

DRIVE-THRU RETAIL OPPORTUNITY

CHARLESTON MSA / SC



GOOSE CREEK / SOUTH CAROLINA

1638 Red Bank Drive-thru retail.

DIRECTLY ACROSS FROM

Walmart
Neighborhood Market
Goose Creek, South Carolina 29445

950 SF
EXISTING BUILDING

1.15 AC
REPORTED SITE AREA

DOUBLE
DRIVE-THRU

28,710
RED BANK ROAD VPD*

*Traffic count from supplied materials; count year not stated.

Compact building. Compelling setting.

A former Checkers combining a 950 SF restaurant format, existing double drive-thru lanes and a daily-needs retail location.



01 Walmart across the street

Grocery, pharmacy and fuel uses place the site alongside everyday shopping activity.

02 A drive-thru foundation

Two existing lanes and a compact building give operators an established format to evaluate.

03 Near the naval base

Located just outside the U.S. Naval Weapons Station entrance in the Charleston metropolitan area.

2019

REPORTED YEAR BUILT

PYLON

ROADSIDE SIGNAGE

1.15 AC

REPORTED PARCEL SIZE

Property specifications and photos: supplied marketing package. Walmart format and services: official store directory. Figures and improvements are subject to verification.

Everyday retail, directly across the street.

Red Bank Road retail exposure near the North Rhett Avenue intersection.



DAILY-NEEDS RETAIL

Walmart Neighborhood Market

1635 Red Bank Road

28,710

RED BANK ROAD / VPD*

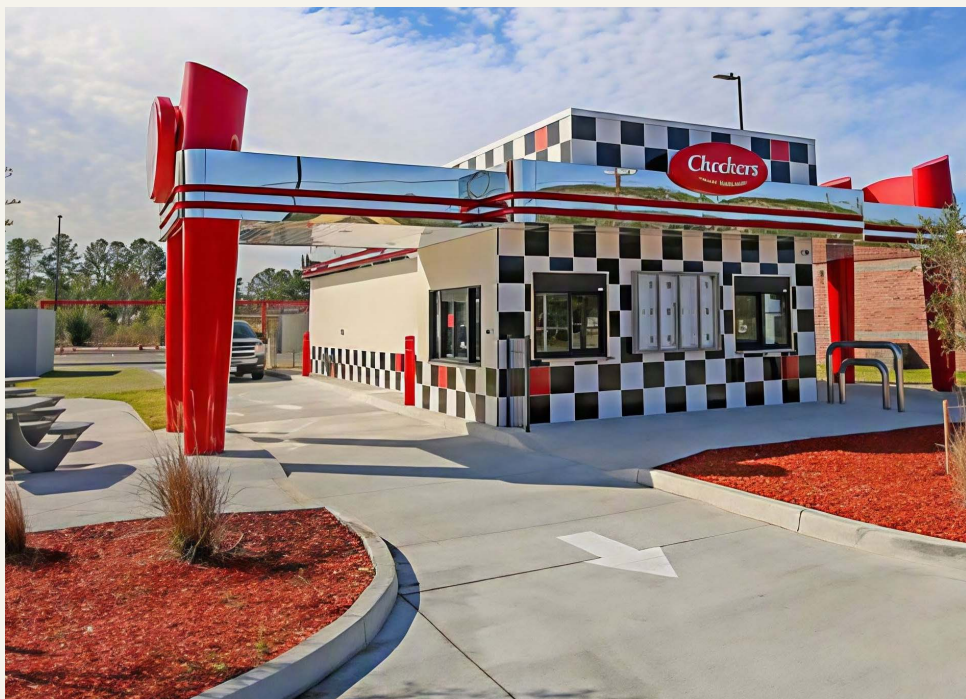
25,190

NORTH RHETT AVENUE / VPD*

Context aerial reproduced from supplied materials; retailer labels may reflect prior occupancy. Red shading indicates location, not surveyed boundaries. *Reported traffic counts; count years not stated. Counts are not additive.

A focused format for the right operator.

Existing drive-thru infrastructure supports evaluation by concepts designed around pickup, convenience and a compact operating footprint.



FORMER CHECKERS / EXTERIOR

A small building on a reported 1.15-acre site creates a useful starting point for prototype and circulation review.

COFFEE + BEVERAGE

Drive-thru coffee, tea, smoothie and other beverage-led formats.

SMALL-FORMAT QSR

Streamlined menus and compact kitchen concepts oriented to off-premise orders.

DESSERT + TREATS

Specialty dessert and treat concepts that can work within a 950 SF footprint.

ADDITIONAL CONCEPTS TO EVALUATE

Select small-format retail and financial-service uses may warrant a feasibility review.

Potential use categories are illustrative and do not indicate tenant interest or approval. Suitability depends on prototype, equipment, access, stacking, utilities, zoning and required approvals.

A residential base. Daytime activity.

Reported demographics within a three-mile radius, as presented in the supplied property materials.

REPORTED RADIUS

3

MILES

Nearby households and daytime activity form the market context for a convenience-oriented concept.

POPULATION

44,381

HOUSEHOLDS

16,837

AVG. HOUSEHOLD INCOME

\$106,560

MEDIAN AGE

33.2

DAYTIME POPULATION

40.1K

As reported in source materials

Source: supplied property marketing package, three-mile snapshot. Data vintage and methodology were not specified. Figures are reproduced as reported and should not be treated as verified current estimates.

Bring your concept to Red Bank.

A compact drive-thru opportunity in an established Goose Creek retail setting.

1638 Red Bank Road

Goose Creek, South Carolina 29445



VIEW THE LOCATION

Scan the code or click here
to open the address in Maps.



Explore the fit.

- 01 Review your prototype and equipment needs.
- 02 Evaluate drive-thru circulation and stacking.
- 03 Arrange a site visit and confirm requirements.

Information and imagery are provided for marketing purposes and are believed reliable but not guaranteed. Property dimensions, condition, access, site configuration, permitted uses and operating requirements require independent verification. Photography shows prior branding.