



FOR SALE

PERMITTED OFFICE FOR DEVELOPMENT
JOHNS ISLAND, SC | GREATER CHARLESTON
Parcel permitted for two 4,496 sq. ft. buildings

PROPERTY INFO

This permit-ready office development opportunity is located at 2729 Bohicket Road on Johns Island in Charleston County. Bohicket Road is the primary access corridor to Kiawah and Seabrook Islands and is a scenic, oak-lined roadway carrying approximately 13,400 vehicles per day, primarily local residents and visitors to the nearby barrier islands and resorts.

The 1.99-acre corner parcel at the intersection of Bohicket Road and Partnership Lane offers excellent visibility, strong exposure, and convenient ingress and egress. The property's zoning allows for a range of office uses, including administrative, business, and professional offices, providing flexibility for future development.

Conceptual renderings illustrate a potential development featuring two cohesive, low-profile office buildings designed in a refined coastal Lowcountry style, with white masonry exteriors, metal gabled roofs, and expansive black-framed windows. Thoughtful landscaping enhances curb appeal while maintaining a professional aesthetic.

Located approximately 21 miles south of downtown Charleston, the property is ideally positioned to serve both local residents and tourism-driven demand associated with Kiawah Island's world-class amenities.

The images are virtual renderings created to illustrate a potential development concept.



ASKING PRICE
\$ 990,000.00

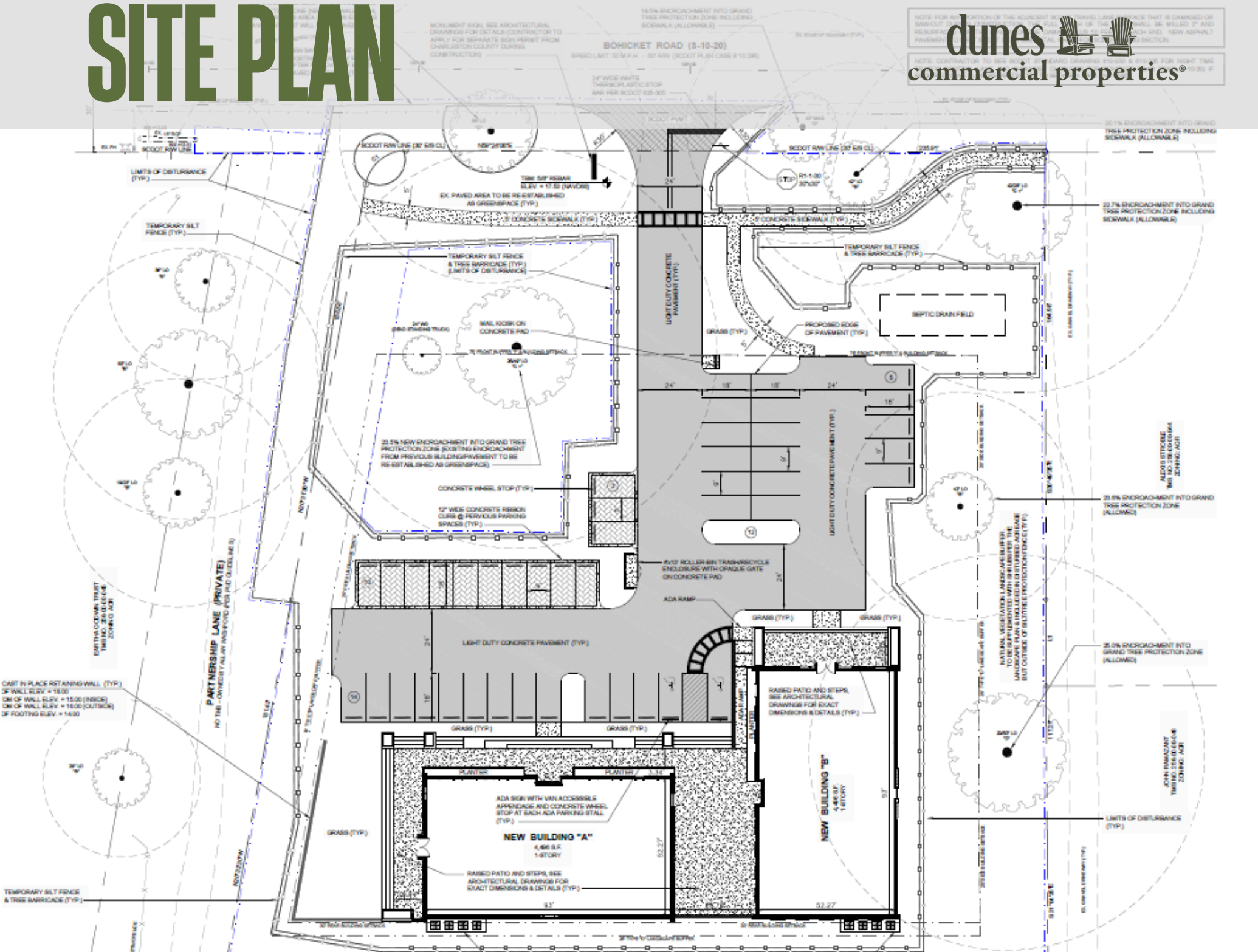


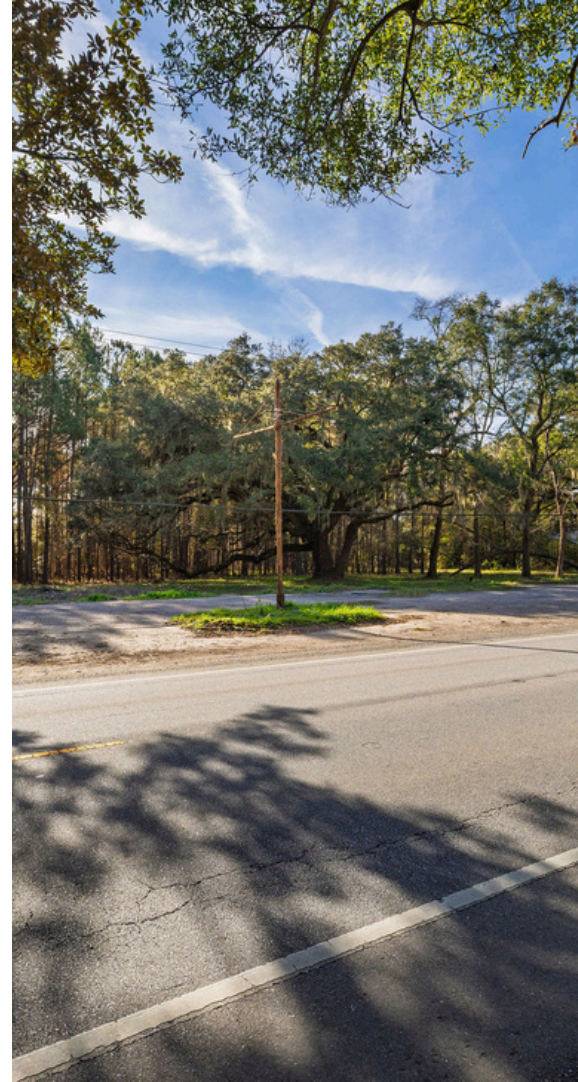
SITE PLAN

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NOTE: FOR AN EXTENSION OF THE ADJACENT BOHICKET ROAD DRIVEWAY LAINE THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION, THE DRIVEWAY SHALL BE REPAIRED TO ORIGINAL FINISH AND SHALL BE MILED 2" AND REPAIRED TO ORIGINAL FINISH WITH NEW ASPHALT PAVING. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND DETAILS.

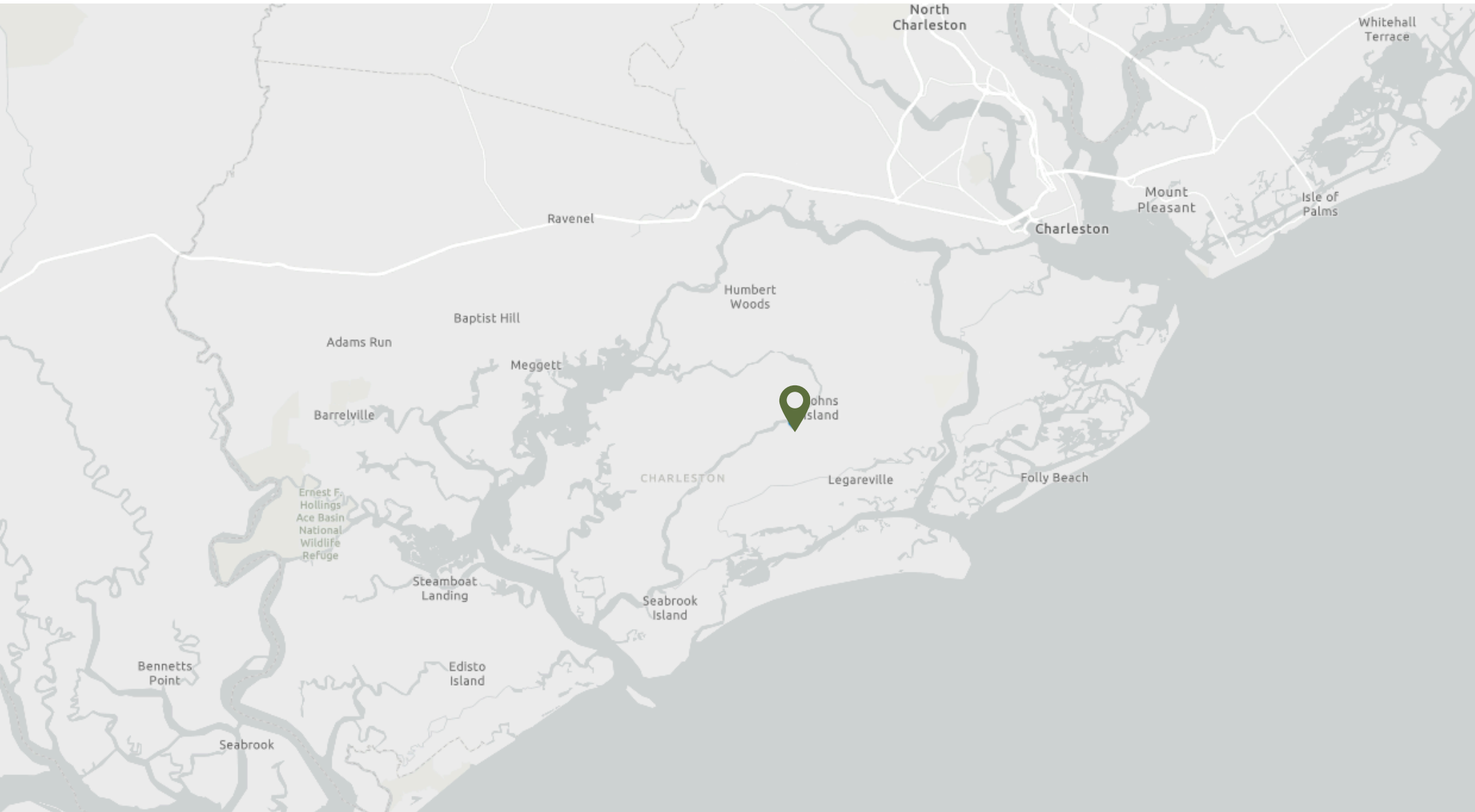
NOTE: CONTRACTOR TO SEE LOCAL STATE BOARD DRAWINGS 910-02 & 910-03 FOR EXACT TREE PROTECTION ZONE (TPZ) REQUIREMENTS.





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PROPERTY LOCATION



CONTACT



LUIZ T. YAMASHITA, CCIM

T: +1 (843) 608-8882
Lyamashita@dunesproperties.com
835 Coleman Blvd, Ste 200
Mount Pleasant, SC 29464



LUCAS BENI

T: +1 (843) 972-3275
Lbeni@dunesproperties.com
835 Coleman Blvd, Ste 200
Mount Pleasant, SC 29464



DAVID SILVER

T: +1 (843) 608-9502
dsilver@dunesproperties.com
835 Coleman Blvd, Ste 200
Mount Pleasant, SC 29464