

FOR SALE



±7,956 SF Retail/Office Space on ±0.86 Acres in Seabrook Island, SC



1001 Landfall Way
Seabrook Island, SC 29455



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Property Overview

1001 Landfall Way | Seabrook Island, SC

- Prime commercial location at the entrance to Seabrook Island, directly outside the security gates of the Seabrook Island community
- Highly visible location on Landfall Way with convenient access for residents, visitors, club members, and seasonal tourists.
- Professional office and retail environment surrounded by established businesses, restaurants, and service providers.
- Excellent opportunity for office, medical, professional services, boutique retail, or hospitality-related users.
- Immediate proximity to the Seabrook Island Club
- Updates:
 - Roof - June 2024
 - HVAC - Feb 2024
 - Crawl Space - Fully encapsulated - Jan 2026
 - New back door, porch & steps
- ±5 minutes from Freshfields Village
- ±10 minutes from Kiawah Island
- ±45 minutes from Downtown Charleston

Offering Summary

Asking Price: \$2,750,000

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



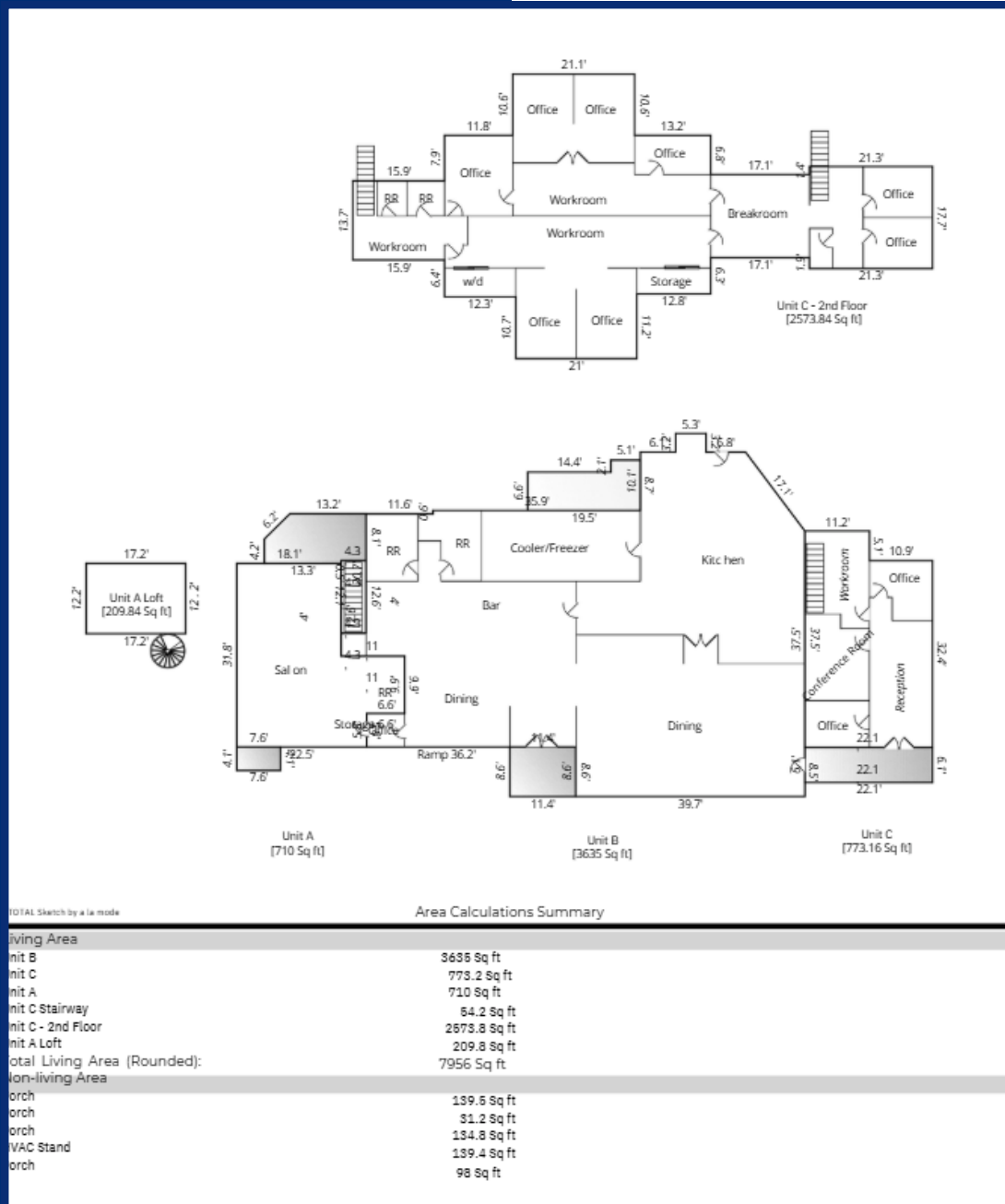
Parcel Overview

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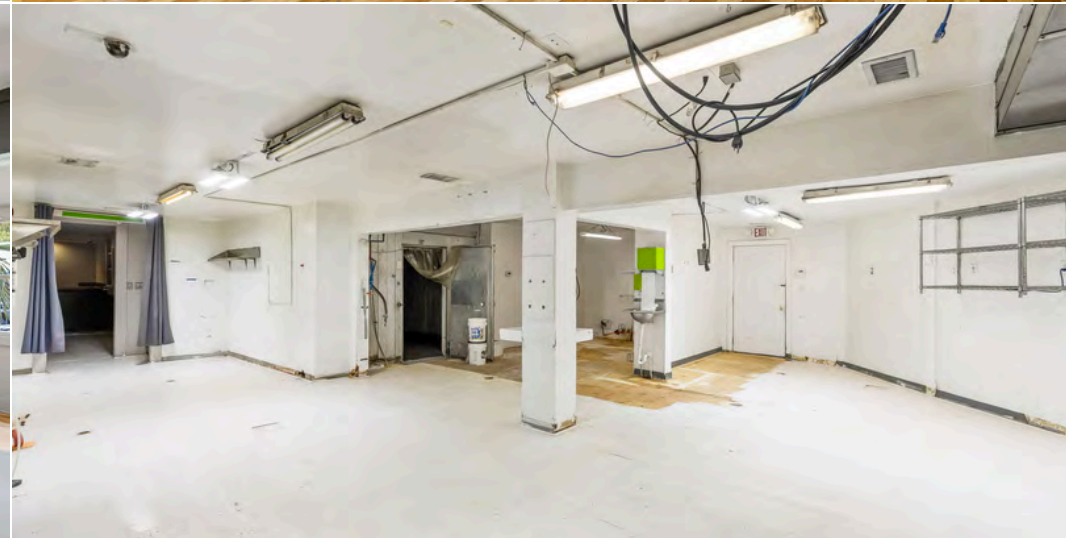
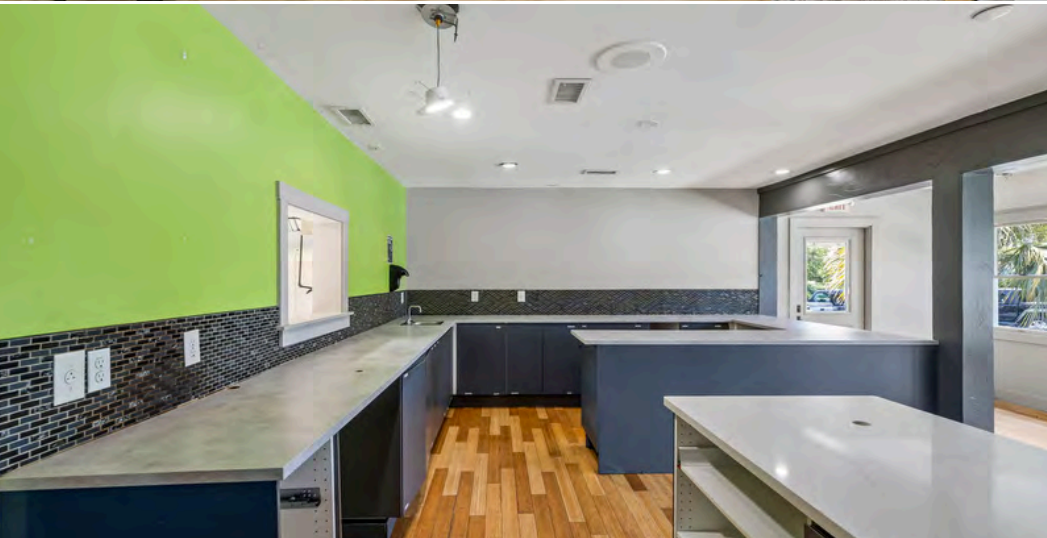


Floorplan

1001 Landfall Way | Seabrook Island, SC



Property Photos



Local Amenities and Retailers

Seabrook Island, SC



Confidentiality & Disclaimer

Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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