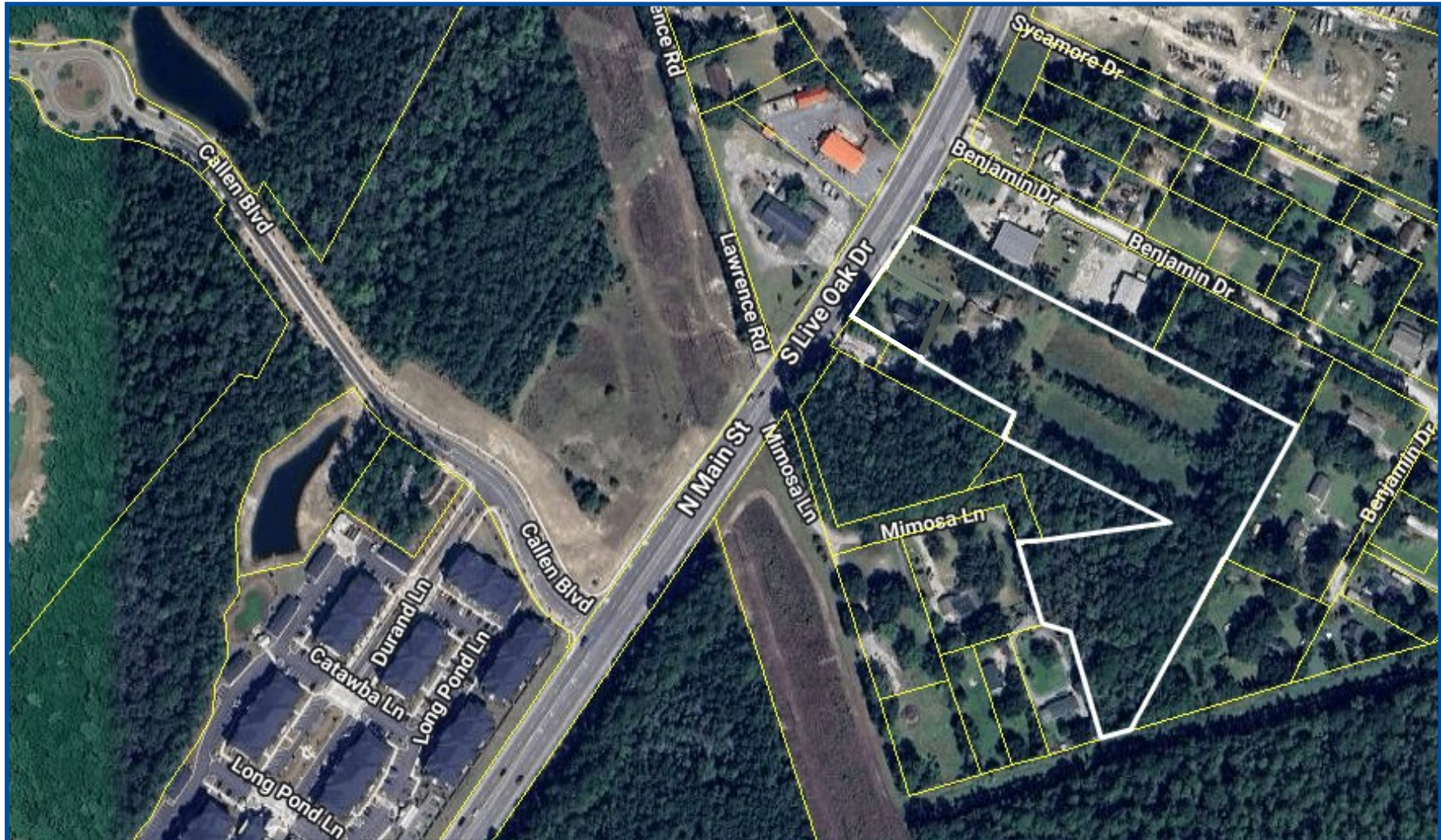


MIXED USE REDEVELOPMENT SITE

FOR SALE

APPROXIMATELY 7.66 ACRES

\$1,950,000



RE/MAX
COMMERCIAL®

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3556 S. LIVE OAK DR.

| MONCK'S CORNER |

SOUTH CAROLINA

3556 S. LIVE OAK DRIVE

\$1,950,000



Approx 7.66 Acres

209-00-02-011
209-00-02-012
Berkeley County0.44 Acre Zoned GC
7.22 Acres Zoned R-2
Berkeley County21,000 VPD
SCDOT

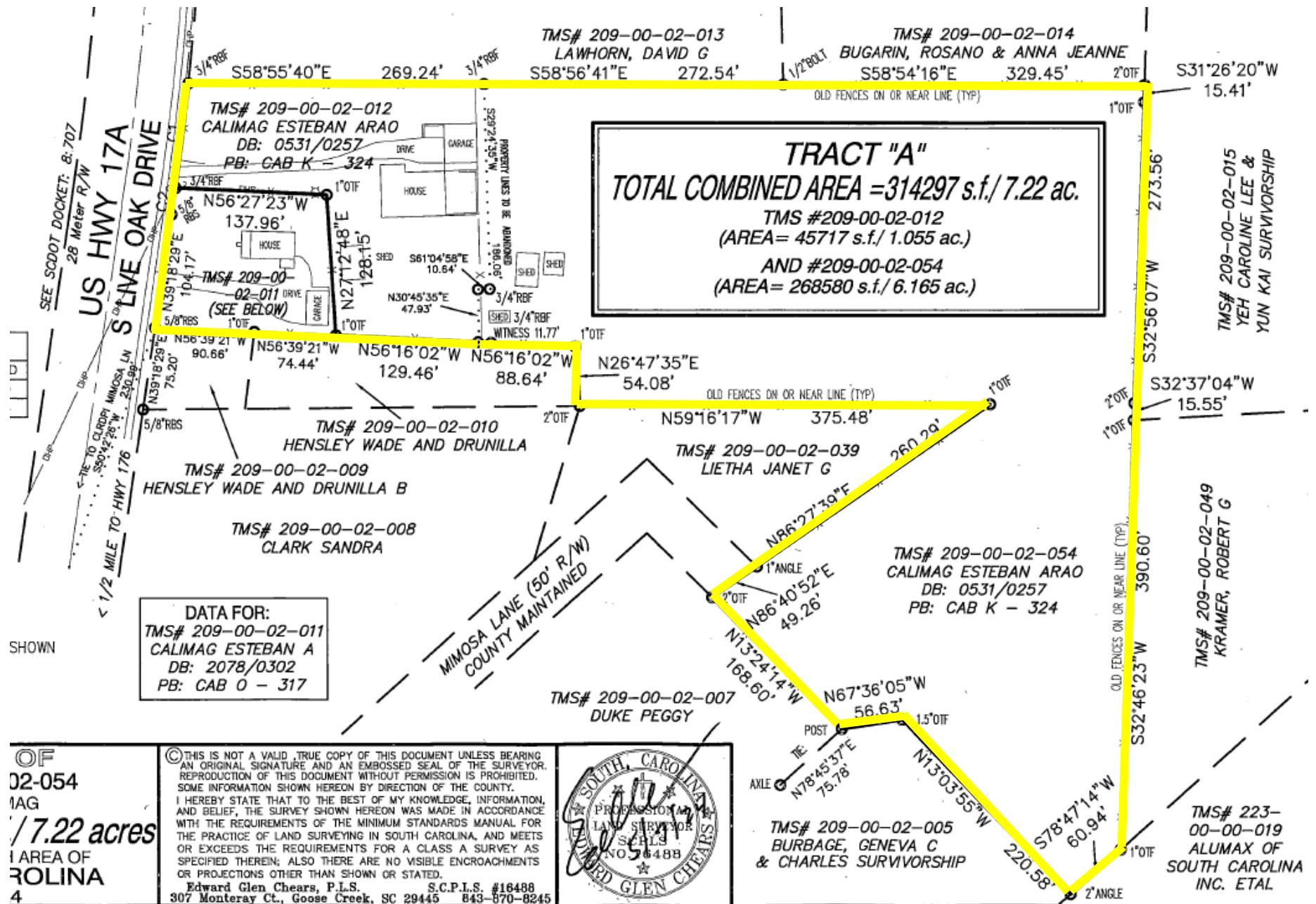
Fantastic development opportunity in one of the region's exploding growth corridors. Ideally located only 3/4 mile from Carnes Crossroads and 3 miles from Nexton & Cane Bay... Summerville's prime residential developments. Three schools within 1 mile: Northwood Academy, Palmetto Learning Academy & Carolyn Lewis School. This unique property offers approximately 0.44 acre zoned General Commercial (TMS 209-00-02-011) and approximately 7.22 acres zoned R-2 in Berkeley County (TMS 209-00-02-012), providing for a mixed-use development opportunity. There are currently 2 single family homes, detached garages and workshops on the property. The front house has 1.5br & 1.5ba and detached garage and the house in the rear has 2br, 1ba, and attached garage with an apartment above.

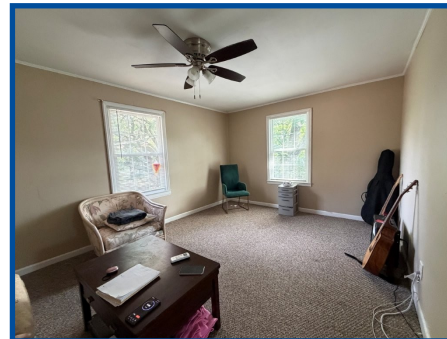
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SOUTH CAROLINA



1m

704

Population



289

Households



\$81,880

Median Household Income

3m

31,330

Population



12,406

Households



\$77,484

Median Household Income

5m

107,536

Population



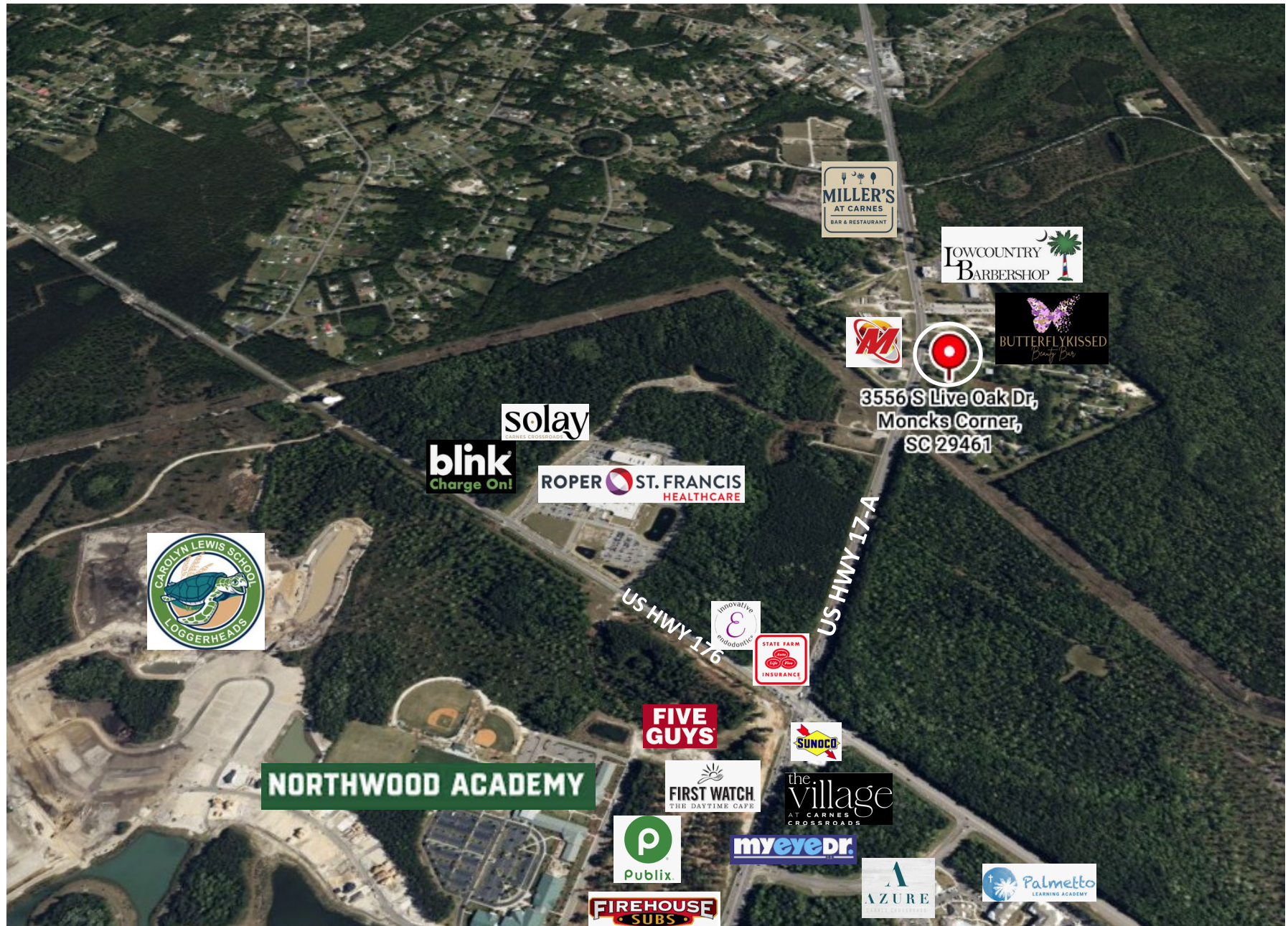
41,472

Households



\$94,451

Median Household Income



3556 S. LIVE OAK DR.

| MONCKS CORNER |

SOUTH CAROLINA