



COMMERCIAL LAND FOR SALE

3.61 Acres
**St. James &
Carolina Ave**
Goose Creek, SC
29445



PRESENTED BY:

Dixon Pearce

Sales Associate

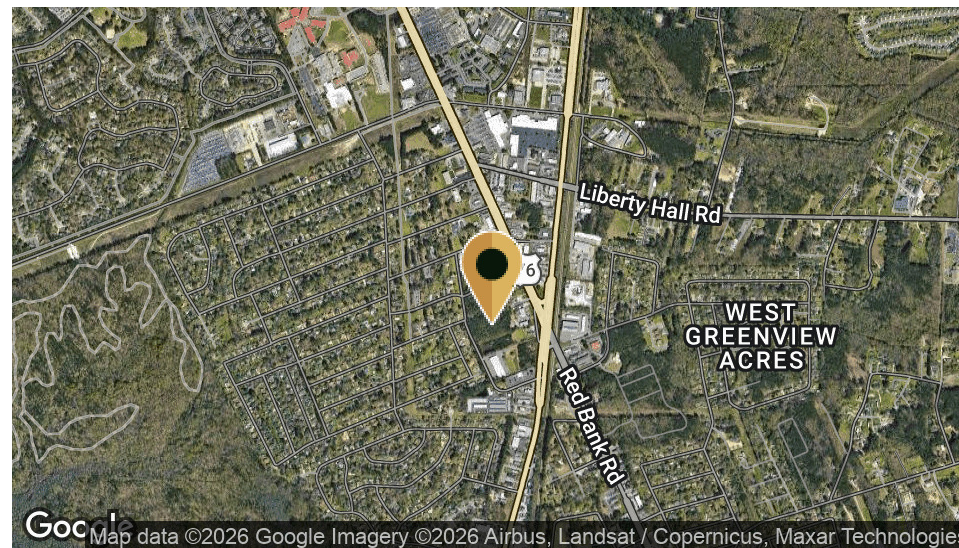
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The information contained within this listing and marketing brochure is considered dependable but is not guaranteed. All information should be verified prior to transactions.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Acreage:	+/- 3.61
Zoning:	Commercial (Village Node-Goose Creek)
Parcel ID's	243-12-07-014, 243-12-07-055

PROPERTY OVERVIEW

Two prime land parcels with zoning that allows up to 35,000sf of retail space per parcel. Rare land opportunity in a high-traffic corridor of Goose Creek and adjacent to new development. Utilities are available on-site, with excellent dual access from Carolina Avenue and St. James Avenue. Permitted uses include hotels, medical and professional offices, general retail, lab/research, restaurants, beer/wine/liquor sales, shopping centers, specialty contracting services (e.g., custom carpentry, artisan smithing).

PROPERTY HIGHLIGHTS

- Located on a high traffic corridor- Old Mt. Holly to S Goose Creek Blvd: 44,700 Vehicles Per Day (2025 SCDOT)
- Permitted uses include office, medical, retail, food and bev, alcohol sales
- Up to 35,000sf Retail Space per Parcel.
- Ingress/egress available from east and west sides of property (St. James Ave/Carolina Ave)
- Approximately 3.61 acres

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Executive Summary

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Retailer Map



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Retailer Map

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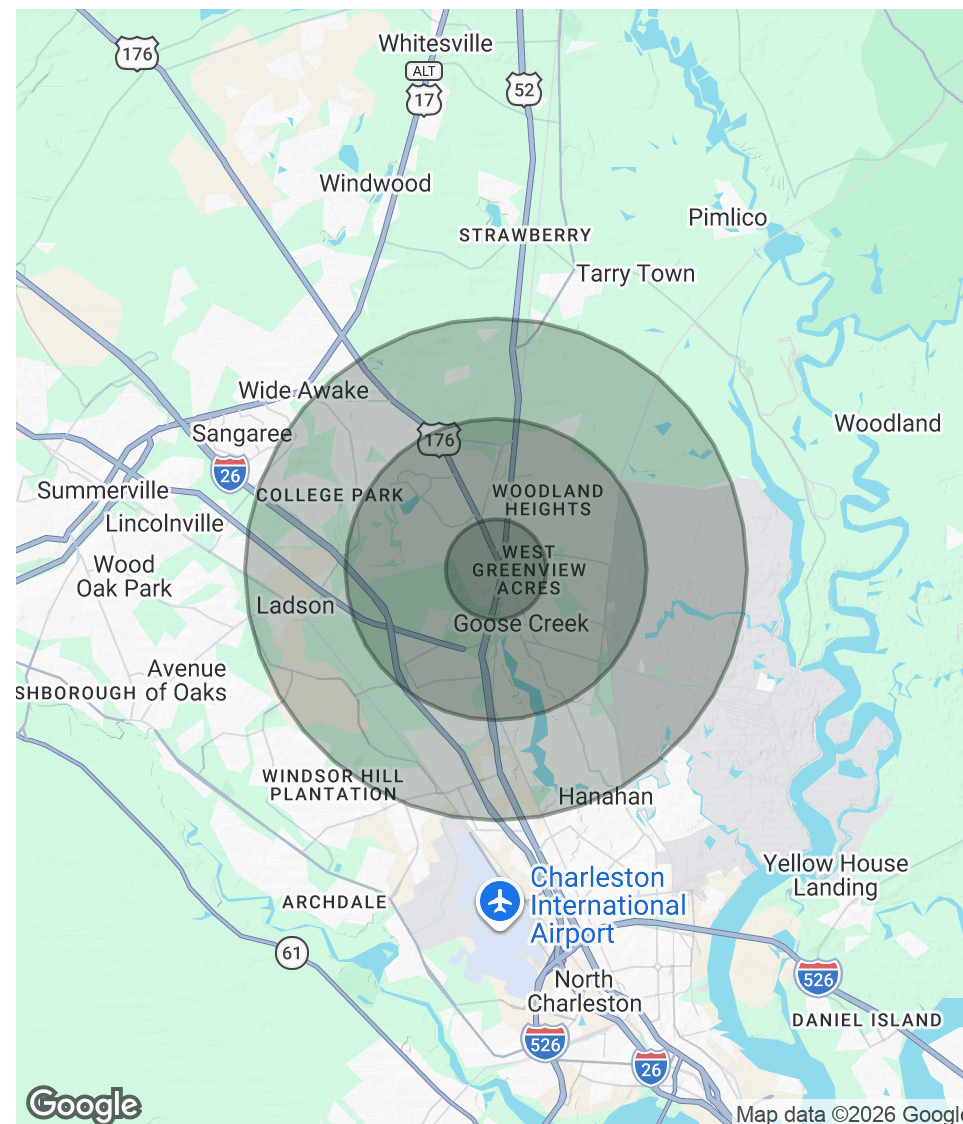
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,273	64,571	126,022
Average Age	40.6	37.1	35.4
Average Age (Male)	38.7	35.2	33.8
Average Age (Female)	43.9	38.2	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,678	24,420	48,272
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$109,216	\$93,177	\$91,581
Average House Value	\$233,501	\$268,665	\$264,723

2023 American Community Survey (ACS)



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Demographics Map & Report

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Advisor Bio 1

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