



H.E. Bonner Elementary School

Macedonia Middle School

Bethera Rd

Moncks Corner
7 Miles

Jamestown
12 Miles

US-17A

To SC-402

To SC-41

PROPERTY FOR SALE
2.96 Acre ±

HIGH TRAFFIC AREA
~6,000 VEHICLES / DAY

- 2.9800 550 Days

Description

High-Visibility Commercial Site! Exceptional 2.98-acre RNC-zoned parcel in the fast-growing Macedonia area of Berkeley County. Perfect for retail, restaurant, office, daycare, or mixed-use development. Directly across from Macedonia Middle and H.E. Bonner Elementary (~1,200+ students), with steady daily traffic (~6,000 vehicles per day) and built-in community exposure (~9,000+ daily impressions). Enjoy prime Hwy 17A frontage, easy access, and plenty of space for your building, parking, and landscaping needs. If 2.96 acres isn't enough, the adjoining 1-acre lot is also available! Surrounded by established neighborhoods and new growth, this is a rare opportunity to build along one of Berkeley County's most active corridors! This is an ideal location for owner-operators, investors, or developers aiming to capture the demand for neighborhood-level services in this growing corridor. Don't miss your chance... sites like this rarely come to market. ×

Conceptual "What Could Fit Here" - Concept A: Multi-Tenant Commercial / Office Strip A 10,000 - 15,000 sf building arranged as 4 to 6 tenants (for example: café, small retail, medical/dental, offices) Front building facing 17A, with prominent signage and entrances Parking field in front and along one side, sized for ~60-80 spaces (or more, depending on building size) Drive aisles connecting entrance from 17A and possibly a secondary access point Buffer landscaping around property lines Potential for future expansion pad behind or beside the building - Concept B: Mixed Use / Live-Work / Commercial + Residential (if permitted) Ground level: 6-8 commercial or office units facing the main road Second level: small residential units (if zoning allows) or employee housing/lofts Central courtyard or shared green space Parking tucked behind or to the side to preserve street frontage Pedestrian access paths connecting to the surrounding neighborhoods - Concept C: Campus of Small Buildings / Flex Office Park Several smaller buildings (2,500-5,000 sf each) distributed across the site Each building could house one business (e.g. small clinic, service shop, boutique) Shared parking lots and drive aisles connecting all buildings Ability to lease or sell individual buildings Flexible footprint allowing for modular growth

SEE THIS PROPERTY



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Check On Site



https://homesforsalelistings.net/properties/bethera-road/bonneau/sc/29431/MLS_ID_25008532