



PROPERTY DESCRIPTION

Uncover the potential of this prime investment opportunity in the desirable Longs area. The HC zoning provides flexibility for various development possibilities. Its ideal location along E Highway 9 ensures excellent visibility and accessibility, enhancing its appeal to discerning investors and end users. With a well-established presence in this growing commercial hub, this property represents a lucrative prospect for automobile related uses to include retail and restaurant seeking a strategic addition to their portfolio. Embrace the potential of this dynamic property and unlock the possibilities for your next investment venture.

PROPERTY HIGHLIGHTS

- Zoned Highway Commercial (HC)
- Strategic location on E Highway 9
- 28,600 AADT

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	2.78 Acres

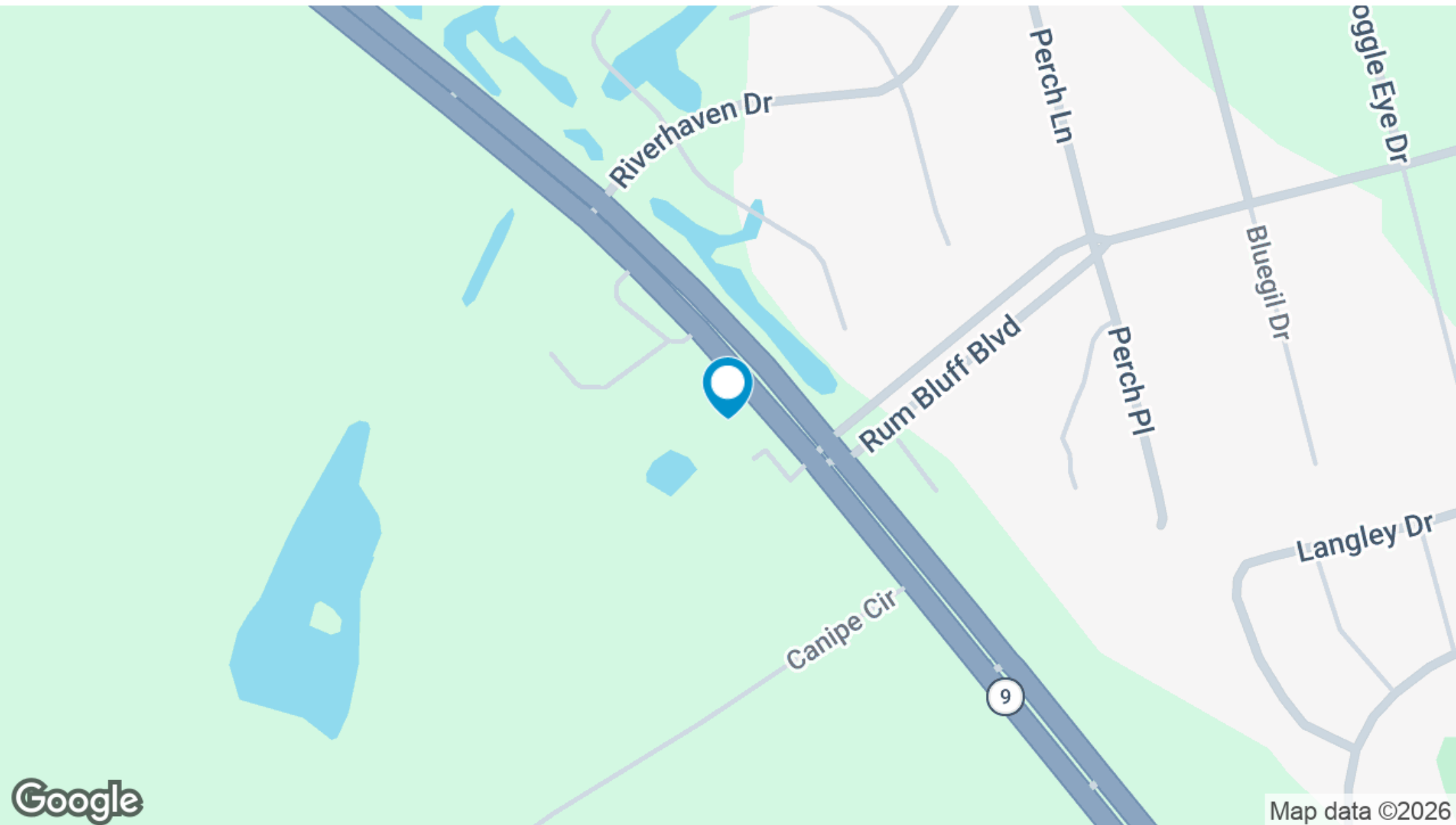
HUNTER PLATT, GAA

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LAND FOR SALE

2.78+/- ACRES FOR SALE

E Highway 9, Longs, SC 29568



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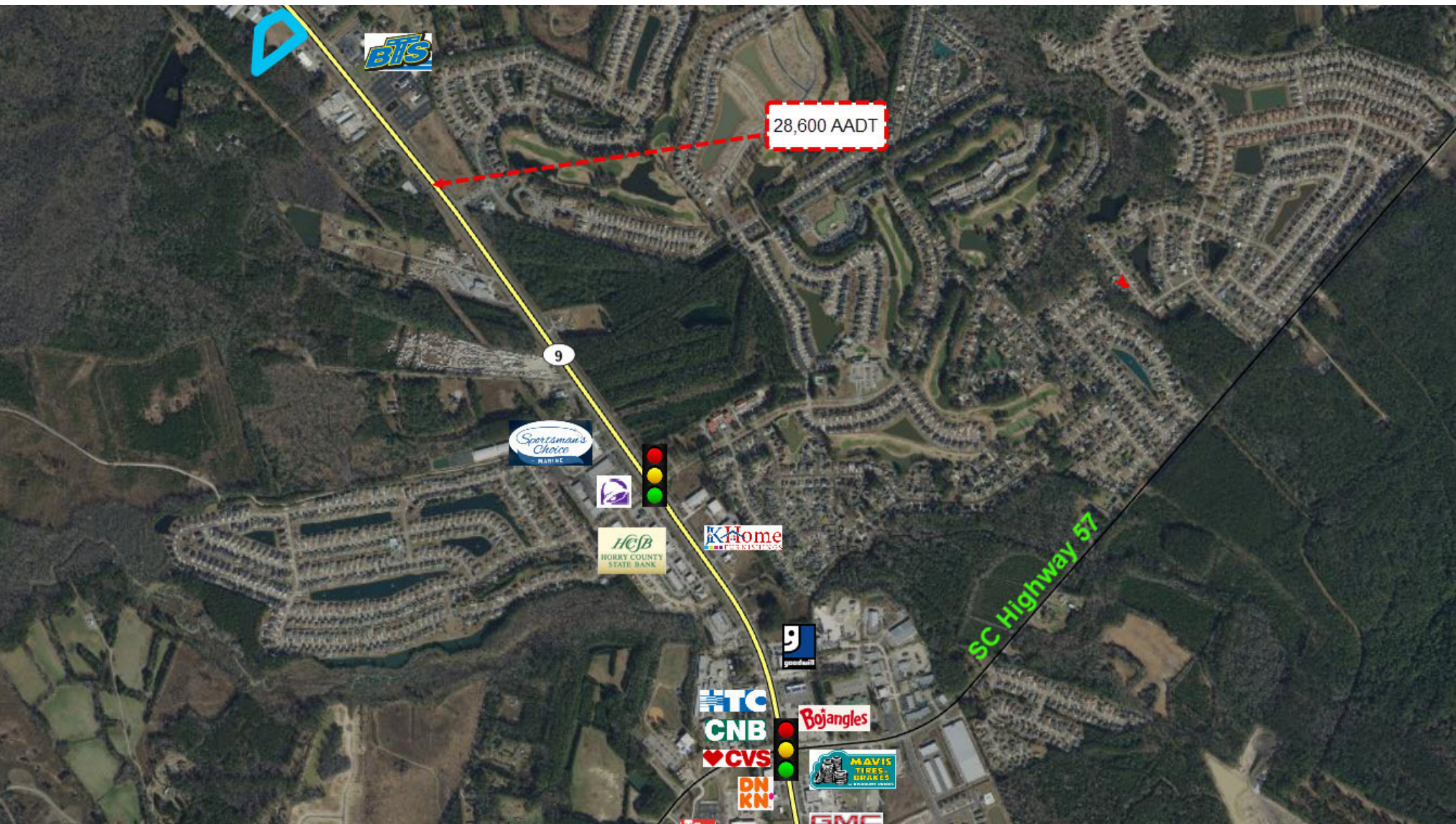


TRADD COMMERCIAL

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	40	161	627
Average Age	53.7	53.8	52.9
Average Age (Male)	51.0	51.3	50.4
Average Age (Female)	54.7	54.7	53.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	17	67	263
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$97,241	\$99,786	\$97,149
Average House Value	\$336,041	\$334,180	\$327,863

2023 American Community Survey (ACS)

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