

FOR SALE - PRICE REDUCED!

COMMERCIAL REDEVELOPMENT DISTRICT

3648 WEST MONTAGUE AVENUE • N CHARLESTON • SOUTH CAROLINA 29418



CARLMICHAEL HARRISON, SENIOR BROKERAGE ASSOCIATE

843.514.3847 • charrison@thebeachcompany.com

320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL



PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer this approximately 0.34 acre commercially zoned property, prime for redevelopment, in North Charleston, South Carolina.

► HIGHLIGHTS

- Approximately 0.34 Acres
- Located on busy West Montague Avenue between I-526 and Dorchester Road
- Convenient to the Charleston International Airport and Tanger Outlets
- Zoned Commercial allowing for multiple uses
- Property Subtype is Office, Retail, Unimproved Land
- Daily Traffic Count of 14,000 Vehicles per Day
- **Reduced Price of \$399,900**
- Charleston County TAX ID #409-09-00-076
- South Carolina Commercial MLS #31000929

► LISTING AGENT

Carl Michael Harrison, Senior Brokerage Associate
843.514.3847

harrison@thebeachcompany.com

BEACH COMMERCIAL, LLC
320 Broad Street, Suite 600
Charleston, SC 29401

www.beachcommercialre.com

DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 3468 WEST MONTAGUE AVE • N CHARLESTON, SC 29418

Approximately 0.34 acres for sale on busy West Montague Avenue. The lot has an existing 1,143 square foot residential home with a detached garage on the property. Property is zoned Commercial which allows for multiple uses. The property is conveniently located between I-526 and Dorchester Road near the Charleston International Airport and Tanger Outlets Charleston.



► MARKETING STATISTICS FOR ZIP CODE 29418

- Total population 24,386 (2022)
- Median Age 38.8 (2022)
- Households 10,960
- Unemployment Rate 4.2% (2024)
- Daily Traffic Count of 14,000 Vehicles per Day



ADJACENCY MAP



PROXIMITY MAP

