



# Cook, Ridgeway, 29130, SC

[https://searchrealestate.co/properties/cook/ridgeway/sc/29130/MLS\\_ID\\_602824](https://searchrealestate.co/properties/cook/ridgeway/sc/29130/MLS_ID_602824)



**Price - \$1,800,000**

**Lot Size    DOM**

30.1200    5 Days

## Features

### Location

- Corner

## Description

Location is paramount in real estate and this property is no exception. This 30+ acre corner location is within visual distance to the southbound ramps of Exit 32 at the Peach Road Interchange. With over 860 feet of frontage on Peach Road and 1300 feet on Cook Road, this location is easily accessible. Centrally positioned between the Fairfield Commerce Park and the Walter B. Brown Industrial Park, it lies in close proximity to the developing I-77 International Mega Site and the new Scout Motors Manufacturing Facility and is strategically located within the I-77 corridor, linking Columbia to Charlotte. According to SCDOT estimates, over 47,000 vehicles per day pass through this stretch of I-77, with traffic counts steadily increasing. The property benefits from existing B-2 zoning, the most flexible commercial zoning in Fairfield County, offering a wide range of potential uses. As Blythewood expands and Southeastern Fairfield County experiences continued growth, this corner location presents abundant opportunities. B-2 General Business District. This District intends to provide for and promote the development and maintenance of commercial and business uses strategically located to serve the traveling public, the resident population and the larger region of which the county is a part. Toward this end, a wide range of business and commercial uses are permitted in this District. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

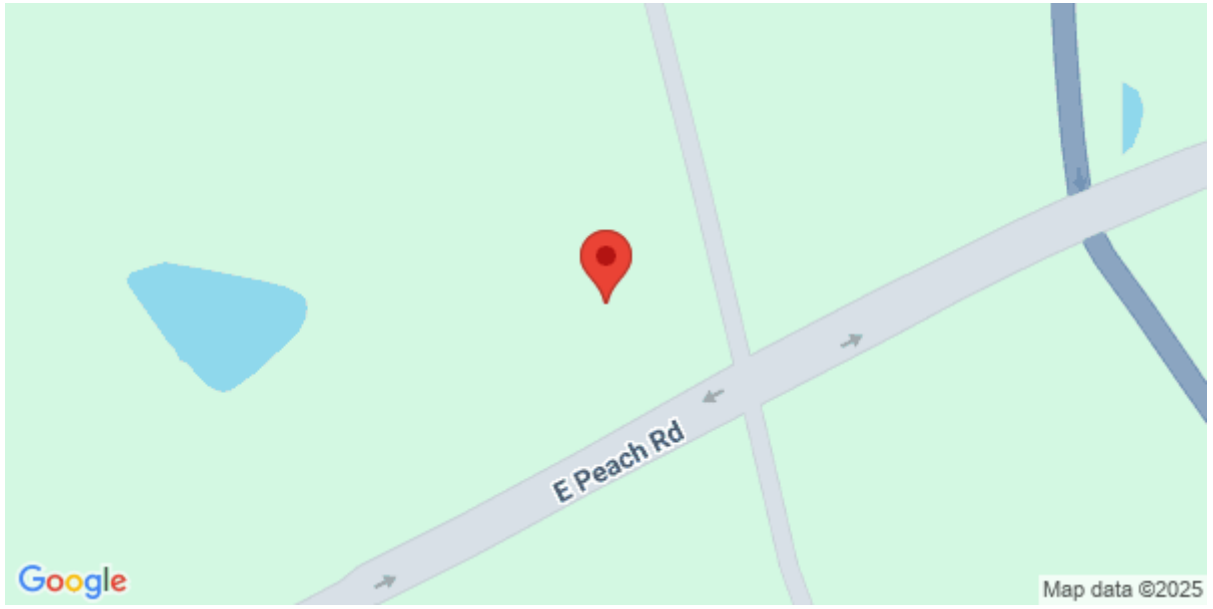
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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