

Hwy 601 Commercial Property
US Hwy 601
Lugoff, SC 29078

\$137,068
1.790± Acres
Kershaw County



MORE INFO ONLINE:

<https://scacres.com/>

Hwy 601 Commercial Property Lugoff, SC / Kershaw County

SUMMARY

Address

US Hwy 601

City, State Zip

Lugoff, SC 29078

County

Kershaw County

Type

Commercial

Latitude / Longitude

34.214769 / -80.687041

Taxes (Annually)

1316

Acreage

1.790

Price

\$137,068

Property Website

<https://scacres.com/property/hwy-601-commercial-property-kershaw-south-carolina/48004/>



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PROPERTY DESCRIPTION

Summary: Commercial land located along the Hwy 601 corridor connecting Lugoff and Camden to Interstate 20. This property offers high visibility and a significant traffic count, recent studies estimate to be 22,000 VPD based on recent SCDOT data. There is an old building on the property, sold "As Is" - will likely need to be demolished.

Directions: From I-20, take the Hwy 601 Exit 92, and head South on Hwy 601 for about 3 miles, the property will be ahead on the left, next door to the self-storage facility.

Location: Centrally located in Kershaw County in a rapidly growing area. The proximity to the interstate offer convenience to surrounding towns and greater Columbia. Nearby cities and towns include: Lugoff and Camden. Also in convenient proximity are Florence, Northeast Columbia, and greater Columbia. Fort Jackson is also nearby.

Site Benefits: Corner lot located in a high traffic corridor between Lugoff/Camden and I-20. Multiple residential neighborhoods and commercial developments are nearby.

Utilities: Most utilities are readily available.

Kershaw County Tax Map: 310-00-00-023

Roads and Entrances: Located on US Hwy 601 offering an abundance of road frontage.

Airports: The nearest major public airport is Columbia Metropolitan Airport (CAE).

School District: This tract is located in the Kershaw County School District.

Property Taxes: The property is Zoned GD (General Development) and property taxes for 2023 are \$1,316.32.

Contacts:

Russ Brown

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Email: russ@scacres.com

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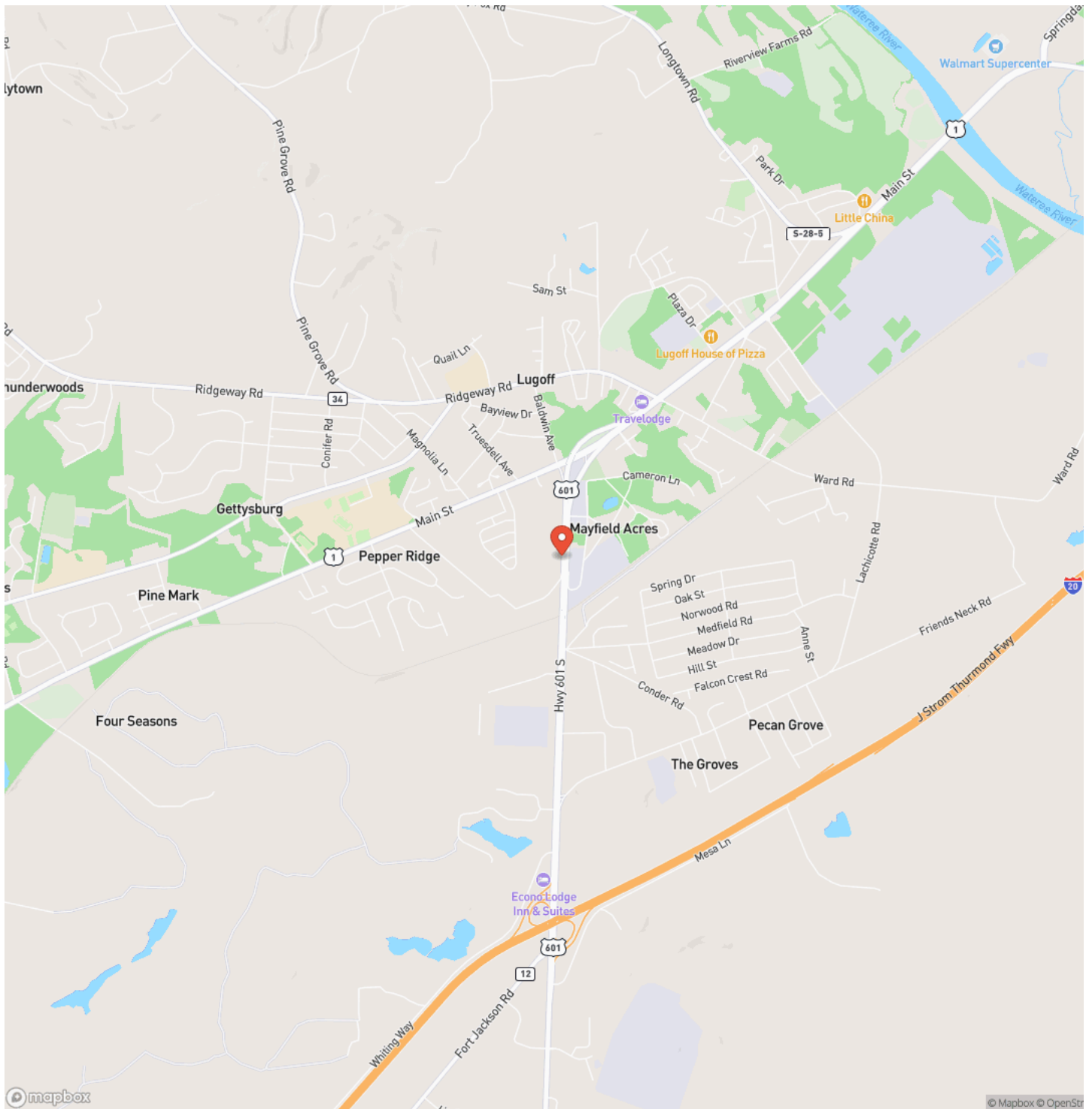
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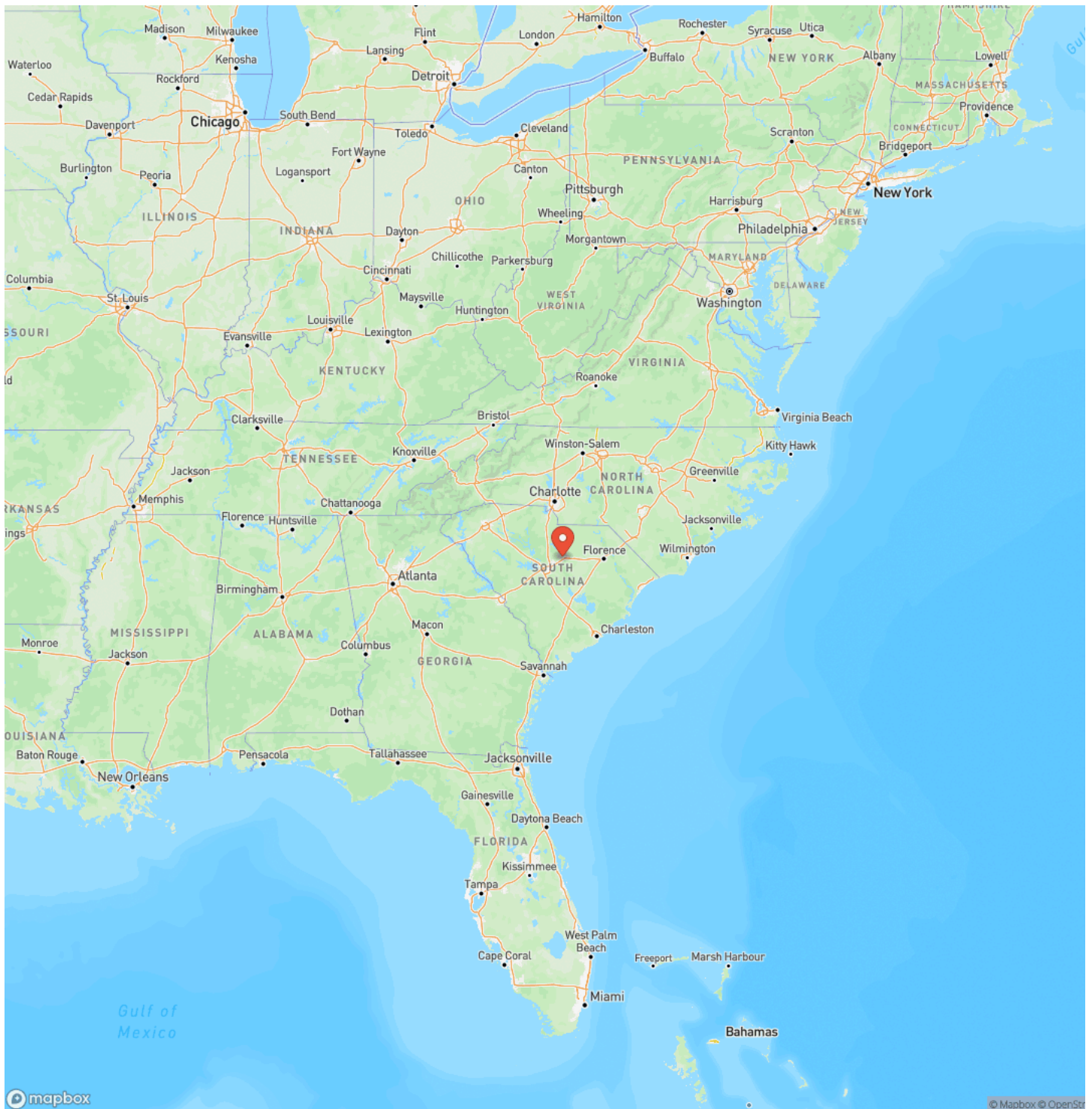
Locator Map



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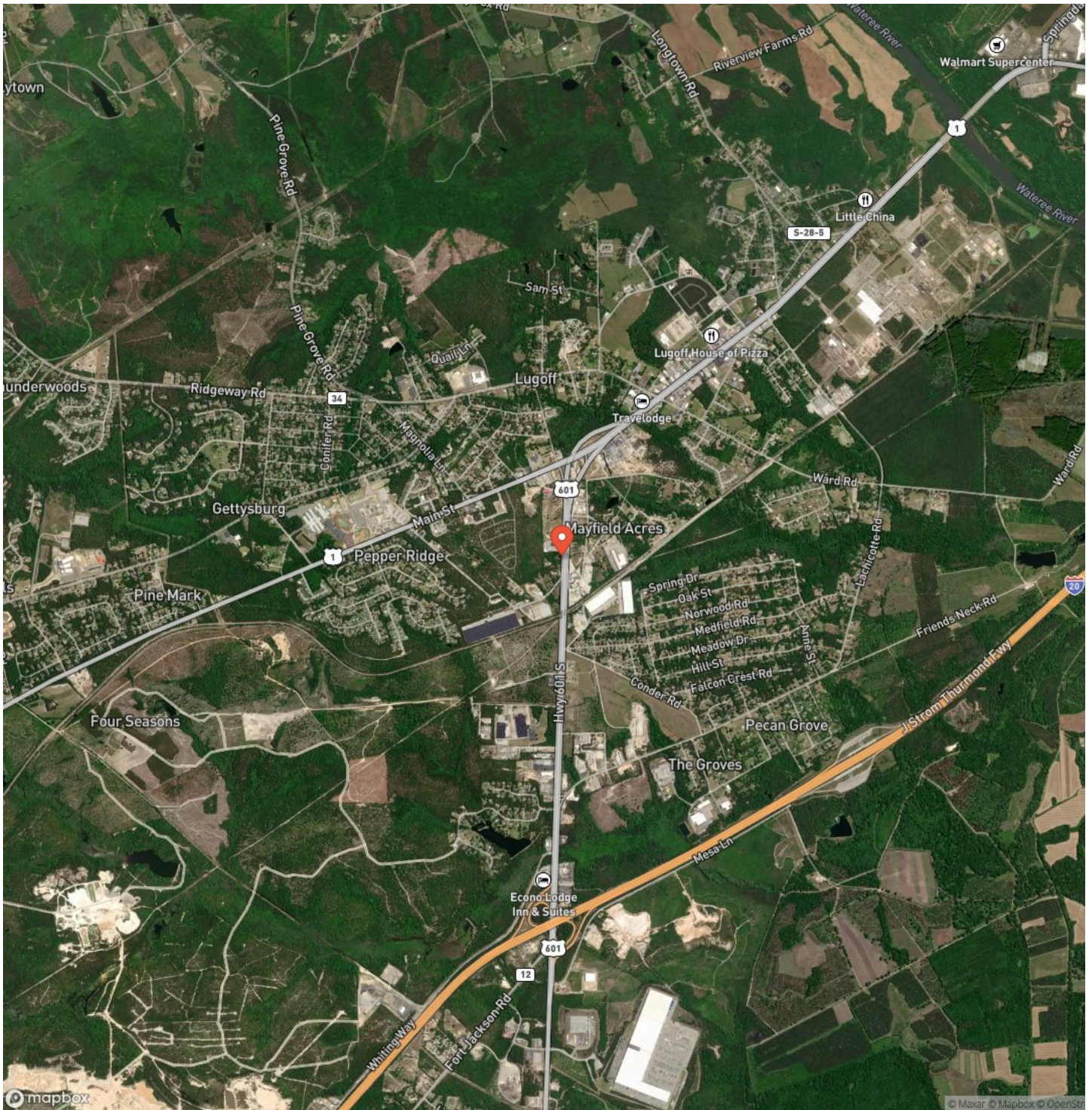
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Office

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Email

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Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Broker and Commission Disclosure: *Commission splits will be at the sole discretion of Brown & Company. The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent and the Buyer's Agent/Broker must be present at the initial property tour to participate in the real estate commission. No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure is available. Buyer or buyer's agent to verify any pertinent information before the completion of any inspection period.*

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