



for lease

cre.

## prime opportunity | former cvs with great access & heavy traffic in ladson, sc

9625 us-78, ladson, sc 29456

- Located at the intersection of US-78 and Ladson Road
- Former Pharmacy of ~14,236 SF with drive thru
- Multiple Access on US-78, Ladson Road and College Park Road
- Prominent Pylon Sign with Reader Board
- Retailers: Piggly Wiggly, Dollar Tree, Advance Auto Parts, and restaurants
- Plug In and Go: Turn-Key Box on US-78

### nearby retailers



### traffic counts

US-78 | 42,100 VPD  
Ladson Road | 50,600 VPD  
College Park Road | 14,800 VPD

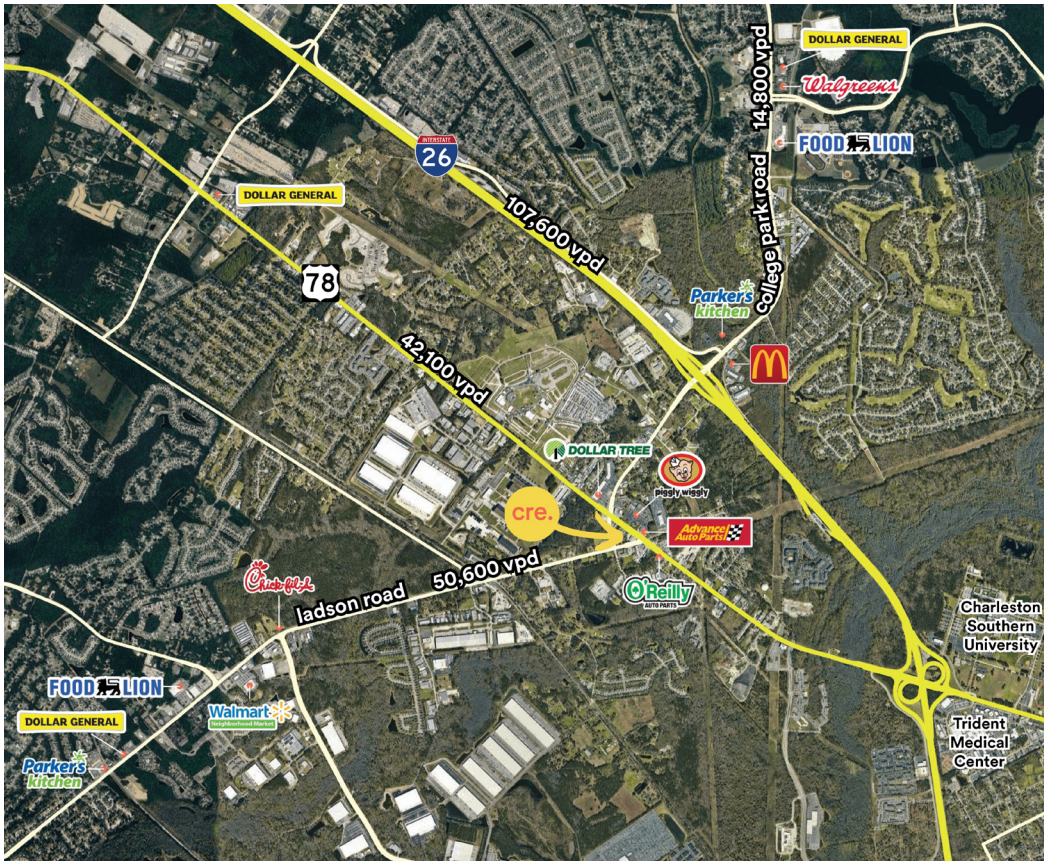
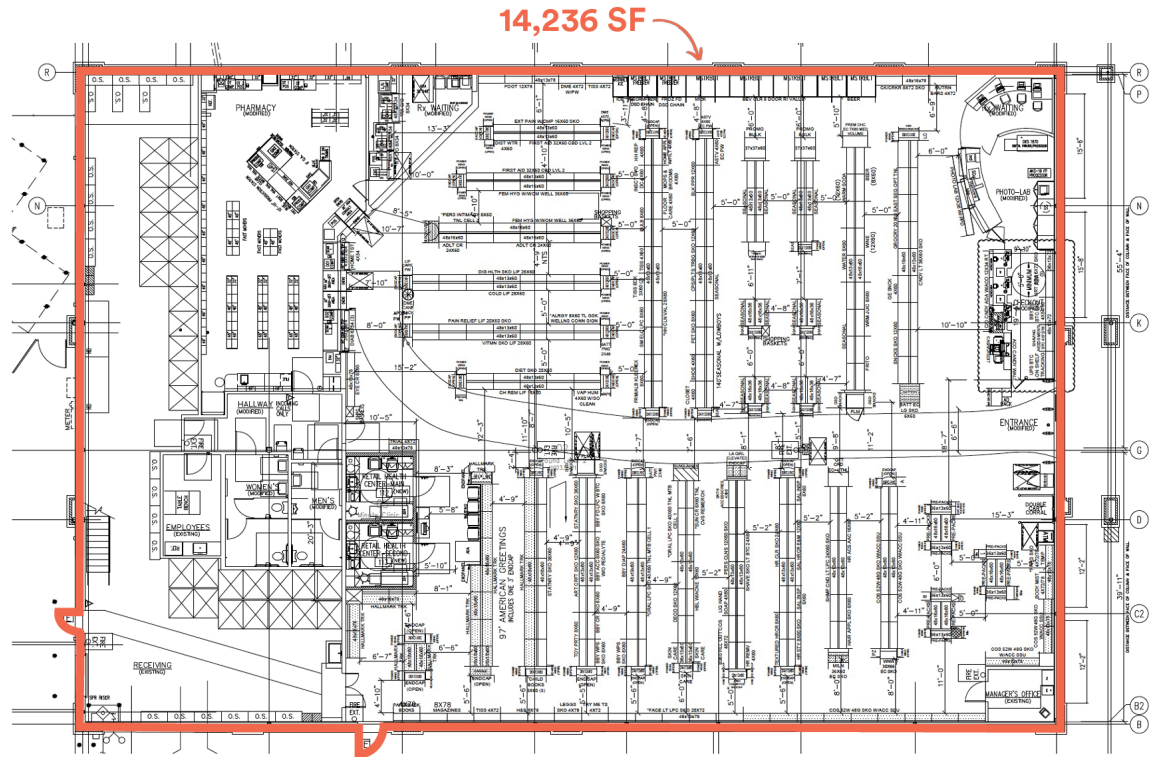
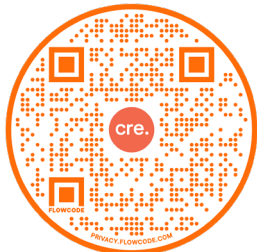
Source: SCDOT 2025

**carolina**  
**retail**  
**experts**  
concept to community

**John Orr, CCIM**  
☎ 854 900 3390  
✉ john@cre.expert

**Braden Jones**  
☎ 404 844 7044  
✉ braden@cre.expert

463 king street suite b. charleston, sc 29403 | cre.expert



### 5 minutes



5,341  
2025 Population



5,971  
2030 Population



\$85,667  
Median Household Income



33.8  
Median Age

### 7 minutes



19,213  
2025 Population



21,073  
2030 Population



\$78,103  
Median Household Income



33.8  
Median Age

Source: ESRI 2025

**carolina  
retail  
experts**  
concept to community

**John Orr, CCIM**  
564 900 3390  
john@cre.expert

**Braden Jones**  
404 844 7044  
braden@cre.expert

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.