



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



OWNER / USER OPPORTUNITY

1440 Red Bank Road | Goose Creek, SC

Actual Property Image

OWNER / USER OPPORTUNITY

1440 Red Bank Road
Goose Creek, SC 29445

INVESTMENT SUMMARY

Investment Summary
Investment Highlights

AREA OVERVIEW

Location & Area Map
Retail Map
City Overview

Exclusively Marketed By: Sands Investment Group

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In Cooperation with Sands Investment Group Charleston, LLC Lic # 20891

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INVESTMENT SUMMARY

OWNER / USER OPPORTUNITY

OFFERING SUMMARY

PRICE	\$595,000
PRICE PER SF	\$221.93

PROPERTY SUMMARY

ADDRESS	1440 Red Bank Road Goose Creek, SC 29445
COUNTY	Berkeley
BUILDING AREA	2,681 SF
LAND AREA	41,791 SF
APN #	252-11-07-004
BUILT	1988

INVESTMENT HIGHLIGHTS

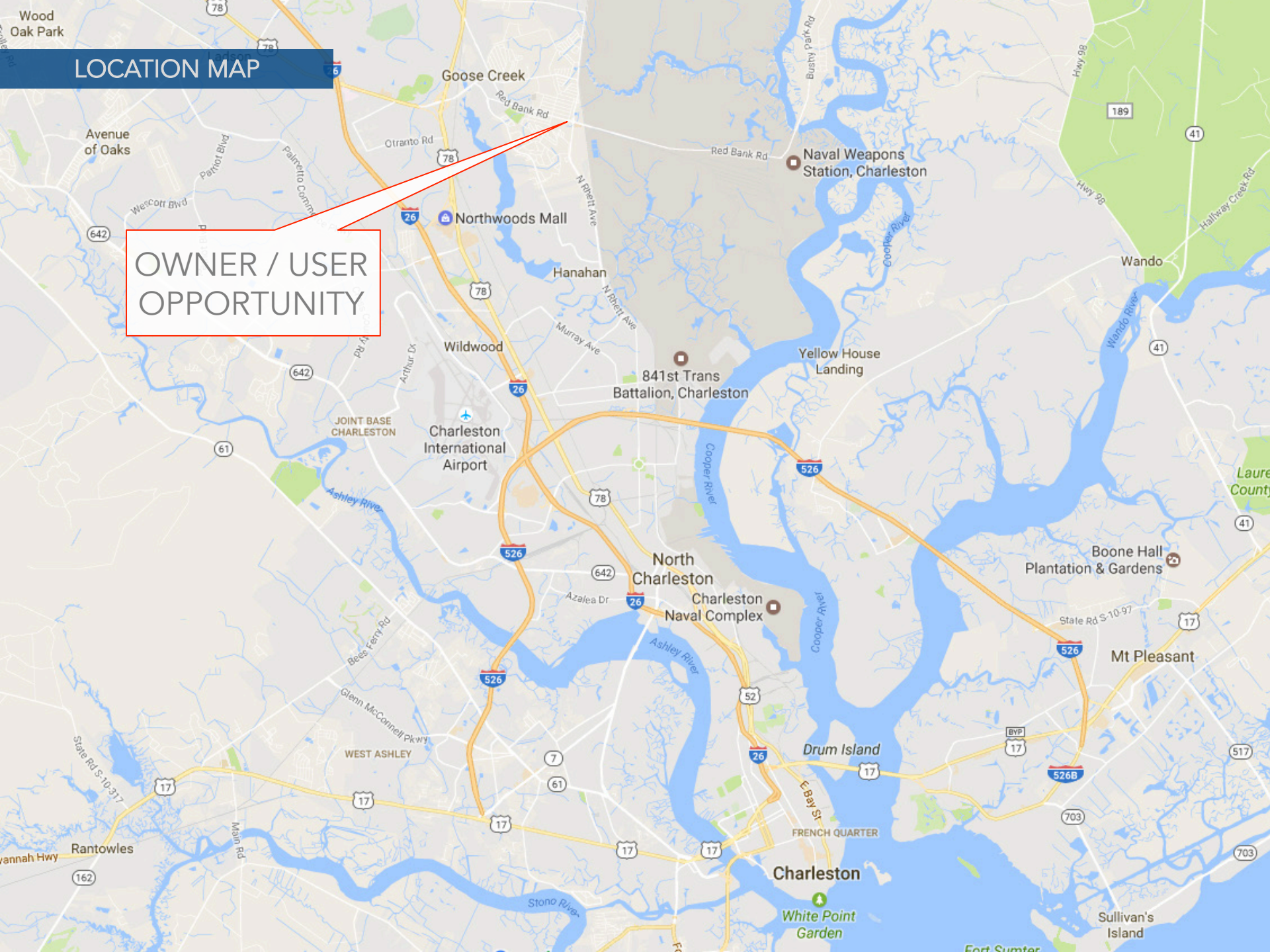


HIGHLIGHTS

- Unique Repositioning or Redevelopment Opportunity
- Former Kentucky Fried Chicken (KFC)
- Dense Retail Corridor in Highly Desirable Charleston, SC
- Just Outside the Entrance to US Naval Weapons Station
- High Traffic Counts and Ideal Demographics – Over 28,000 VPD
- Neighboring Tenants Include: New Construction Walmart Neighborhood Market, Walgreens, Hardee's, Waffle House, Days Inn, Burger King, Dollar General, Food Lion and Subway

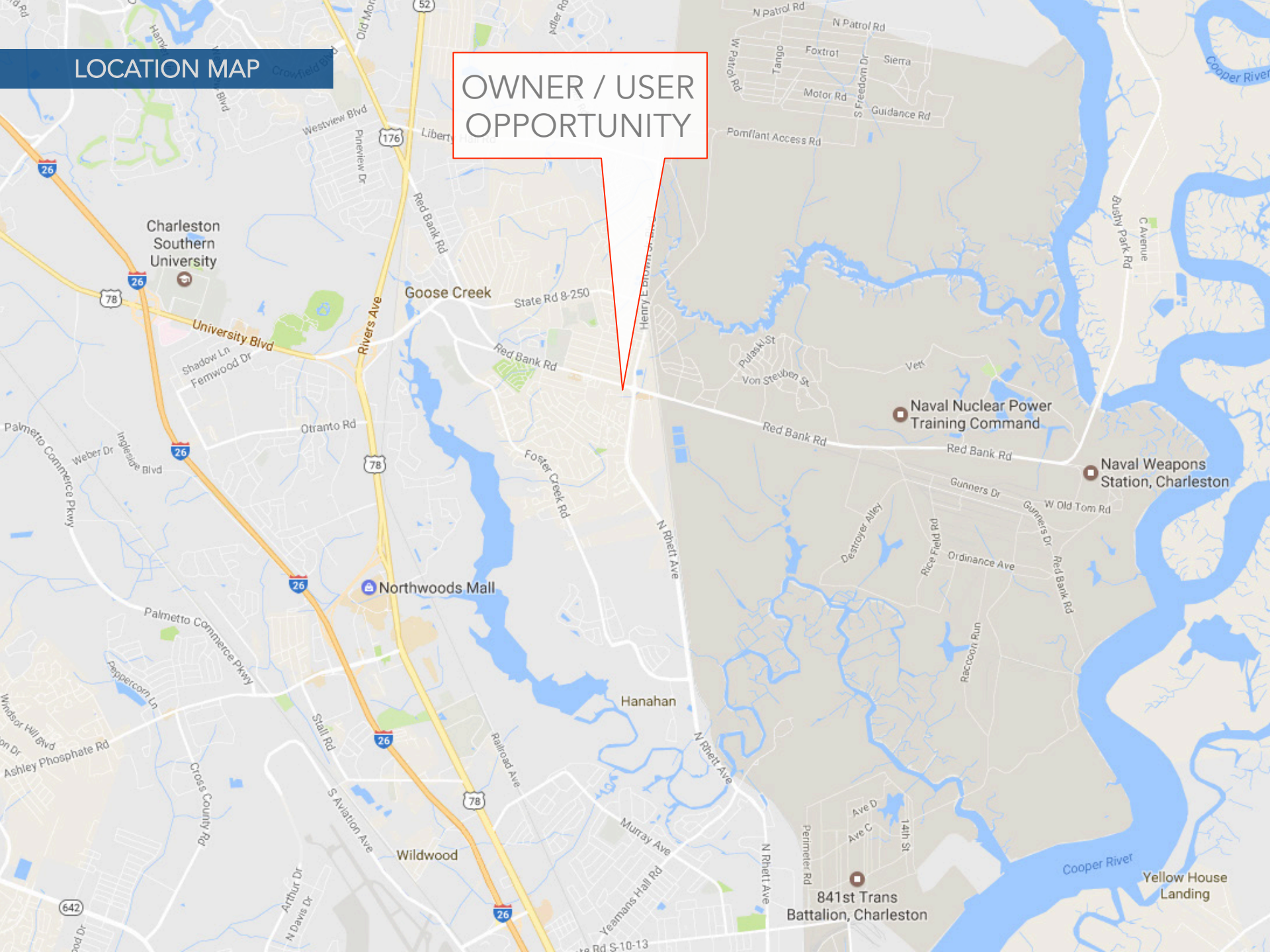
LOCATION MAP

OWNER / USER
OPPORTUNITY



LOCATION MAP

OWNER / USER
OPPORTUNITY



AERIAL MAP

OWNER / USER
OPPORTUNITY

Red Bank Road



RETAIL MAP



Charleston Naval Weapons Station
24,000 Acres

OWNER / USER
OPPORTUNITY

Goose Creek High School

Ganwood Rd.



US Navy Department
Columbia College

Red Bank Road



Henry E Brown Jr. Blvd



AREA OVERVIEW

Street/Cross Road

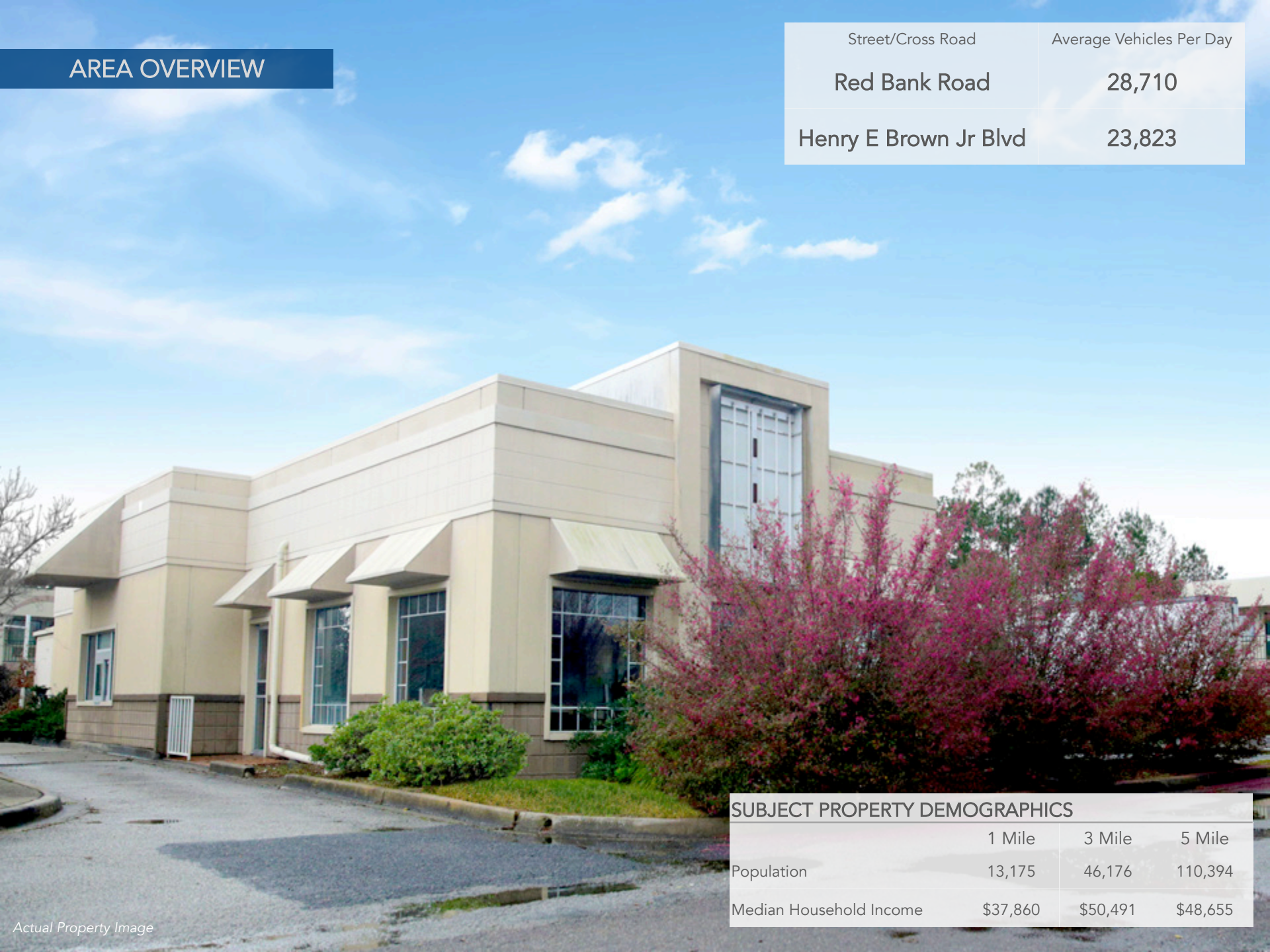
Average Vehicles Per Day

Red Bank Road

28,710

Henry E Brown Jr Blvd

23,823



SUBJECT PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,175	46,176	110,394
Median Household Income	\$37,860	\$50,491	\$48,655

AREA OVERVIEW



City Overview

Goose Creek is a city in Berkeley County in the U.S. state of South Carolina and as of 2015 had a population of 40,633. Most of the Naval Weapons Station Charleston is in Goose Creek. Goose Creek is included within the Charleston-North Charleston-Summerville metropolitan area and the Charleston-North Charleston Urbanized Area.

The 2015 population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was 727,689 – the third-largest in the state – and the 78th-largest metropolitan statistical area in the United States.

Goose Creek is located in southern Berkeley County. It is bordered to the east by the Cooper River and the Back River, to the southeast by an outer portion of the city of Charleston, to the southwest by the city of Hanahan and (farther to the west) the city of North Charleston in Charleston County, and to the west by the unincorporated community of Ladson.

Established in 1961, Goose Creek has achieved a balance between growth, the environment and the preservation of the small town character. Residents live, work, and raise their families surrounded by the rich historic and natural treasures of the low country.

Portions of the Charleston, South Carolina metropolitan area (Charleston, North Charleston, Goose Creek, and Hanahan) are home to branches of the United States military.

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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