

FOR SALE



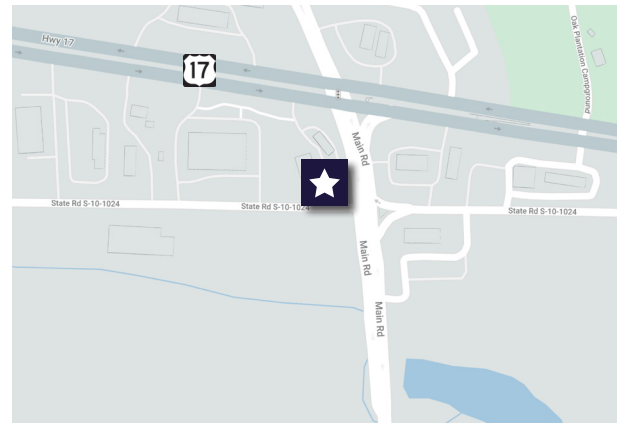
106 MAIN ROAD
CHARLESTON, SC | JOHNS ISLAND



0.66 ACRES

Property Highlights

Excellent location on a major corner of Savannah Highway (17) and Main Road. Gateway point leading to Johns, Kiawah and Seabrook Island. Suitable free standing restaurant, or mixed-use retail opportunity. Walgreens to rear the and Burger King across Main Road from the location. Three entry points and a traffic light. Over 25,000 VPD. Road frontage on three sides of the property; 152' on Main Road, 78' on Old Charleston Road & 110' on Savannah Hwy.



BUILDING SF	2,034	SIGNAGE TYPE	Building
LAND SF	28,750	1-MILE (POP)	3,320
YEAR BUILT	1985	3-MILE (POP)	19,740
PARKING	18 Spaces	MED. INCOME	\$91,733
TRAFFIC COUNTS	25,466 VPD	SPACE USE	Retail



LEGAL INFORMATION

TAX PARCEL ID 285-00-00-042

2023 RE TAXES \$21,540.00

ZONING Commercial

106 MAIN ROAD MARKET INFORMATION

- Ideal for mixed-use, free-standing restaurant or retail
- Major entry point for Johns, Kiawah and Seabrook Island. Approximately 12 miles.
- Service related, restaurant and Convenience store competitors in the area.
- Airport 17 miles and downtown Charleston 14 miles.
- One of kind redevelopment opportunity and location.
- Restrictions do apply as noted below,
- Subject property will be offered under a Make an Offer scenario

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

CONTACT INFORMATION

JEFF SCHEIDEGGER

Account Contact

+1 314-384-8662

jeff.scheidegger@cushwake.com

BRADY DASHIELL

Senior Associate

+1 843 724 0106

brady.dashiell@cushwake.com

NICK TANANA

Senior Director

+1 843 724 0109

nick.tanana@cushwake.com

