FOR LEASE

1.25 ACRE IOS YARD WITH I-95 FRONTAGE

CHARTERONE REALTY | COMMERCIAL

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CONCEPTUAL

58 FIREFLY DRIVE | RIDGELAND, SOUTH CAROLINA

1.25-acre IOS yard with crushed gravel, perimeter fencing, landscape screening, water and sewer access, and planned pole-mounted lighting. Excellent location along I-95, with approximately 250 feet of frontage at Exit 21. The site is 13 miles from the Hilton Head/Bluffton exit and 25 miles from the Port of Savannah. A secure location for storing business equipment, supplies, and heavy machinery.

Call for lease rate & more information.

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CONCEPTUAL SITE PLAN

1. PROPOSED INDUSTRIAL OUTDOOR STORAGE YARD (±1.2 AC)
2. EXISTING INDUSTRIAL BUILDING
3. IMPROVED ASPHALT AREA FOR VEHICLE PARKING
4. PROPOSED SECURED FENCING

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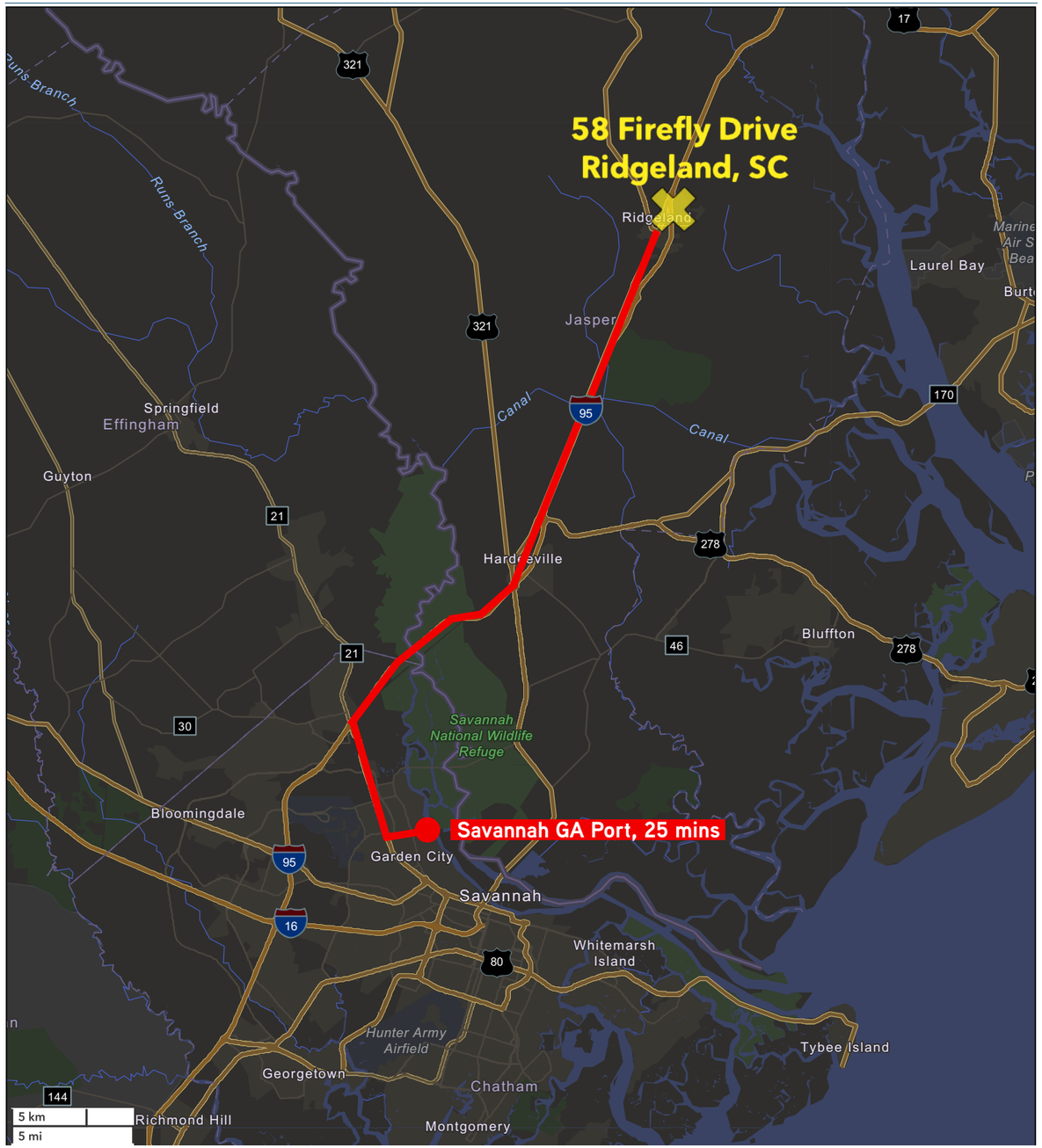
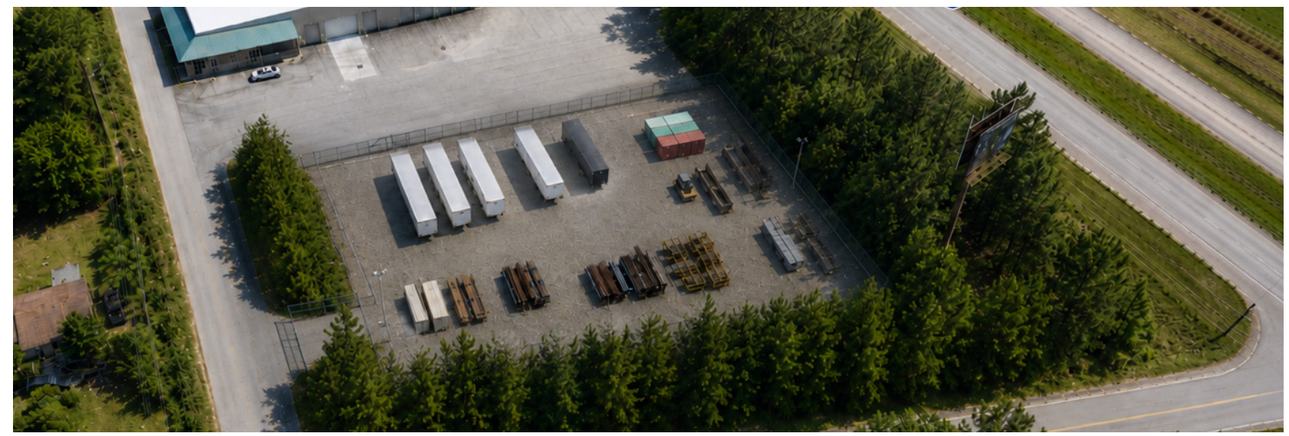
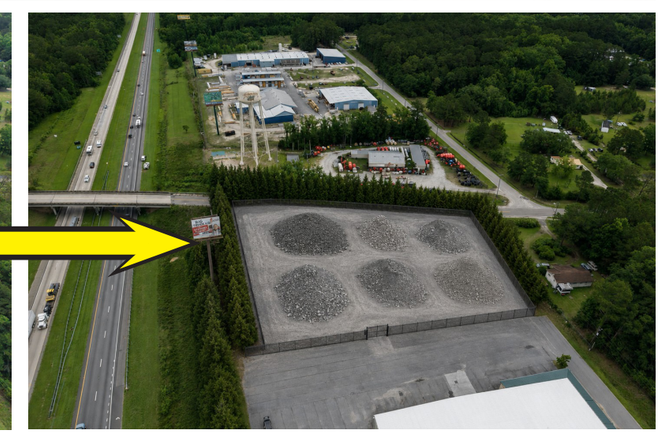
AERIAL MAP



AERIAL PHOTOS
CONCEPTUAL





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Civilian Labor Force Profile

601-4889 James L Taylor Rd
601-4889 James L Taylor Rd, Ridgeland, South Carolina, 29936
Ring: 10 mile radius

Prepared by Esri
Latitude: 32.48247
Longitude: -80.97135

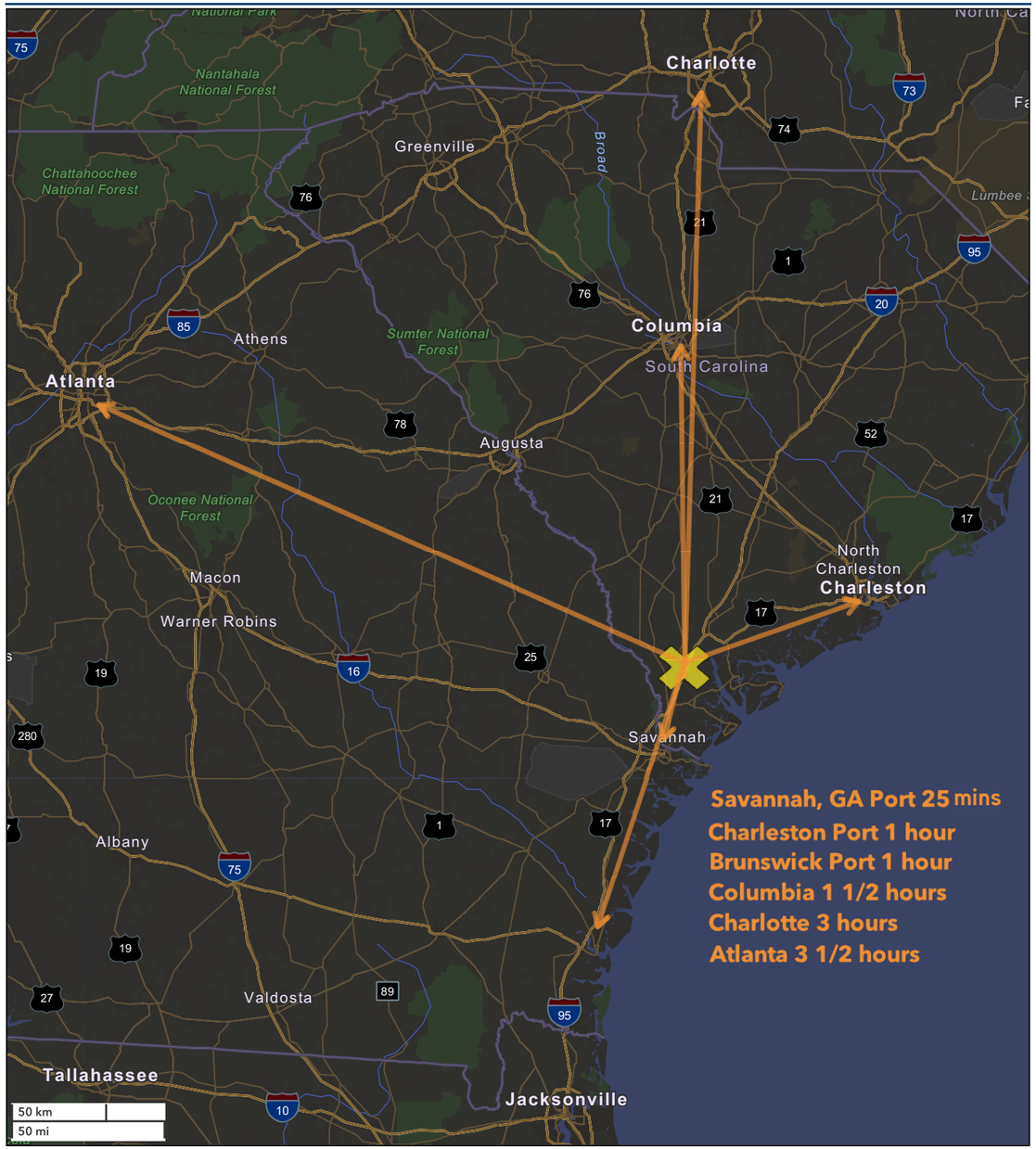
		2024 Labor Force				
Age Group	**Population**	**Employed**	**Unemployed**	**Unemployment Rate**	**Labor Force Participation Rate**	**Employment-Population Ratio**
16+	12,468	6,126	183	2.9%	50.6%	49.1%
16-24	1,689	910	64	6.6%	57.7%	53.9%
25-54	5,836	3,791	114	2.9%	66.9%	65.0%
55-64	1,997	1,030	2	0.2%	51.7%	51.6%
65+	2,946	395	4	1.0%	13.5%	13.4%
Male Age 16+	6,624	3,377	131	3.7%	53.0%	51.0%
Female Age 16+	5,844	2,749	52	1.9%	47.9%	47.0%
White Age 16+	6,166	2,760	79	2.8%	46.0%	44.8%
Black Age 16+	4,492	2,180	96	4.2%	50.7%	48.5%
American Indian Age 16+	51	29	0	0.0%	56.9%	56.9%
Asian Age 16+	83	40	0	0.0%	48.2%	48.2%
Pacific Islander Age 16+	19	8	1	11.1%	47.4%	42.1%
Other Race Age 16+	1,156	807	3	0.4%	70.1%	69.8%
Multiple Races Age 16+	500	301	5	1.6%	61.0%	60.2%

Economic Dependency Ratio	
Total	129.4
Child (<16)	43.7
Working-Age (16-64)	45.6
Senior (65+)	40.1

Industry	**Employed**	**Percent**	**US Percent**	**Location Quotient**
Total	6,126	100.0%	100.0%	-
Agriculture/Forestry/Fishing	120	2.0%	1.1%	1.82
Mining/Quarrying/Oil & Gas	0	0.0%	0.3%	0.00
Construction	607	9.9%	6.9%	1.43
Manufacturing	284	4.6%	10.0%	0.46
Wholesale Trade	49	0.8%	2.0%	0.40
Retail Trade	1,106	18.1%	10.5%	1.72
Transportation/Warehousing	302	4.9%	5.1%	0.96
Utilities	96	1.6%	0.9%	1.78
Information	43	0.7%	2.0%	0.35
Finance/Insurance	261	4.3%	4.8%	0.90
Real Estate/Rental/Leasing	45	0.7%	1.8%	0.39
Professional/Scientific/Tech	130	2.1%	8.3%	0.25
Management of Companies	6	0.1%	0.1%	1.00
Admin/Support/Waste Management	508	8.3%	4.3%	1.93
Educational Services	266	4.3%	9.1%	0.47
Health Care/Social Assistance	939	15.3%	14.1%	1.09
Arts/Entertainment/Recreation	32	0.5%	2.3%	0.22
Accommodation/Food Services	537	8.8%	6.8%	1.29
Other Services (Excluding Public)	257	4.2%	4.6%	0.91
Public Administration	535	8.7%	5.0%	1.74

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.
Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.
Source: Esri forecasts for 2024 and 2029.

Port and City Proximity



April 04, 2025

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CONCEPTUAL

LIONSMARK
INVESTMENT GROUP

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