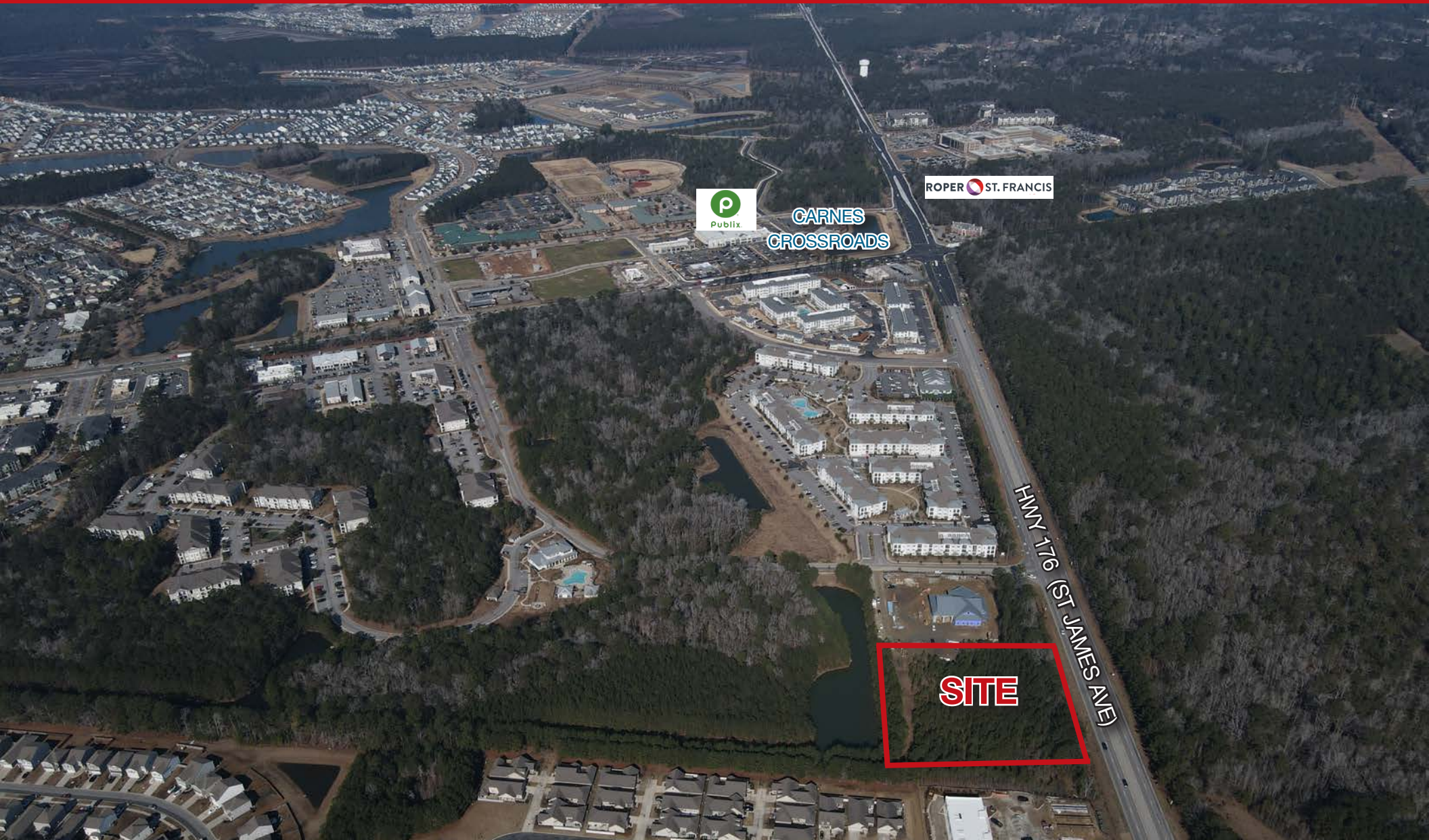


# ±3.11 ACRE COMMERCIAL LAND FOR SALE

**NAI**Charleston



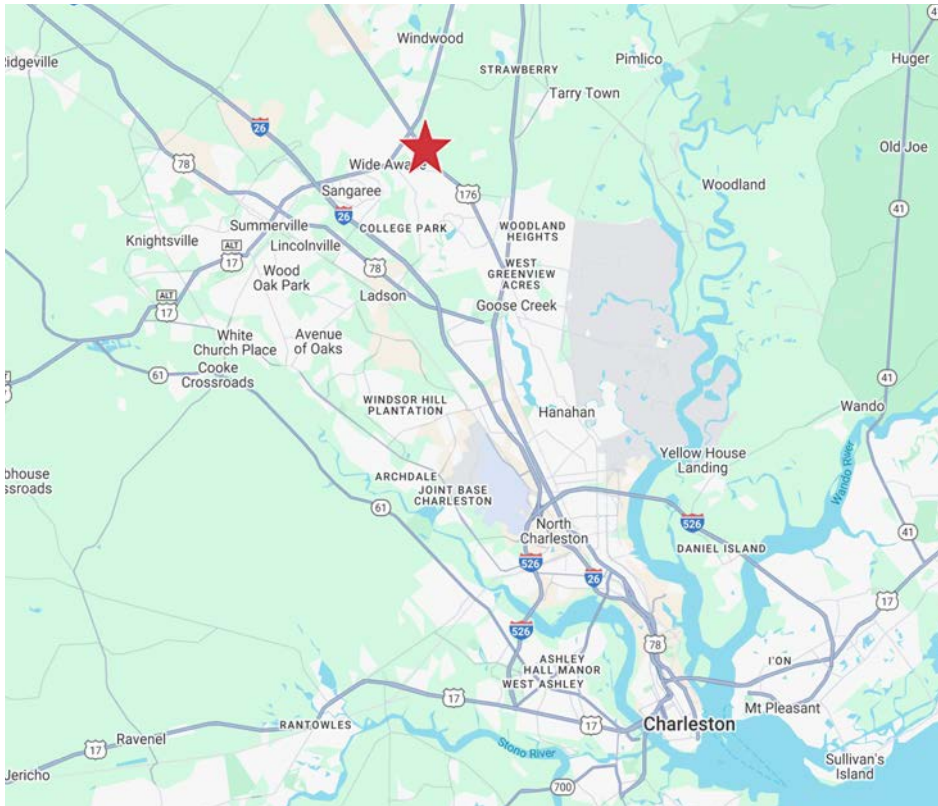
**0 HIGHWAY 176**  
GOOSE CREEK, SC 29486

Michael Branch  
843.224.3768  
mbranch@naicharleston.com

David Grubbs, SIOR  
843.814.6111  
dgrubbs@naicharleston.com

# SUMMARY

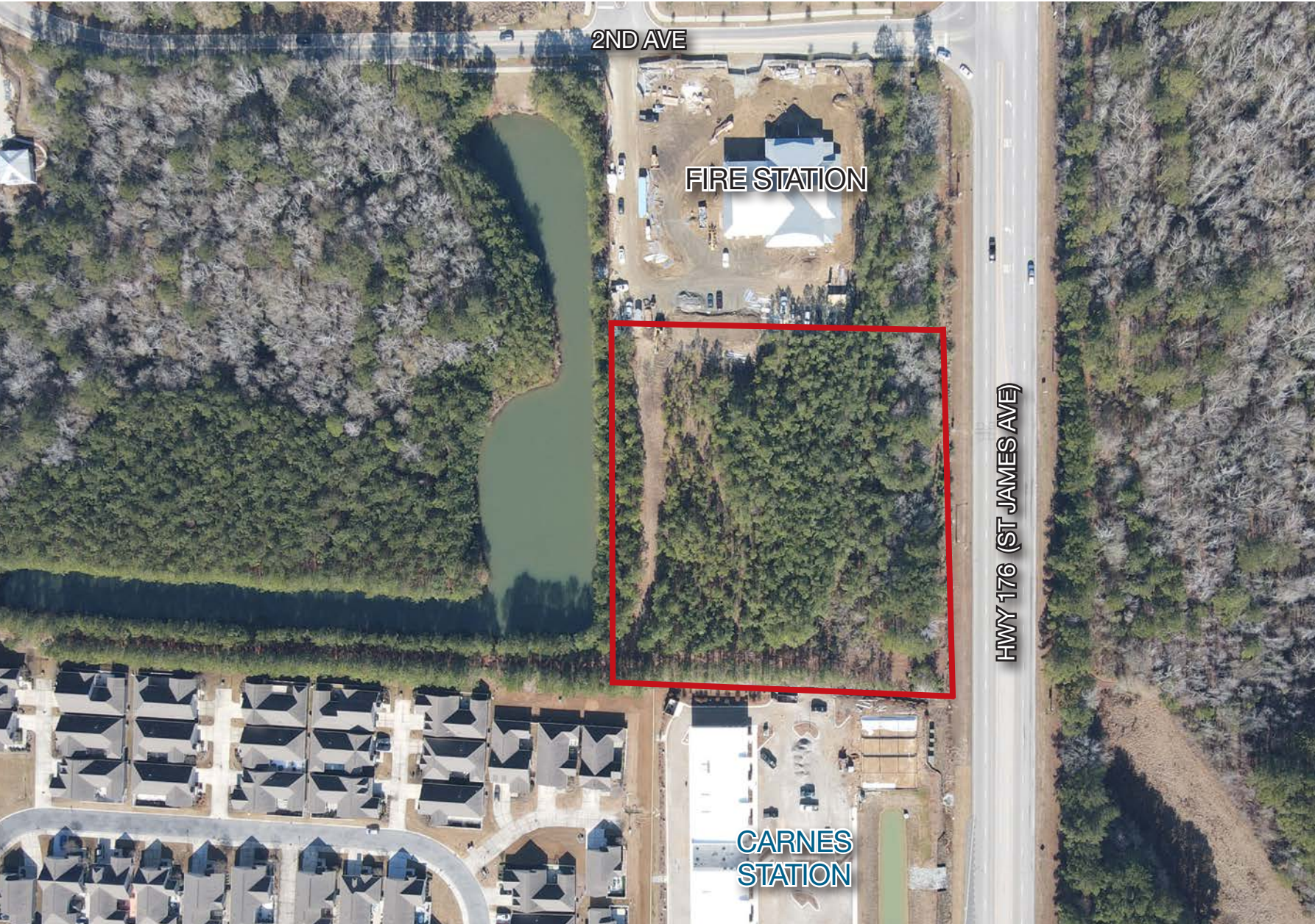
Great opportunity to purchase a ±3.11 acre undeveloped parcel in the bustling area of Carnes Crossing. The expansive lot benefits from flexible zoning, making it perfect for commercial or mixed-use development. Located in a rapidly growing area with convenient access to major roadways, shopping, dining, and top-rated schools, this property provides both untapped potential and connectivity.



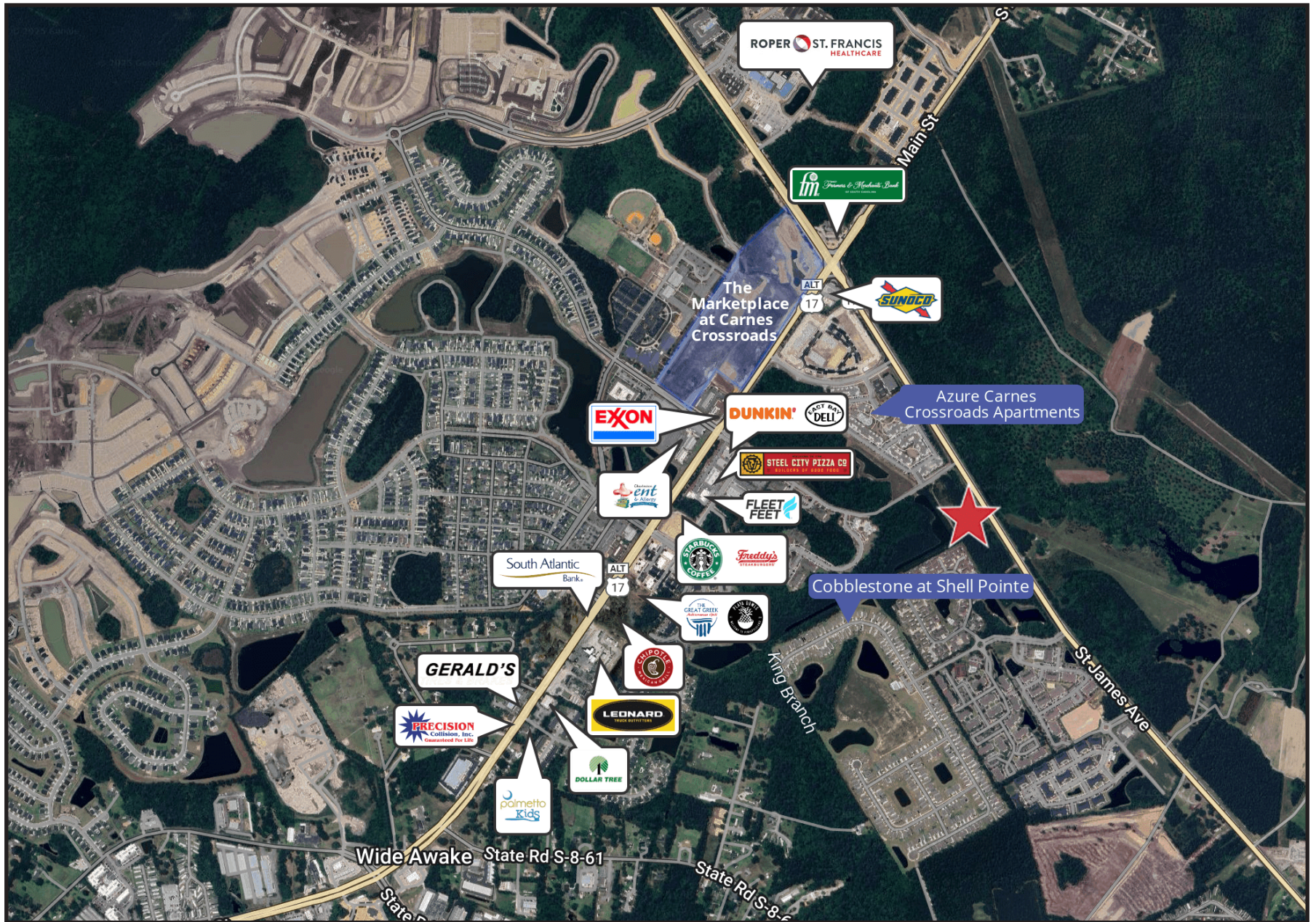
## Offering Summary

Sale Price:	\$2,000,000
Parcel Size:	±3.11 AC
Ideal Uses:	Retail, medical/professional office, QSR, hotel/hospitality, restaurant
Utilities:	Water and sewer available
Traffic Counts:	40,700 VPD on Hwy 17-A & 22,500 VPD on Hwy 176 (SCDOT 2023)
Zoning:	Goose Creek - PD
County:	Berkeley County
TMS #:	222-00-00-226

# AERIAL



# RETAILER MAP







## CONTACT:

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*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

Exclusively marketed by:

**NAI** Charleston