FOR SALE



106 MAIN ROAD CHARLESTON, SCIJOHNS 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
LAND SF	28,750
YEAR BUILT	1985
PARKING	18 Spaces
TRAFFIC COUNTS	25,466 VPD

SIGNAGE TYPE	Building
1-MILE (POP)	3,320
3-MILE (POP)	19,740
MED. INCOME	\$91,733
SPACE USE	Retail



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:

CONTACTINFORMATION

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



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