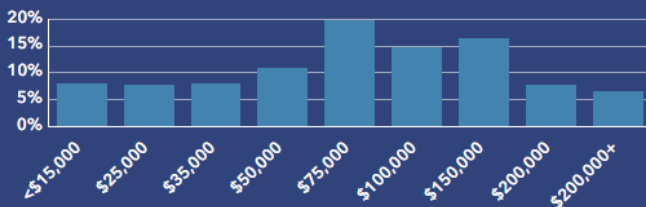
Housing: Year Built



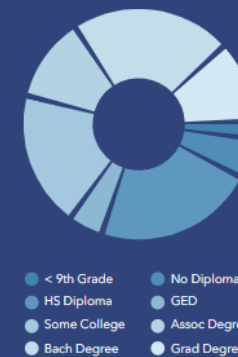
Home Value



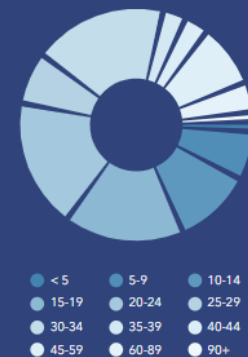
Household Income



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