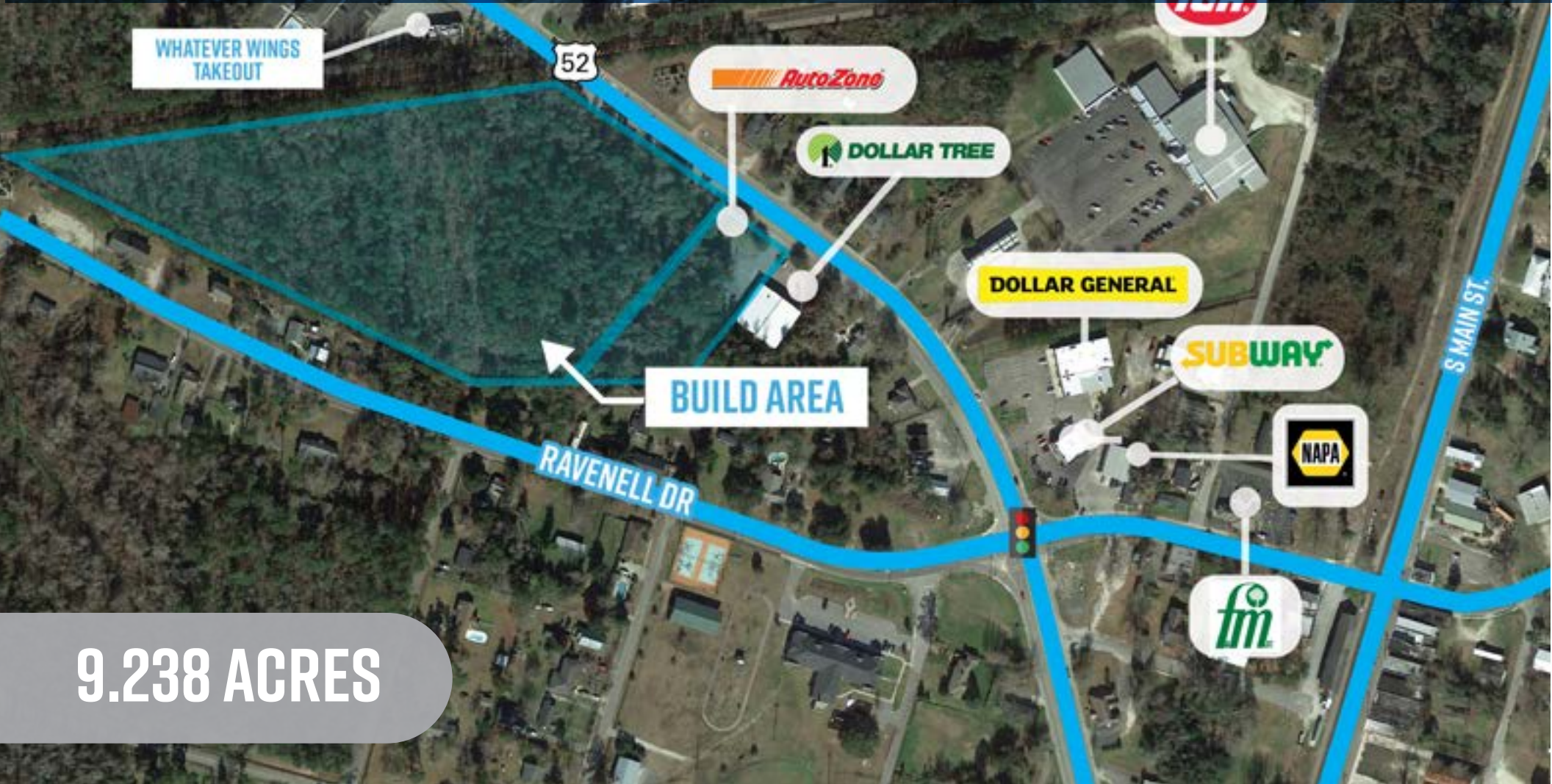


# LAND FOR SALE, LEASE, OR BTS

3944 BYRNES DR. (HWY. 52) ST. STEPHEN, SC



9.238 ACRES



CONTACT:

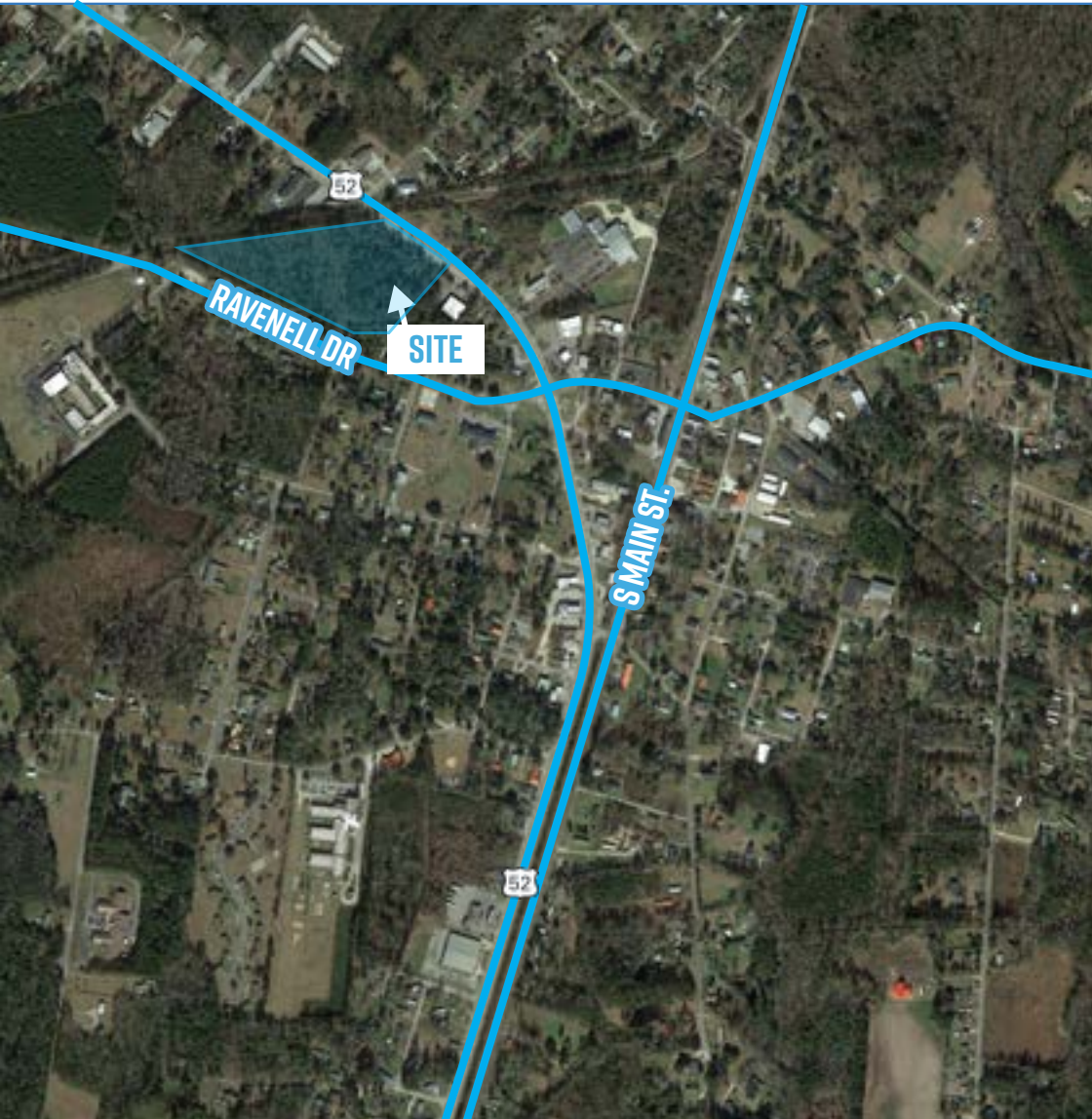
**PHIL ROSE**

MOBILE: 843.270.3280

PHIL@TWINRIVERSCAP.COM

656 ELLIS OAK AVE., SUITE 201  
CHARLESTON, SC 29412





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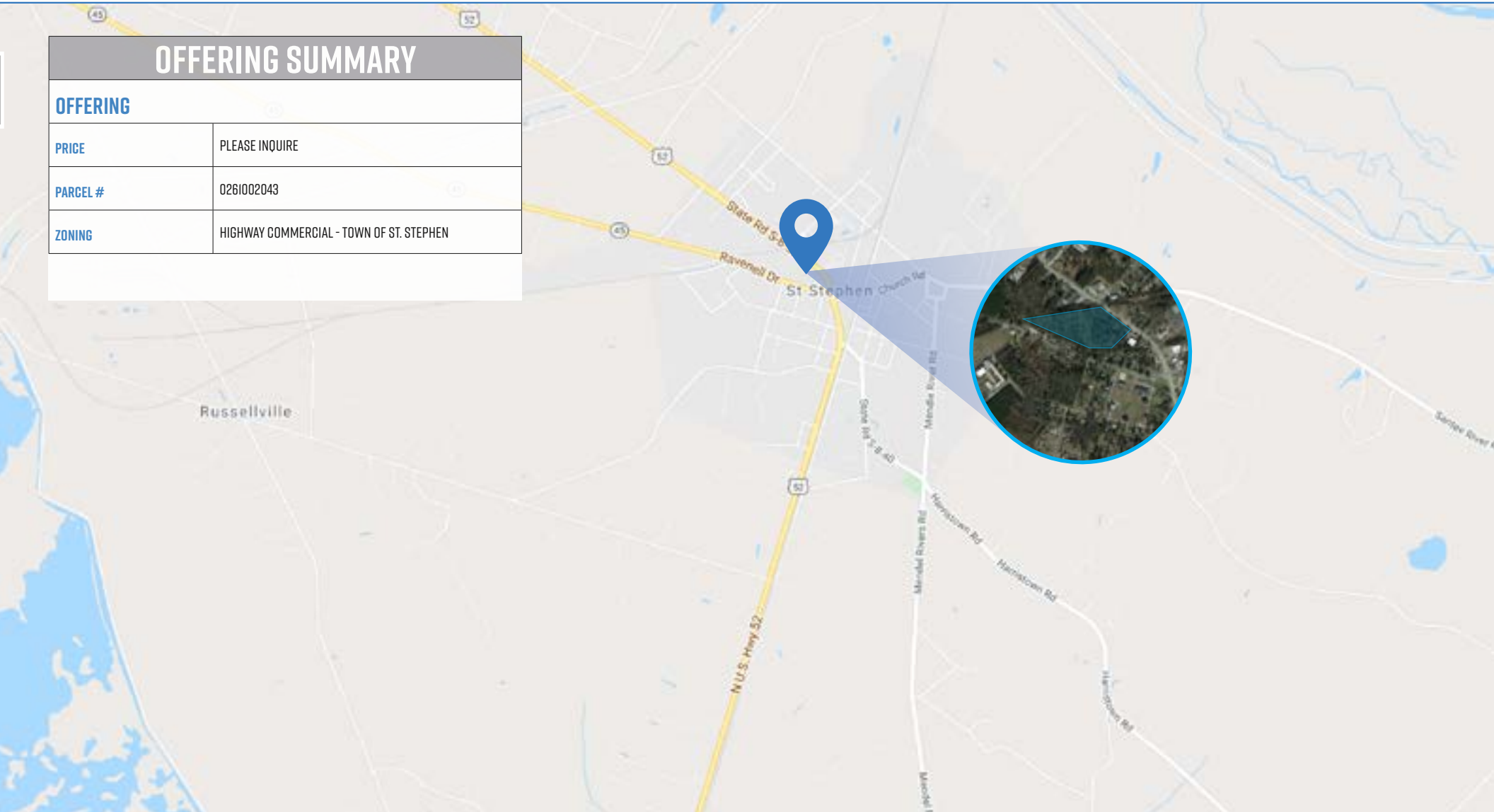
9

**AREA OVERVIEW**  
DEMOGRAPHICS

## OFFERING SUMMARY

### OFFERING

PRICE	PLEASE INQUIRE
PARCEL #	0261002043
ZONING	HIGHWAY COMMERCIAL - TOWN OF ST. STEPHEN



# PROPERTY HIGHLIGHTS



EXCELLENT LOCATION  
NEXT TO RECENTLY  
REMODELED DOLLAR  
TREE & NEW AUTOZONE



ZONED HIGHWAY  
COMMERCIAL



WATER AND SEWER  
AVAILABLE



DIRECT ACCESS FROM  
HWY 52



LOCAL RETAILERS:  
AUTOZONE, SUBWAY,  
DOLLAR GENERAL, BP



MAY BE SUBDIVIDED

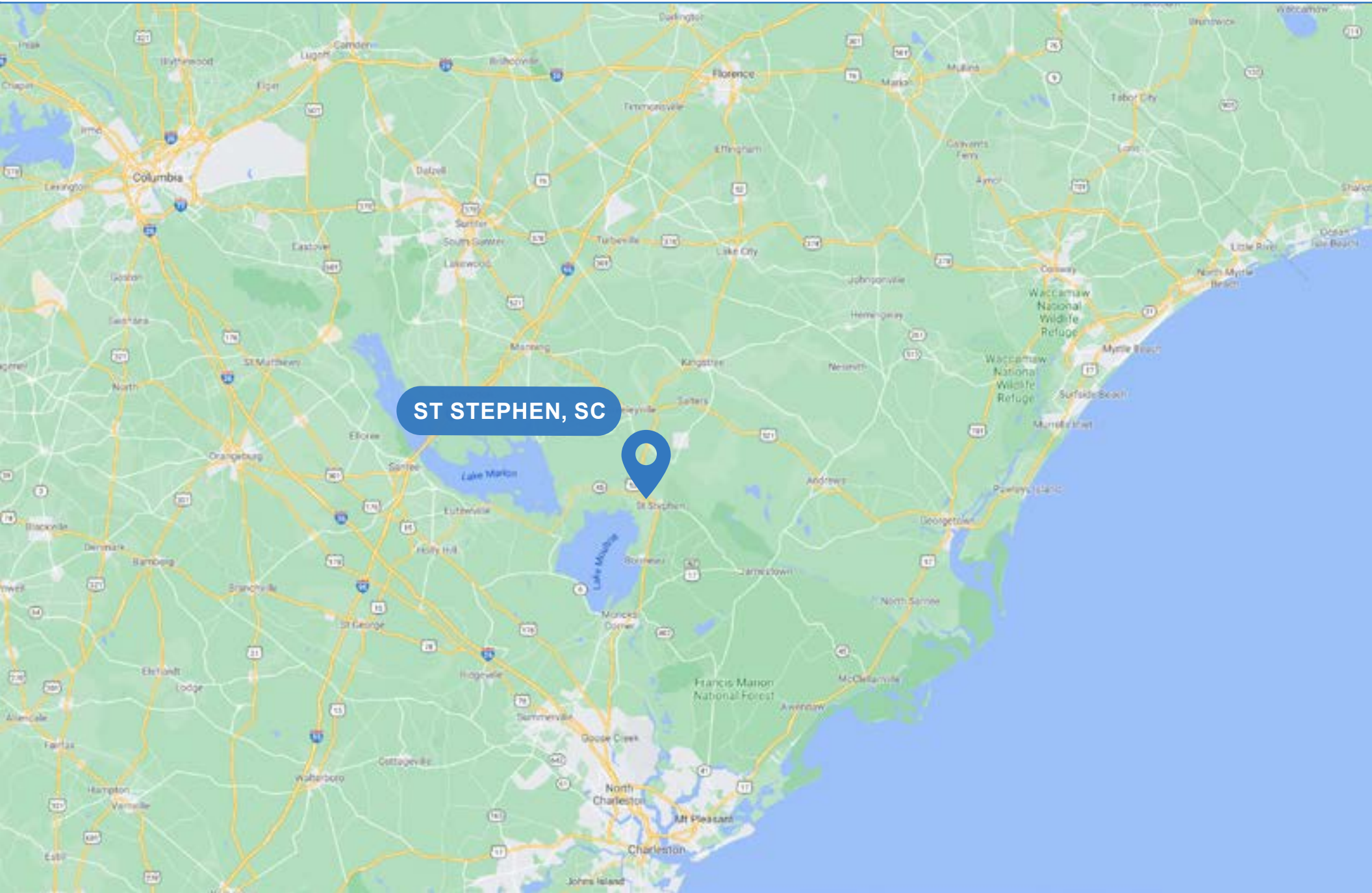


7,500 VPD

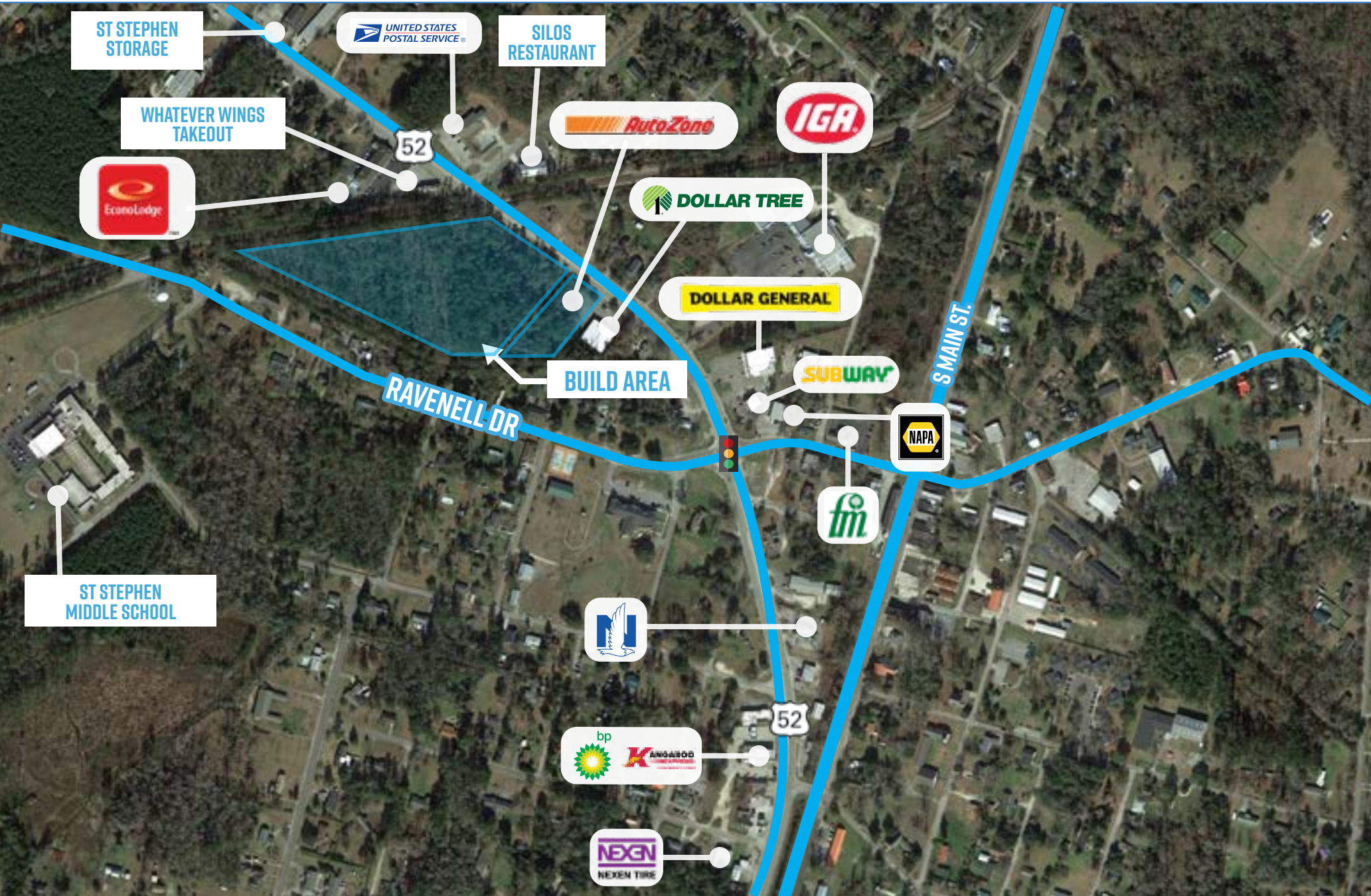


BTS AND LEASE  
OPPORTUNITIES  
AVAILABLE

# LOCATION OVERVIEW



# HIGH AERIAL



# MID AERIAL







# OVERVIEW | ST STEPHEN, SC

## BUSINESS



U.S. ROUTE 52 RUNS THROUGH THE CENTER OF THE TOWN, LEADING NORTH 25 MILES (40 KM) TO KINGSTREE AND SOUTH 17 MILES (27 KM) TO MONCK'S CORNER, THE BERKELEY COUNTY SEAT.



126 BUSINESSES  
WITHIN 5-MILE

## LIFESTYLE / INDUSTRIES



BERKELEY  
COUNTRY CLUB



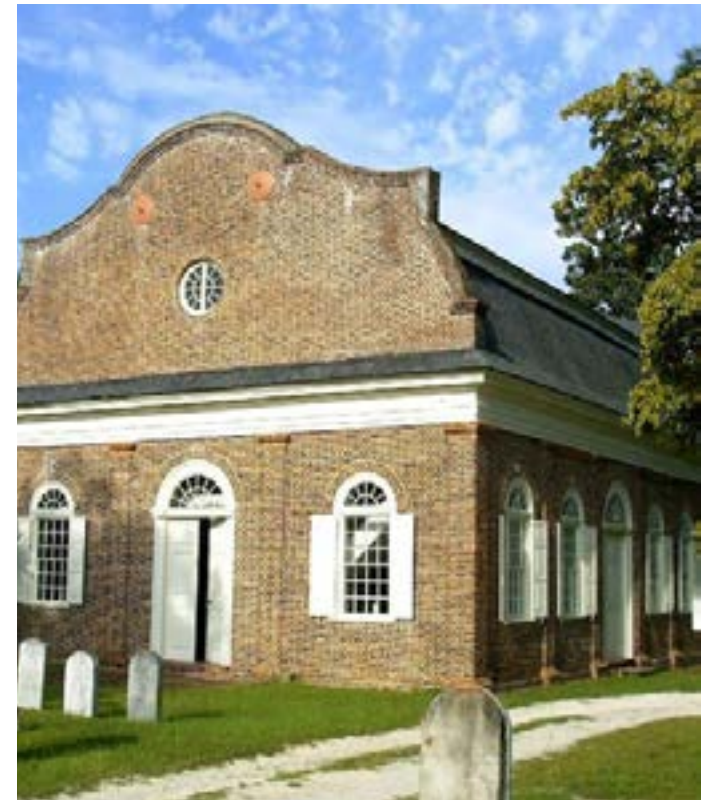
BLUEWAY  
ADVENTURES



HIGHWAY 52  
IS CLOSE BY



64.8 MILES AWAY TO  
CHARLESTON  
INTERNATIONAL AIRPORT



# DEMOGRAPHICS



AVERAGE HOUSEHOLD SIZE



7,937

POPULATION

2020 SUMMARY	1 MILE	5 MILE	10 MILE
POPULATION	1,818	7,937	17,193
HOUSEHOLDS	703	3,014	6,625
FAMILIES	466	2,049	4,517
AVERAGE HOUSEHOLD SIZE	2.50	2.60	2.58
OWNER OCCUPIED HOUSING UNITS	481	2,283	5,252
RENTER OCCUPIED HOUSING UNITS	222	731	1,373
MEDIAN AGE	39.5	40.8	42.7
MEDIAN HOUSEHOLD INCOME	\$37,342	\$41,333	\$44,528
AVERAGE HOUSEHOLD INCOME	\$50,353	\$51,353	\$56,922
2025 SUMMARY	1 MILE	5 MILE	10 MILE
POPULATION	1,935	8,775	18,880
HOUSEHOLDS	753	3,339	7,287
FAMILIES	496	2,256	4,940
AVERAGE HOUSEHOLD SIZE	2.49	2.60	2.58
OWNER OCCUPIED HOUSING UNITS	526	2,548	5,786
RENTER OCCUPIED HOUSING UNITS	227	791	1,501
MEDIAN AGE	41.7	43.0	44.2
MEDIAN HOUSEHOLD INCOME	\$43,480	\$47,463	\$50,396
AVERAGE HOUSEHOLD INCOME	\$57,179	\$57,833	\$62,785



## ST STEPHEN, SC

ST STEPHEN IS LOCATED IN BERKELEY COUNTY, WHICH IS IN THE THROES OF A HEALTHY GROWTH SPURT THAT'S BEEN RAMPING UP IN RECENT YEARS. IT HAS GROWN 14% SINCE 2010 TO OVER 200,000, MAKING IT THE 2ND FASTEST GROWING COUNTY IN SOUTH CAROLINA. OVER THE PAST TWO YEARS, THE COUNTY HAS EXPERIENCED MORE THAN \$1.5 BILLION IN NEW ECONOMIC DEVELOPMENT INVESTMENT THAT COMES WITH THOUSANDS OF JOBS FOR AREA RESIDENTS.