

Summerville - Centrally Located
Available Now - 1,400 SF on 17A with Nearby I-26



COMMERCIAL LEASE

1731 N Main Street, Unit F
Summerville, SC 29486

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

1731 N MAIN STREET
UNIT F



PRICE

\$19.60
\$7.00 NNN



UNIT SIZE

1,400 SF



TAX ID

221-16-01-024



COUNTY

Berkeley



VEHICLES PER DAY

40,700

PROPERTY OVERVIEW

Now available for lease, 1731 N Main Street, Unit F offers a versatile 1,400 SF commercial space in a highly visible Summerville location. Situated directly along N Main Street with a VPD of approximately 40,700 vehicles and **less than half of a mile from Nexton Square** and **one mile from I-26**, the property benefits from exceptional drive-by exposure, **strong demographics, and the fastest growing location in The Lowcountry**. The unit features a flexible, efficient layout providing convenient for deliveries, equipment, or inventory. This functionality makes the space ideal for a range of uses including light distribution, supplier or trade-based businesses, specialty retail with back-of-house storage, last-mile fulfillment, and office/warehouse hybrid users.

UNIT FEATURES

- Monument Signage
- .5 Miles to Nexton
- 1 Mile to I-26
- Central to Carnes Crossroads, Cane Bay, Summerville, Ridgeville, and Sangaree neighborhoods.



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Residence Inn

COURTYARD
BY MARRIOTT

nexton



HCA
Healthcare

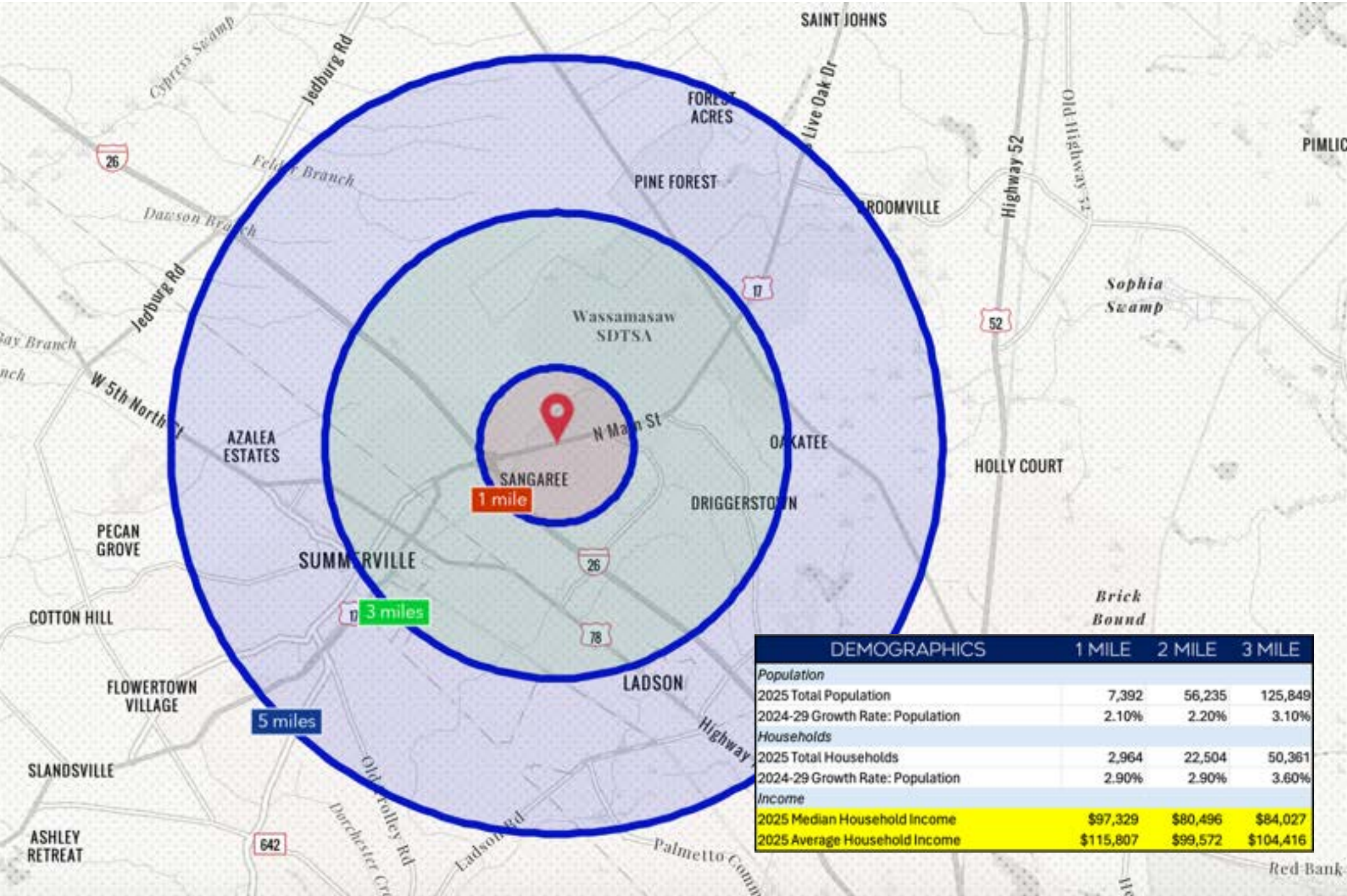


VPD: 40,700

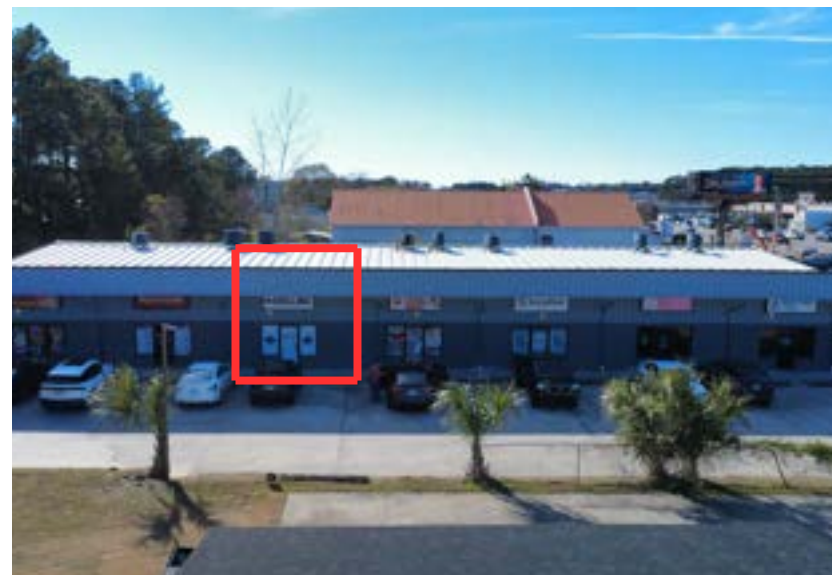
SITE



STRONG DEMOGRAPHICS: CENTRAL LOCATION



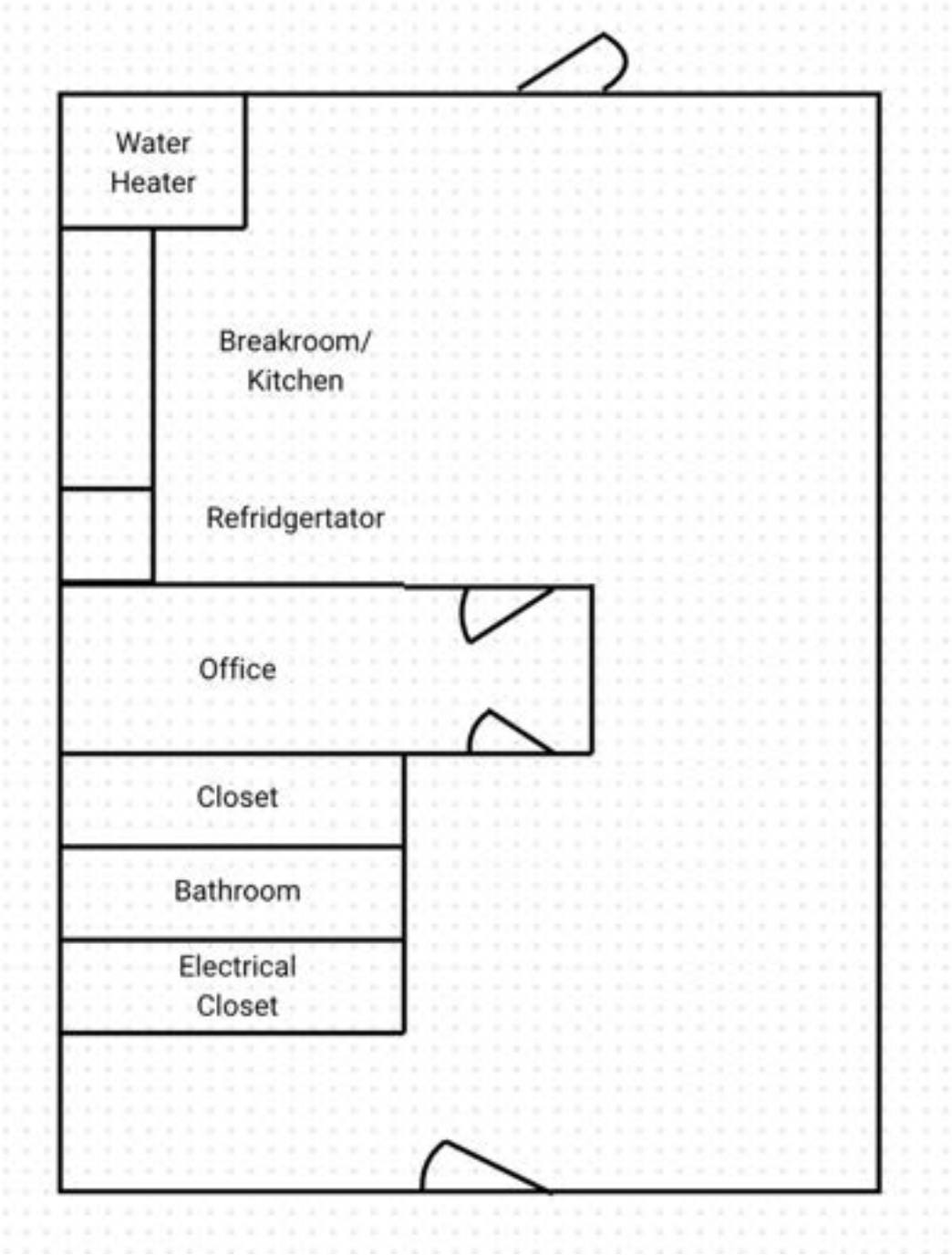
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



AREA MAP





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