



Colliers | South Carolina  
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Charleston, SC 29403  
843 747 1200



**OUTPARCEL A**

**OUTPARCEL B**

**Clements Ferry Road**

**FOR LEASE**

# Two ±1.45 Acre Outparcels Available on Clements Ferry Road

2563 Clements Ferry Road, Charleston, SC 29492

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# Property Summary

Strategically positioned less than a mile from the I-526 interchange, these two prime Clements Ferry outparcels serve as a key gateway to Daniel Island and Point Hope. Boasting a combined 540 feet of frontage along Clements Ferry Road, these parcels enjoy high visibility and exposure to over 40,000 vehicles daily, making them ideal for retail development.

Located just a quarter mile from the first signalized intersection between I-526 and Cainhoy Road, traffic will naturally slow in this area, offering a significant advantage for retailers seeking maximum exposure. The parcels are rough-graded and pad-ready, providing flexible development opportunities suitable for a wide range of retail uses.

- Ownership is considering developing flex/retail on one outparcel and ground leasing the other to a QSR user.
- Located directly in front of the Halcyon Apartments, 204-unit Class A apartment complex.
- 0.86 Miles from I-526 Interchange

## Key Specifications

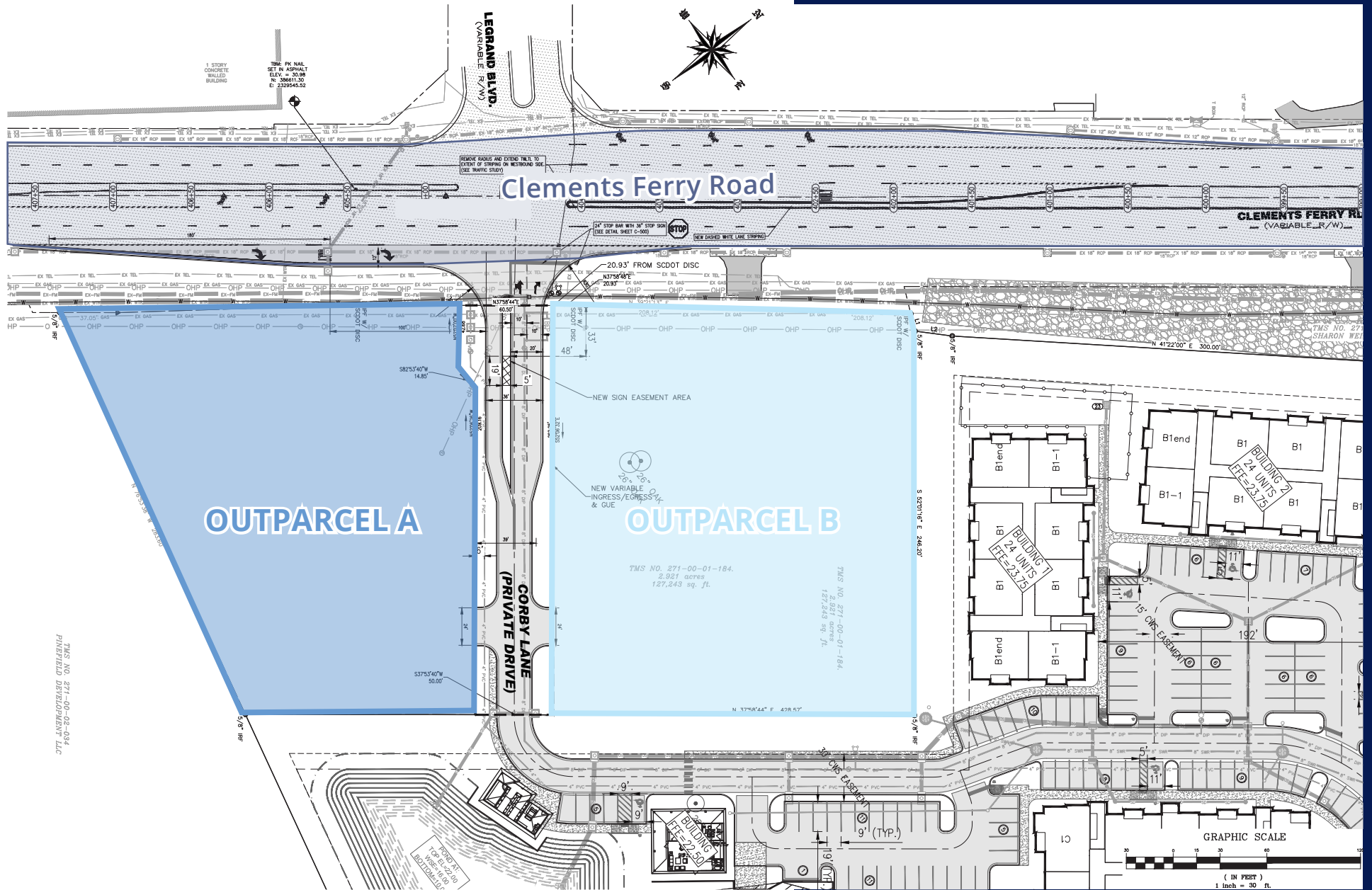
Address	2563 Clements Ferry Road Charleston, SC 29492
TMS # / County	271-00-01-184, Berkeley County
Land Size	Two ±1.45 acre outparcels
Traffic Count	+40,000 VPD on Clements Ferry Road
Notes	Open to build-to-suit or ground lease

## Ground Lease Rate

\$130,000/year



# Site Survey

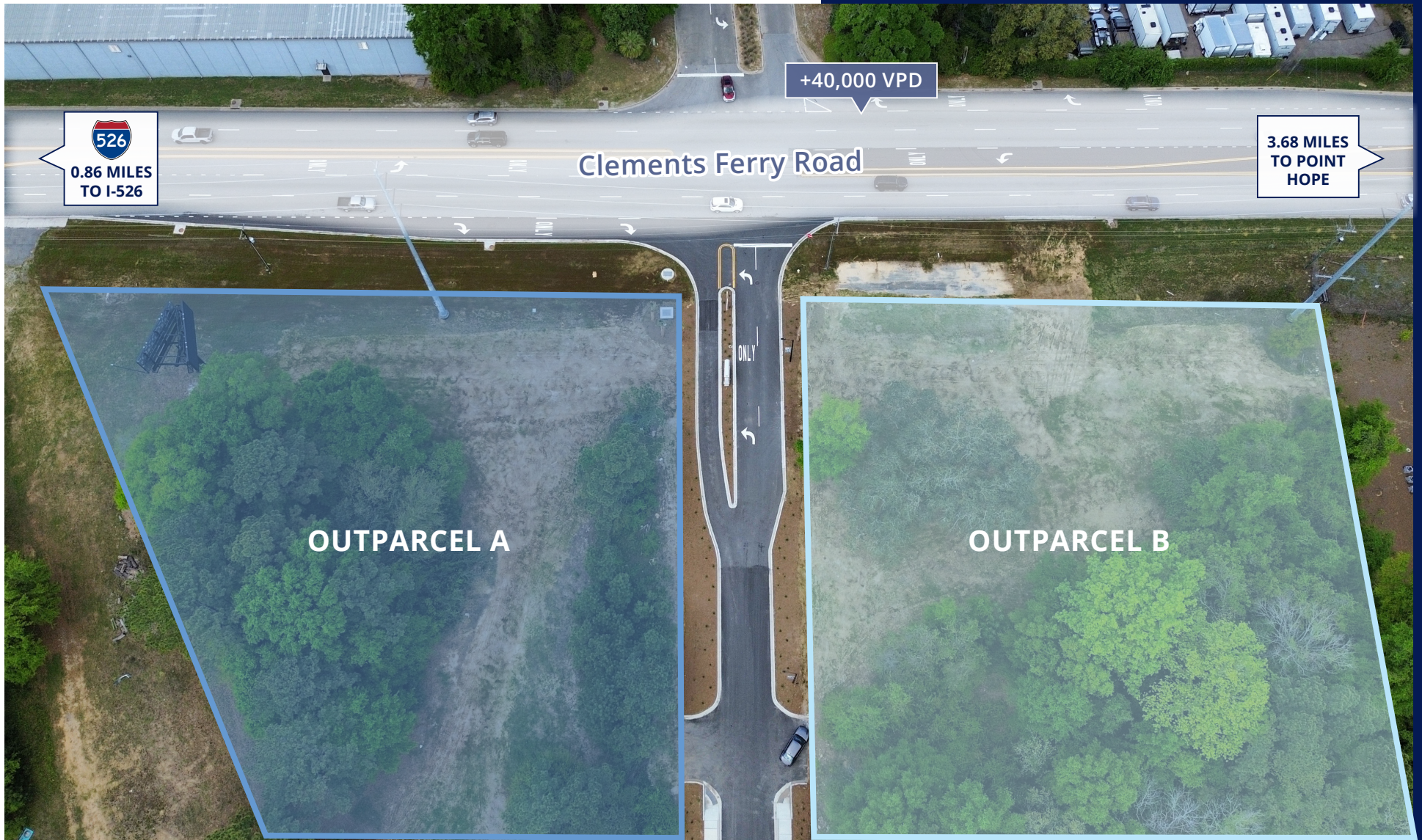


TMS NO. 271-00-02-034  
PINEFIELD DEVELOPMENT LLC

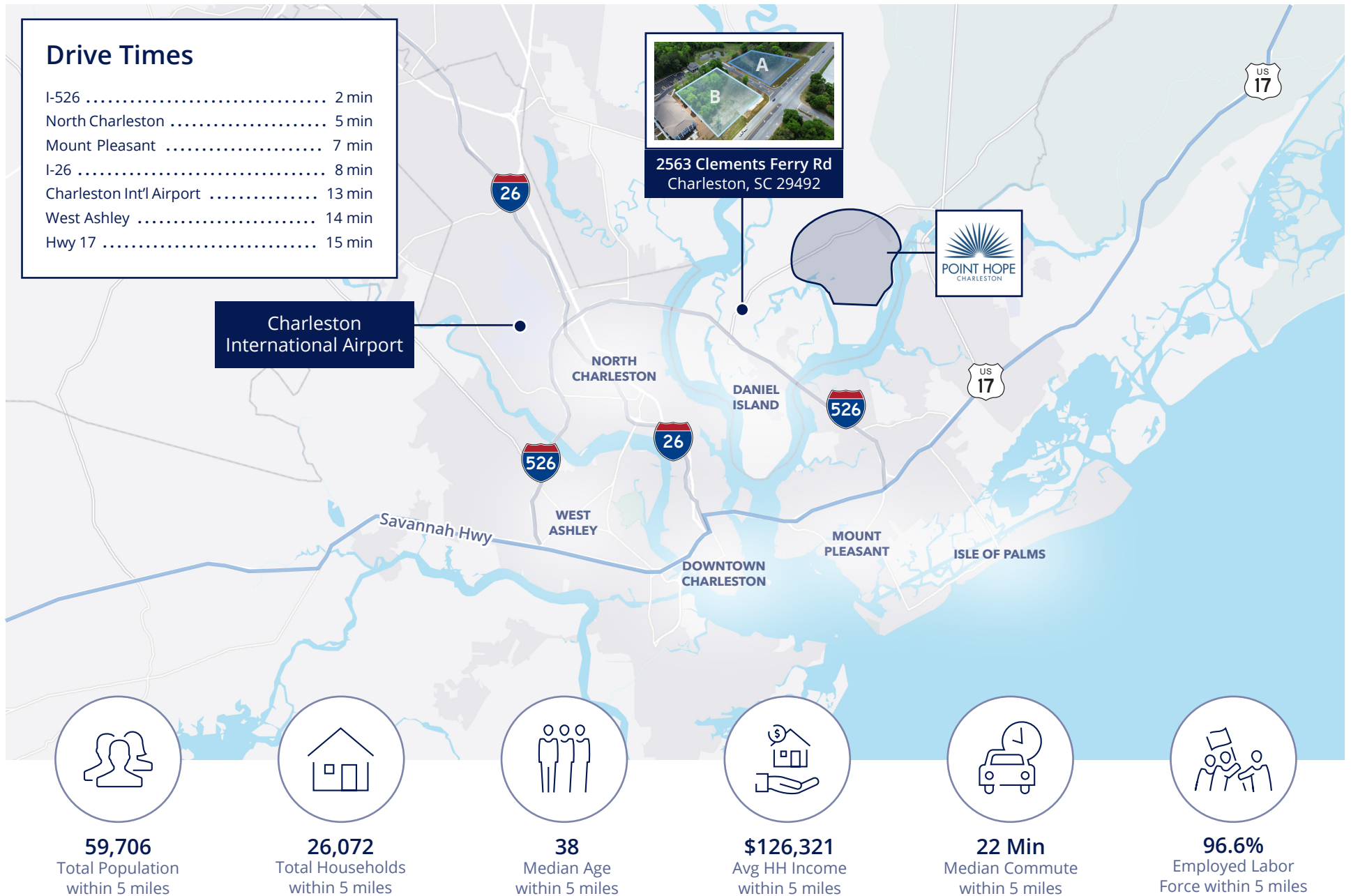
POWER AT 10-00  
TOP OF 10-00  
BOTTOM OF 10-00

GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.

# Aerial Overview



# Location Overview



# Market Overview



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