



**COLDWELL  
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COMMERCIAL**  
ATLANTIC

# FOR SALE

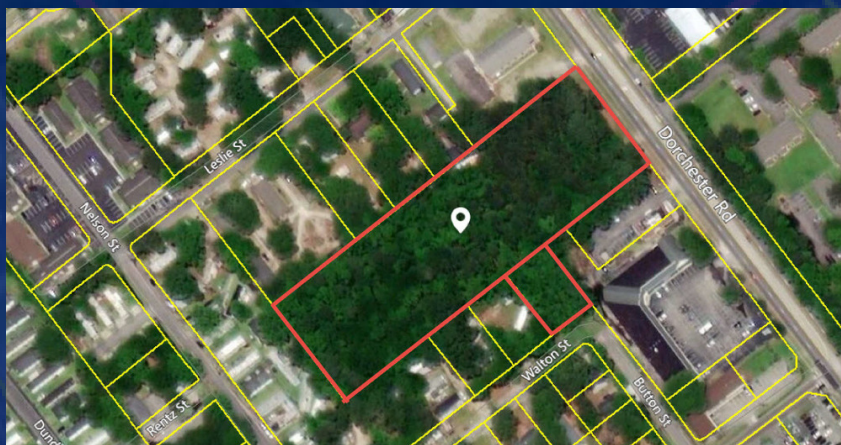
## READY FOR DEVELOPMENT - 4.32 ACRES ON DORCHESTER RD

\$825,000

5663 Dorchester Road  
North Charleston, SC 29418

### AREA

Ready for Development - 4.32 acre property located on Dorchester Road (just southeast of Michaux Parkway) and situated in the midst of the residential homes, commercial, and industrial businesses of North Charleston.



### OFFICE

Lisa Loesel  
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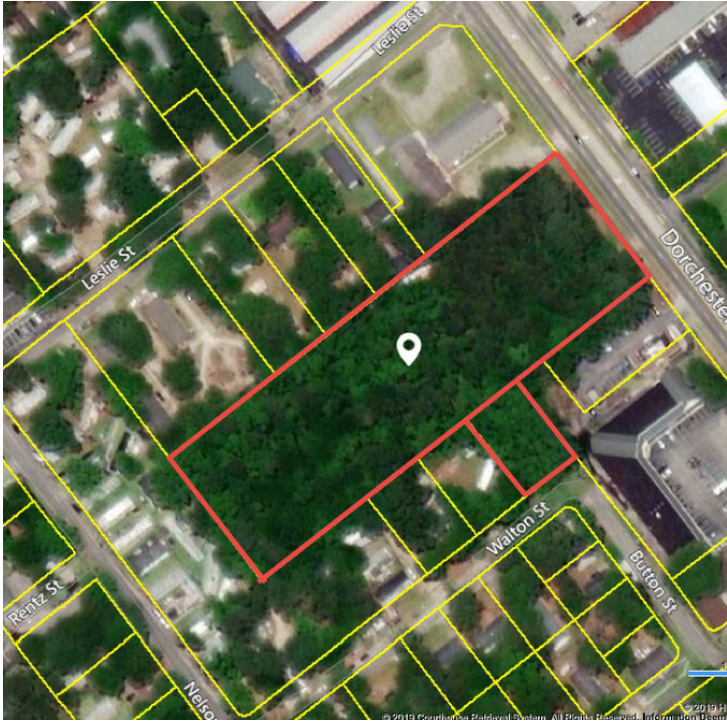
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5663 Dorchester Road, North Charleston, SC 29418

SALE



## OFFERING SUMMARY

Sale Price:	\$825,000
Available SF:	
Lot Size:	4.32 Acres
Zoning:	OR/OG in Charleston County
Price / Acre:	\$190,972

## PROPERTY OVERVIEW

Ready for Development - 4.32 acre property located on Dorchester Road (just southeast of Michaux Parkway) and situated in the midst of the residential homes, commercial, and industrial businesses of North Charleston.

Property is currently in Charleston County with the Dorchester Road Corridor Overlay District and underlying zoning of OR/OG. There is the potential for rezoning and/or annexation into the City of North Charleston. Water is available through Charleston County and sewer is available through North Charleston Sewer District.

With its close proximity to Bosch, Boeing, and Charleston International Airport, this property has the potential for many uses such as retail, mixed-use, multi-family, and flex/warehouse space.

Listing also includes the contiguous .32 acres located at 4332 Walton Street.

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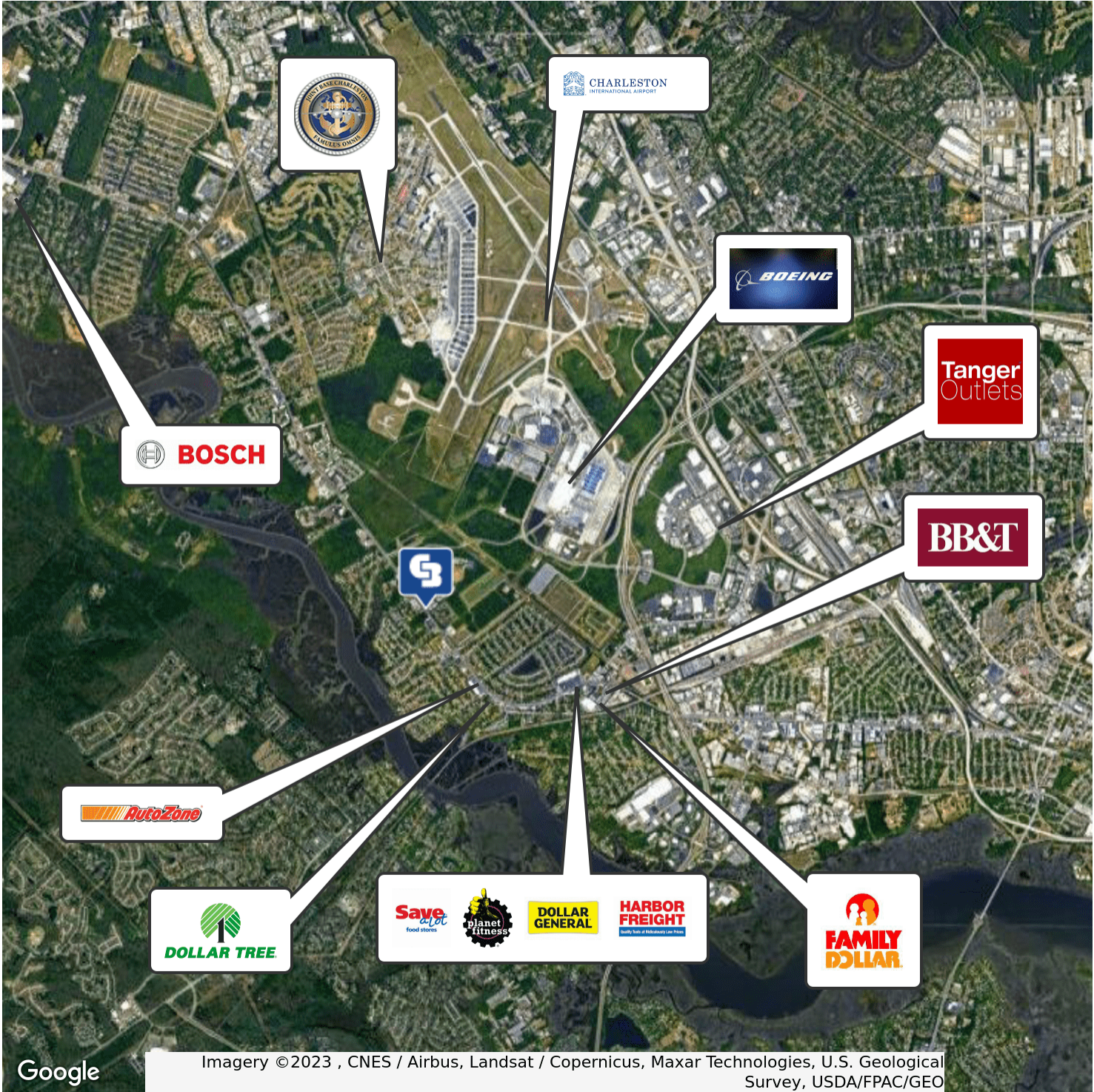




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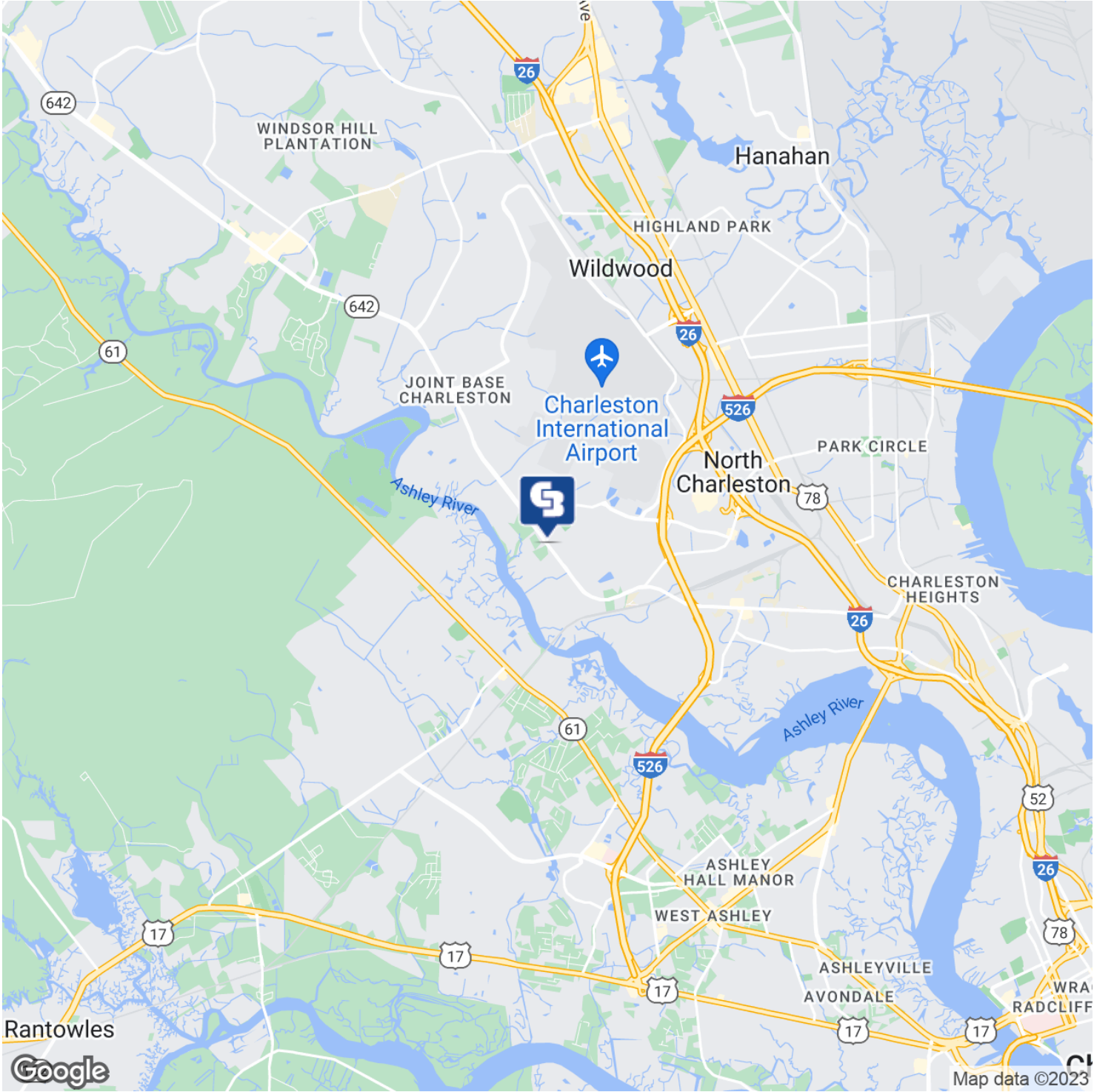
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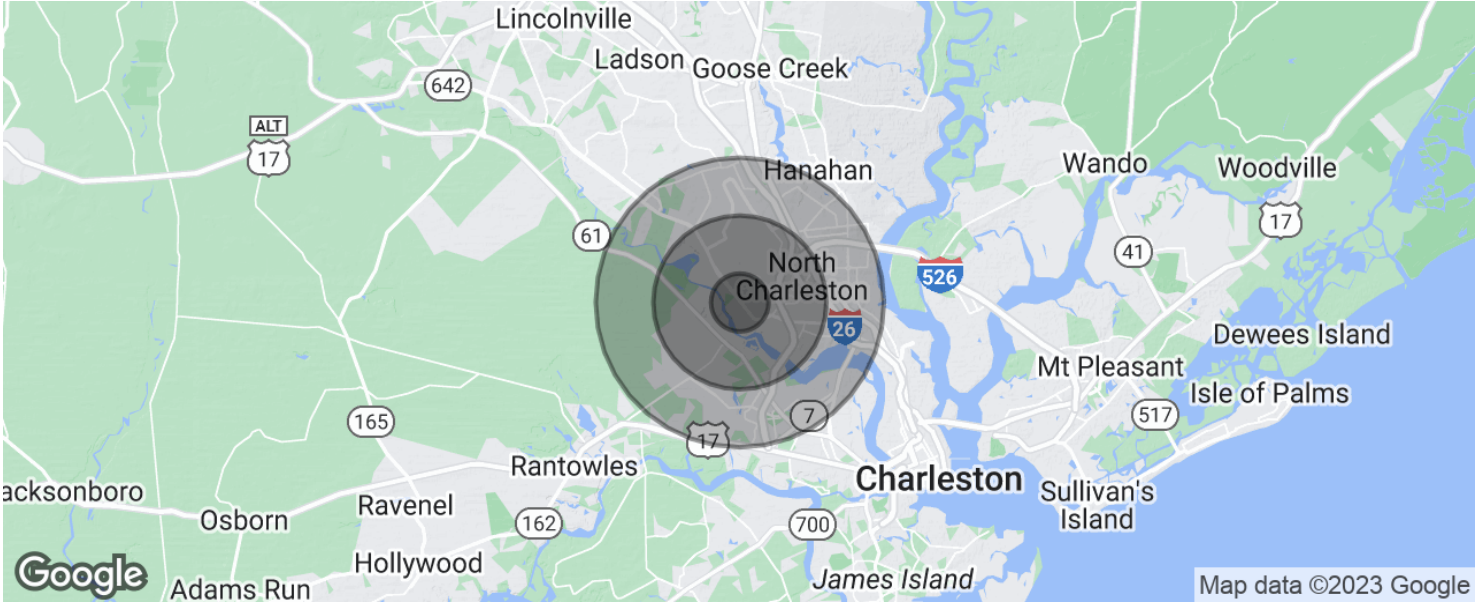
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,703	29,662	105,484
Median age	34.6	34.4	33.7
Median age (Male)	35.1	33.7	32.6
Median age (Female)	34.4	35.6	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,391	11,494	41,851
# of persons per HH	2.4	2.6	2.5
Average HH income	\$49,235	\$54,538	\$52,476
Average house value	\$101,886	\$125,171	\$171,764

\* Demographic data derived from 2020 ACS - US Census

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