

# HIGH TRAFFIC | LAND LEASE OR UTILIZE EXISTING STRUCTURE

1960 OLD TROLLEY RD., SUMMERVILLE, SC 29485



## SPACE AVAILABLE

1,162 SF | .72 ACRES

## LEASE RATE

\$5,000/MONTH NNN

## DATE AVAILABLE

AVAILABLE NOW



GREAT LOCATION ON VERY BUSY OLD TROLLEY RD. AT THE ENTRANCE TO DORCHESTER VILLAGE SHOPPING CENTER. FRONTING BIG LOTS, ACROSS FROM NEW LOWE'S FOODS. LOADS OF TRAFFIC, PROPERTY IS 528 FEET FROM THE LIT CORNER AT OLD TROLLEY (30,200 VPD) AND DORCHESTER (31,500 VPD). WITH MANY ACCESS POINTS AND EXISTING DRIVE THRU, GREAT FOR OIL CHANGE LOCATION, QSR, COFFEE SHOP, ETC.



VPD  
30,200



ZONING  
COMMERCIAL GENERAL



FRONTAGE  
150'



LEASE TYPE  
NNN



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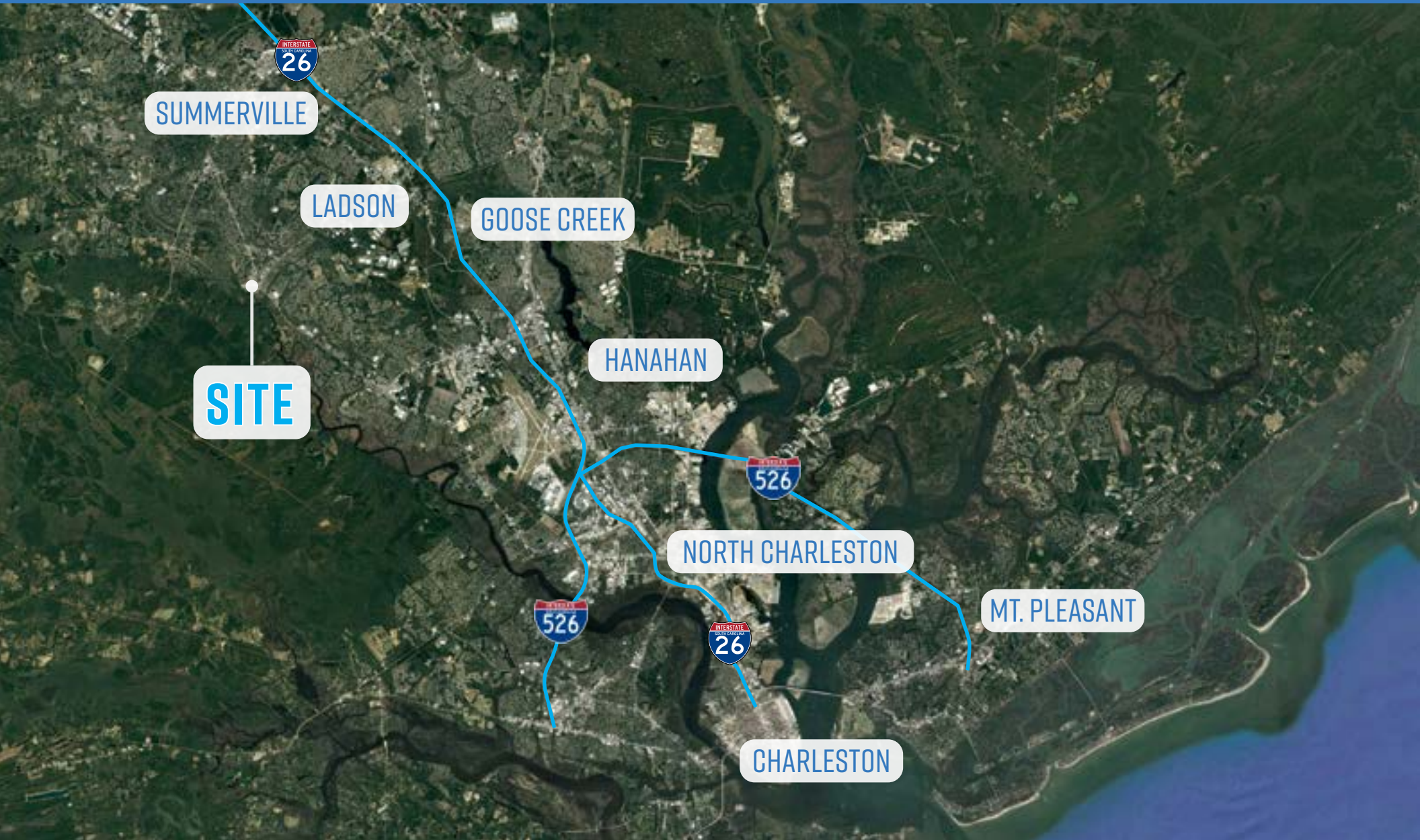
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AVERAGE HOUSEHOLD SIZE



8,118  
POPULATION

2020 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	8,118	57,883	120,300
HOUSEHOLDS	3,291	21,546	44,635
FAMILIES	2,184	15,274	31,921
AVERAGE HOUSEHOLD SIZE	2.46	2.68	2.69
OWNER OCCUPIED HOUSING UNITS	1,901	13,933	29,968
RENTER OCCUPIED HOUSING UNITS	1,390	7,613	14,667
MEDIAN AGE	36.7	35.3	35.9
MEDIAN HOUSEHOLD INCOME	\$67,261	\$75,254	\$69,440
AVERAGE HOUSEHOLD INCOME	\$81,782	\$86,679	\$85,991
2025 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	8,790	63,909	132,357
HOUSEHOLDS	3,559	23,778	49,114
FAMILIES	2,355	16,755	34,919
AVERAGE HOUSEHOLD SIZE	2.46	2.68	2.69
OWNER OCCUPIED HOUSING UNITS	2,052	15,014	32,574
RENTER OCCUPIED HOUSING UNITS	1,507	8,764	16,541
MEDIAN AGE	36.9	35.5	36.4
MEDIAN HOUSEHOLD INCOME	\$70,964	\$77,632	\$74,830
AVERAGE HOUSEHOLD INCOME	\$88,533	\$95,137	\$94,971



## SUMMERVILLE, SC

SUMMERVILLE IS SITUATED MOSTLY IN DORCHESTER COUNTY WITH SMALL PORTIONS IN BERKELEY AND CHARLESTON COUNTIES. IT IS PART OF THE CHARLESTON - NORTH CHARLESTON - SUMMERVILLE METROPOLITAN STATISTICAL AREA. WITH GROWTH RATES AVERAGING 1.9 PERCENT PER YEAR SINCE 2015, DORCHESTER COUNTY IS THE 5TH FASTEST GROWING COUNTY IN THE STATE AND HAS A RETAIL MARKET OF OVER 136,000 PEOPLE. DORCHESTER COUNTY OFFERS A LOW COST OF LIVING AS WELL AS LOW OPERATING COSTS AND A WELL-DEVELOPED TRANSPORTATION NETWORK, INCLUDING AIR, RAIL, INTERSTATES, AND THE PORT OF CHARLESTON.



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