FOR SALE

1.12 AC LOT IN THE HEART OF SUMMERVILLE'S GROWTH CORRIDOR

Positioned in one of Summerville's most dynamic and rapidly growing areas, 0 Turtle Pond Road offers an exceptional opportunity for an owner-user, service business, or investor seeking an affordable commercial site with outstanding access to a growing customer base.

0 TURTLE POND ROAD, SUMMERVILLE, SC 29486

Harbor COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Located just off Main Road at a lighted intersection and adjacent to the nationally recognized Nexton master-planned community, this property sits at the center of one of the Lowcountry's strongest residential and commercial growth corridors. Nexton has become a major hub for retail, restaurants, professional services, medical uses, offices and everyday conveniences, with more than 120 shops, eateries, grocery stores and offices.

The site is well suited for an owner-user service business seeking to build a dedicated facility rather than lease space. Potential users include HVAC, electrical, plumbing, general contracting, landscaping, pest control, roofing, flooring, cabinetry, pool, home services, equipment/service companies or similar trade-oriented businesses, subject to applicable zoning and permitting.

The efficient rectangular configuration provides a practical footprint for office space, service bays, warehouse/storage, employee parking and fleet or equipment parking. An existing sewer easement provides an important infrastructure advantage for future development, subject to confirmation of capacity, connection requirements and utility approvals.

The property offers convenient access to I-26, Main Road, Highway 17A and the broader Summerville/Charleston market. More importantly, it is surrounded by substantial existing and planned residential development, creating a growing customer base for local service businesses. Nearby communities include Nexton, Cane Bay Plantation, Del Webb at Cane Bay, Carnes Crossroads, Brighton Park, The Ponds, Summers Corner and other expanding Summerville-area communities. The broader Carnes/Cane Bay/Nexton corridor represents one of the region's largest concentrations of residential growth.

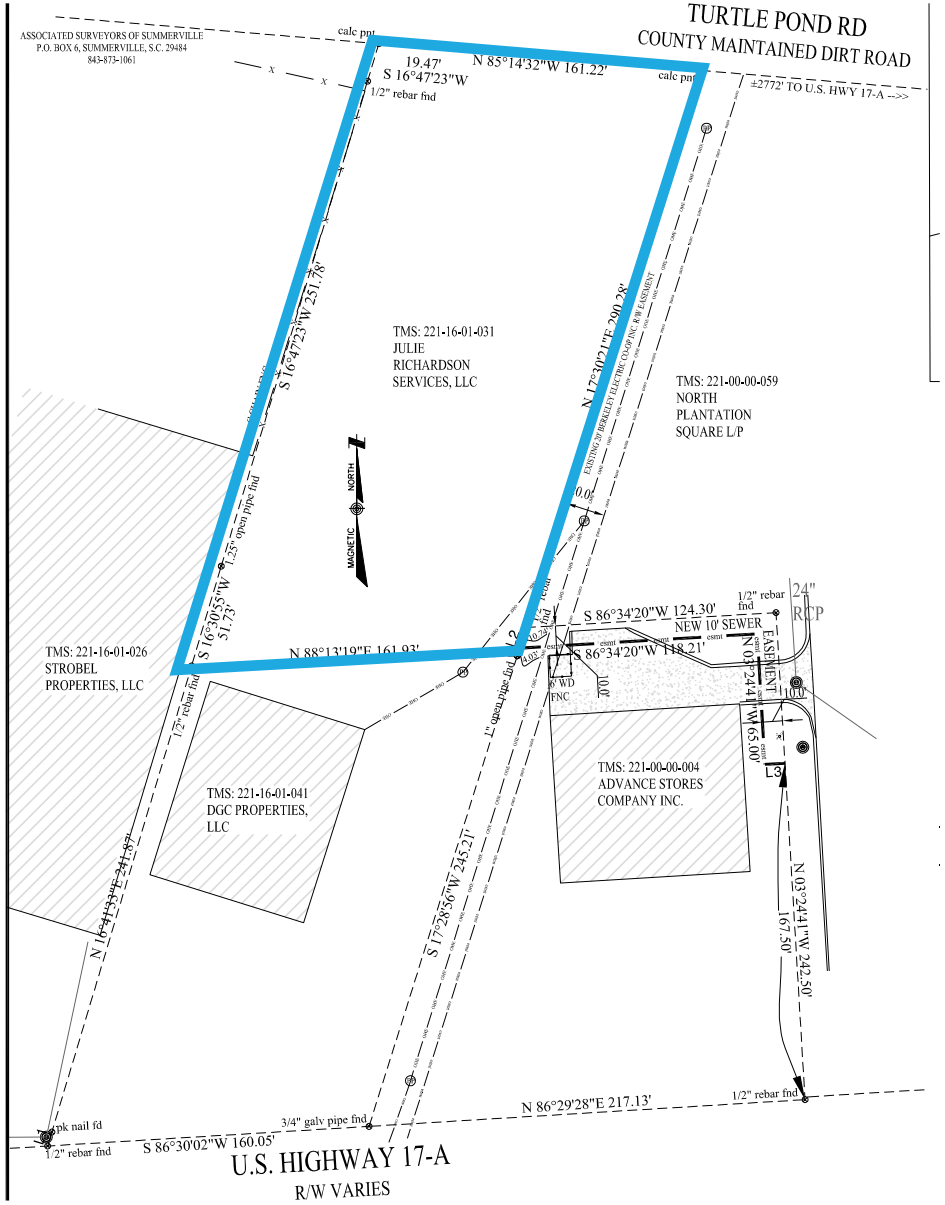
Buyer to verify zoning, permitted uses, utilities, sewer availability/capacity, access, dimensions, setbacks, parking requirements, easements and all other development requirements with the appropriate governmental and utility authorities.

PROPERTY SPECS

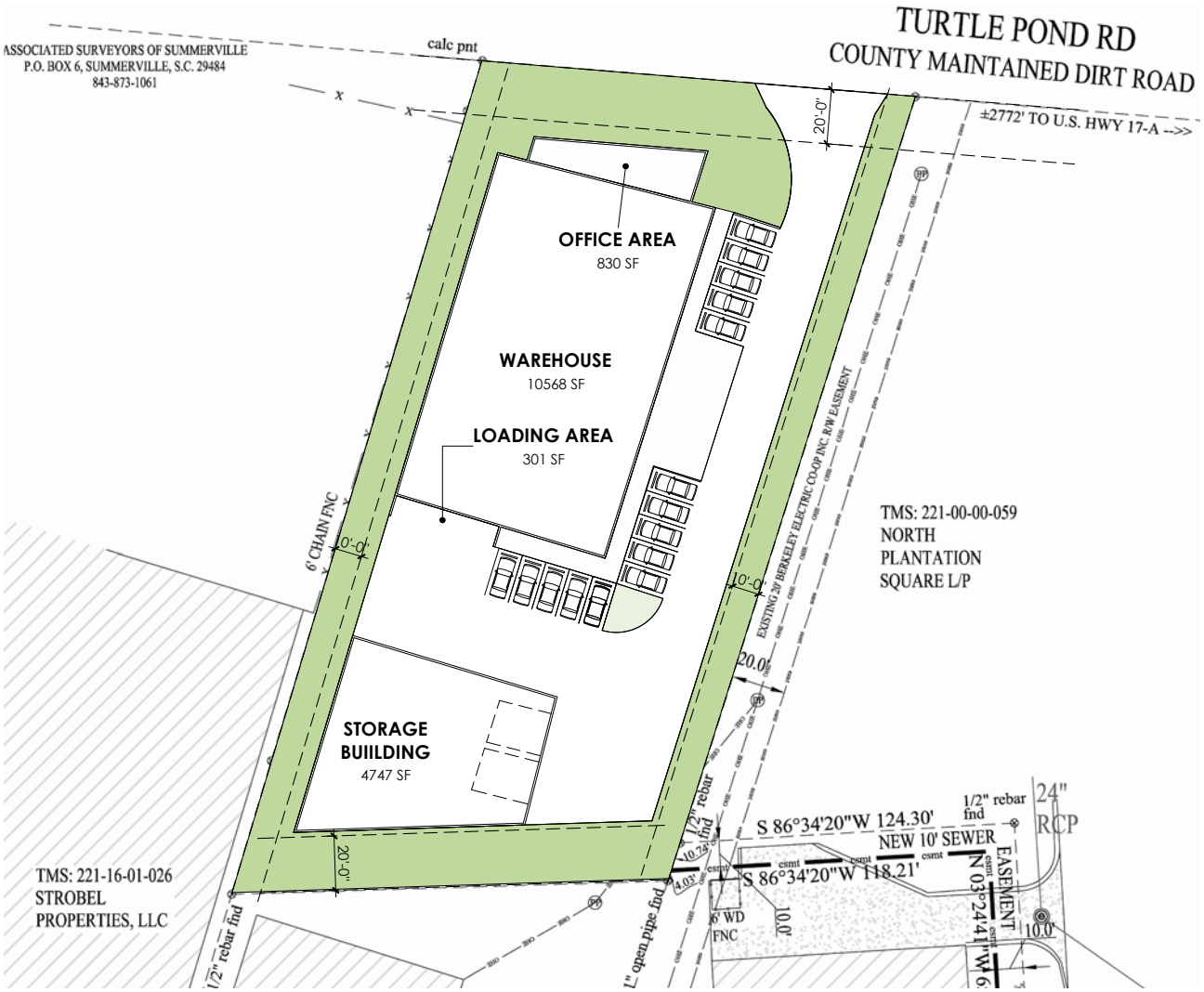
LISTING PRICE	$475,000
LOT SIZE	1.12 AC
TAX ID/APN	221-16-01-031
COUNTY	Berkeley
MUNICIPALITY	Summerville
ZONING	Commercial
ELECTRIC	Berkeley
WATER	Berkeley County
SEWER	Easement; Berkeley County

SITE MAP

0 Turtle Pond, Summerville, SC 29486



SITE MAP - PROPOSED BUILDOUT



1 TURTLE ROAD - SITE STUDY - WAREHOUSE DESIGN OPTION*

SCALE: 1" = 40'-0"

TURTLE POND RD. - SITE STUDY

09/02/2026

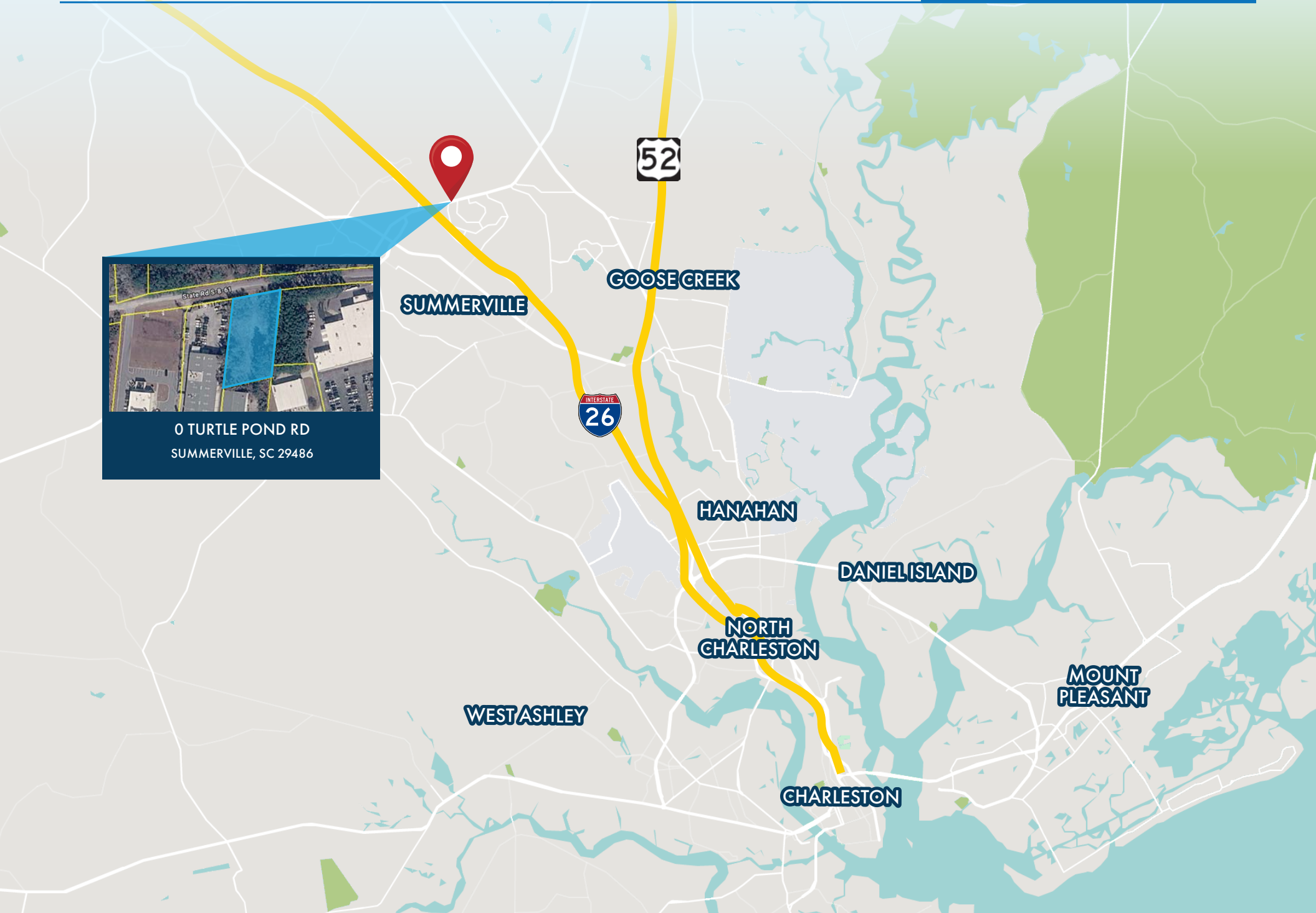
MHK ARCHITECTURE COPYRIGHT © 2026

SK2 MHK ARCHITECTURE

*Warehouse design is a site study and not an official proposal.

LOCATION MAP

0 Turtle Pond, Summerville, SC 29486



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LOCATION MAP

NEARBY RESIDENTIAL DEVELOPMENTS

- Nexton - 0.4 Miles
- Brighton Park - 1.0 Mile
- Carnes Crossroad - 3.0 Miles
- Cane Bay Plantation - 7.5 Miles
- Del Webb at Cane Bay - 9.6 Miles
- The Ponds - 10.6 Miles
- Summers Corner - 12.3 Miles

DEMOGRAPHICS

0 Turtle Pond, Summerville, SC 29486

	One mile	Three mile	Five mile
POPULATION	6,427	56,497	124,743
TOTAL BUSINESSES	488	2,559	4,786
MEDIAN AGE	39.3	36.7	38.3
MEDIAN HOUSEHOLD INCOME	$86,149	$83,087	$88,483

SALE CONTACTS

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