



**FOR SALE**  
COMMERCIAL LAND

**CHARLIE HALL BLVD**

**2077 CHARLIE HALL BLVD, Charleston, SC 29414**

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## PROPERTY SPECS

SIZE	0.87 ACRES
SALE PRICE	\$600,000
TAX ID/APN	309-00-00-047
LAND TYPE	OFFICE/COMMERCIAL
ZONING	GB
COUNTY	Charleston County
MUNICIPALITY	City of Charleston

## PROPERTY OVERVIEW

Commercial land for sale in West Ashley located at 2077 Charlie Hall Blvd. The site is 0.87 acres zoned GB - City of Charleston. The pad can accommodate a medical office up to 5,200 SF as seen in the renderings. It is pad ready, cleared and graded, parking in place and with all utilities to site. The Seller is a developer and would do a build to suit. The property is ideal for a variety of office users, medical professionals, and independent practices. It is surrounded by Essex Medical Park, West Ashley Medical Center, Bon Secours St. Francis Hospital and MUSC Health Primary Care.

## LOCATION OVERVIEW

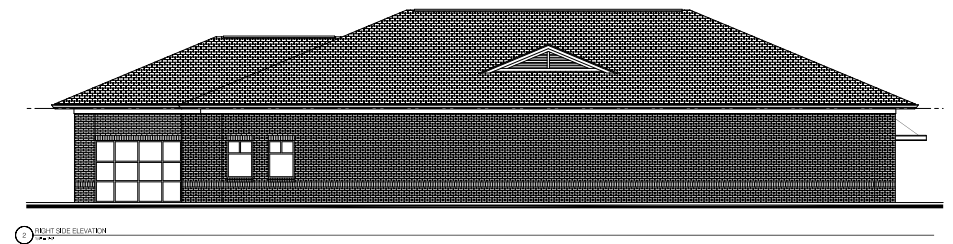
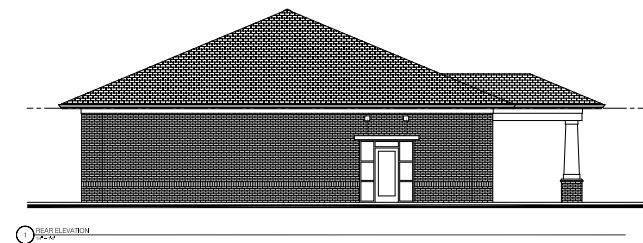
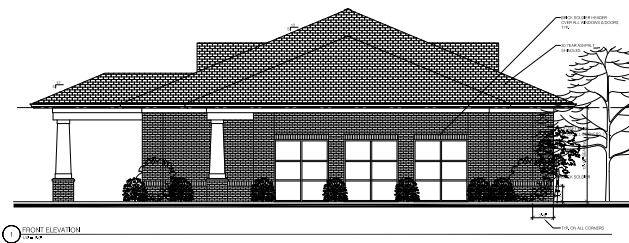
The site is located between Magwood Dr and Glenn McConnell Pkwy right off the I-526 exit. 2077 Charlie Hall is blvd surrounded by a variety of businesses, retail and rooftops, making it a highly desirable location for an office location.

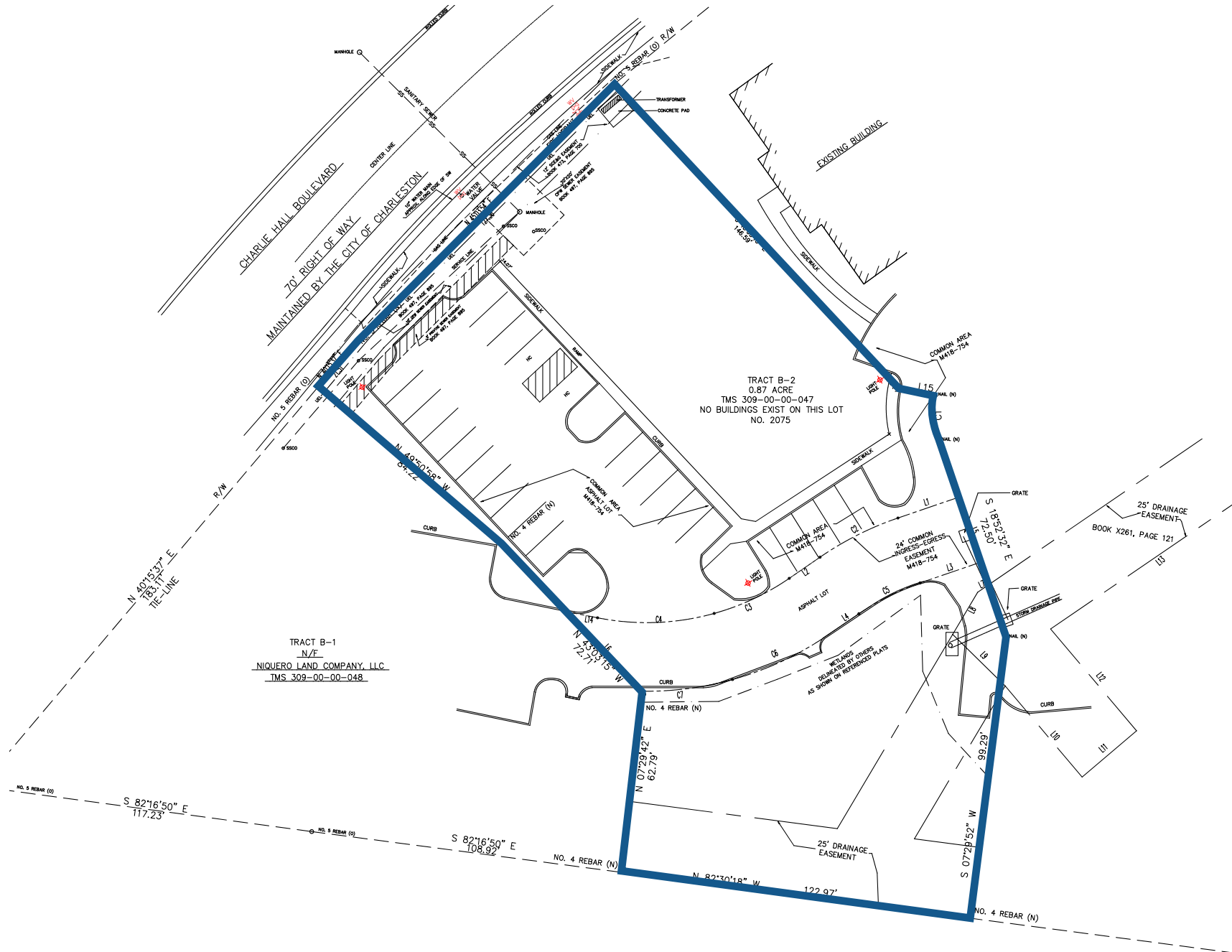
## ABOUT THE SELLER AND DEVELOPER

2077 CHARLIE HALL BLVD, Charleston, SC 29414

Cohn Development approaches every transaction with the intent to establish long-term relationships with the clients and communities we serve across the country. Our full-service, multi-disciplined team encompasses every aspect of development from strategic market positioning, financial modeling and underwriting to creative design, hands-on project execution and asset management. Our core operating value is to create strategies that produce a benefit to all parties involved. Over the last 30 years, these strategies have proven to deliver impactful results for our tenants, investors, partners, and vendors.

## RENDERINGS

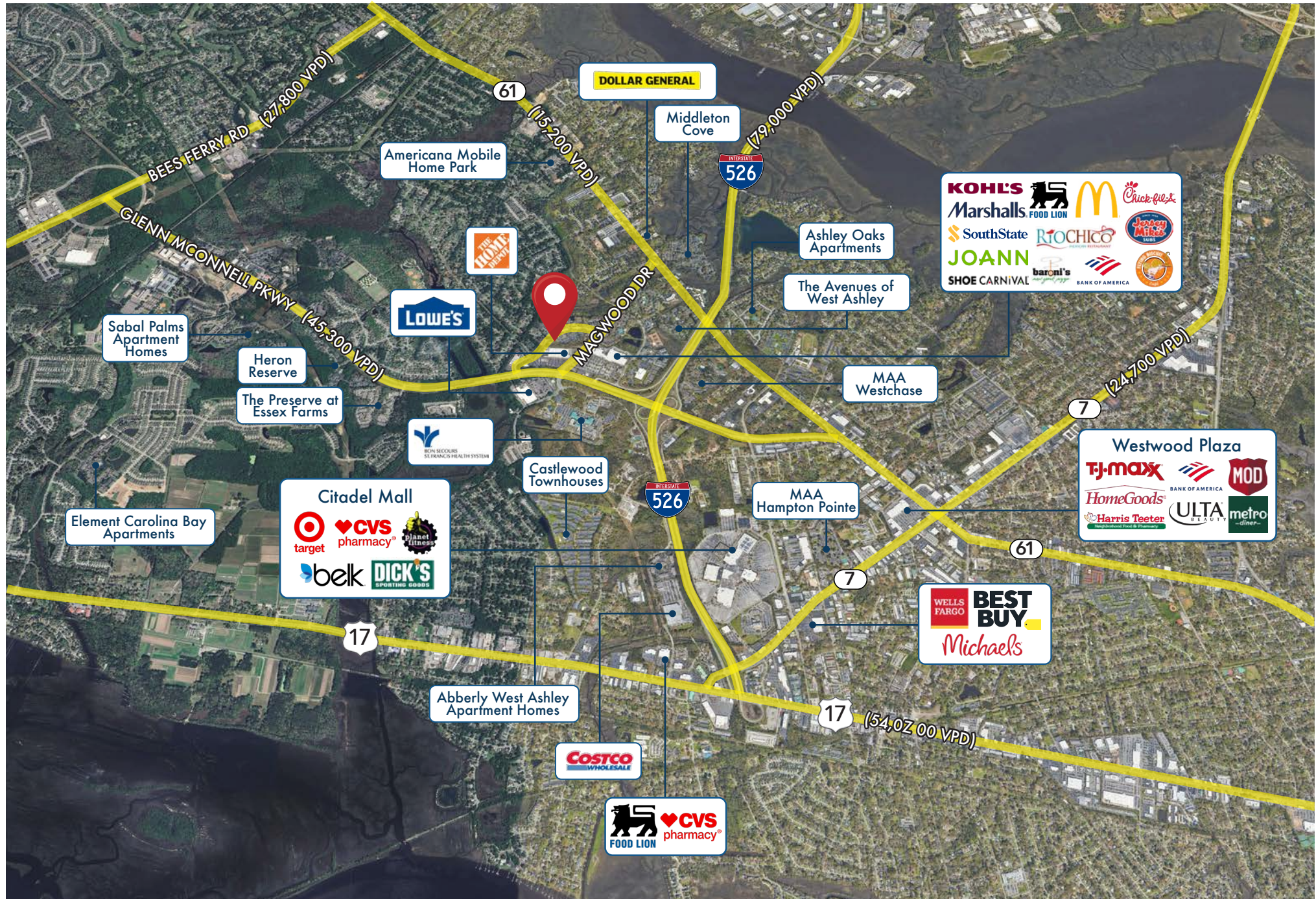






## AMENITIES MAP

2077 CHARLIE HALL BLVD, Charleston, SC 29414





# AMENITIES MAP

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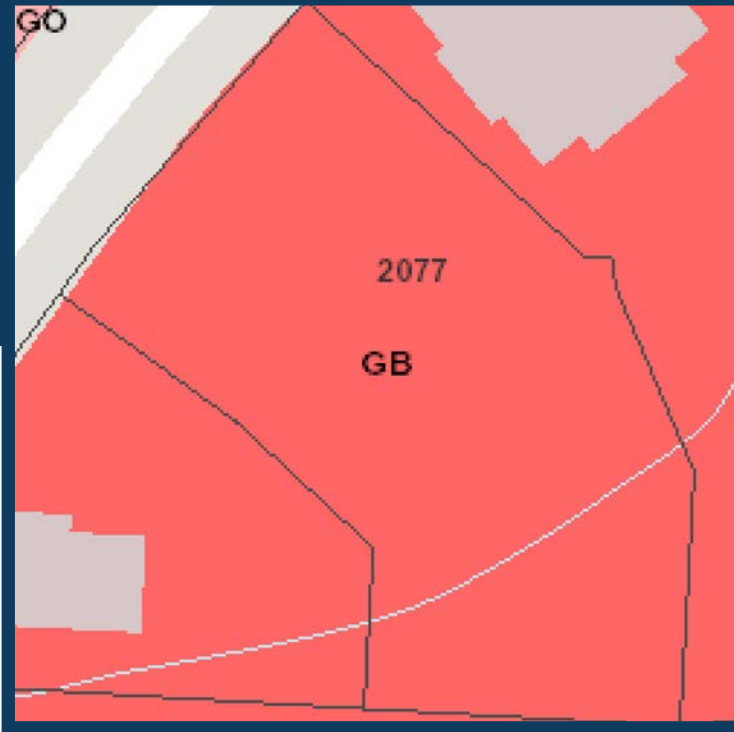
# LOCATION MAP



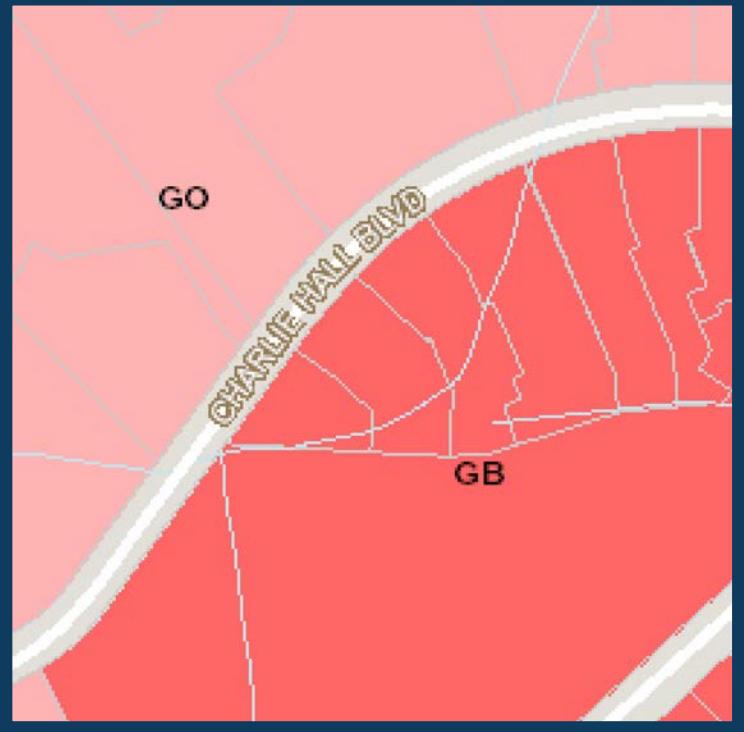
**SITE**



DETAIL VIEW



AREA OVERVIEW



PARCEL INFORMATION

TMS	3090000047
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ZONING INFORMATION

CODE	GB
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The General Business, GB District allows a broad range of commercial uses and activities. It is the most intensive commercial zoning district. Prohibited uses include junk and salvage yards, storage yards (except for vehicles and boats)Automotive repair shops, gasoline service stations, veterinary clinics, and stables are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals.





ZONING LAYERS

RESTRICTIVE COVENANTS OVERLAY	RESTRICTIONS REGARDING DEVELOPMENT ON A PROPERTY
RESIDENTIAL SHORT TERM RENTAL CATEGORY	SR CAT 3

MAP LAYERS

CHARLESTON CITY LIMITS	YES
SUBDIVISIONS	ESSEX FARMS



	ONE MILE	THREE MILE	FIVE MILE
<div></div> <div>POPULATION</div>	10,185	63,059	120,676
<div></div> <div>TOTAL BUSINESSES</div>	407	3,016	5,801
<div></div> <div>MEDIAN AGE</div>	37.6	38.1	38.0
<div></div> <div>MEDIAN HOUSEHOLD INCOME</div>	\$75,906	\$78,230	\$76,568





## CONTACT:

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