



PROFESSIONAL OFFICE SPACE FOR SALE

7880 Dorchester Road
North Charleston, SC 29418

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**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

EXECUTIVE SUMMARY



PRICE

\$1,150,000



BUILDING SIZE

6,600 SF
10 Foot Ceilings



AVAILABLE SF

6,600 SF



ZONING

City of North Charleston
- B-2 - General Business
District



MUNICIPALITY

Charleston



PARKING

44 Spaces



TAX ID

3970000060



VEHICLES PER DAY

SCDOT 52,100 VPD



ACRES

0.67 Acres

PROPERTY OVERVIEW

HIGH TRAFFIC VISIBLE LOCATION on well traveled Dorchester Rd.

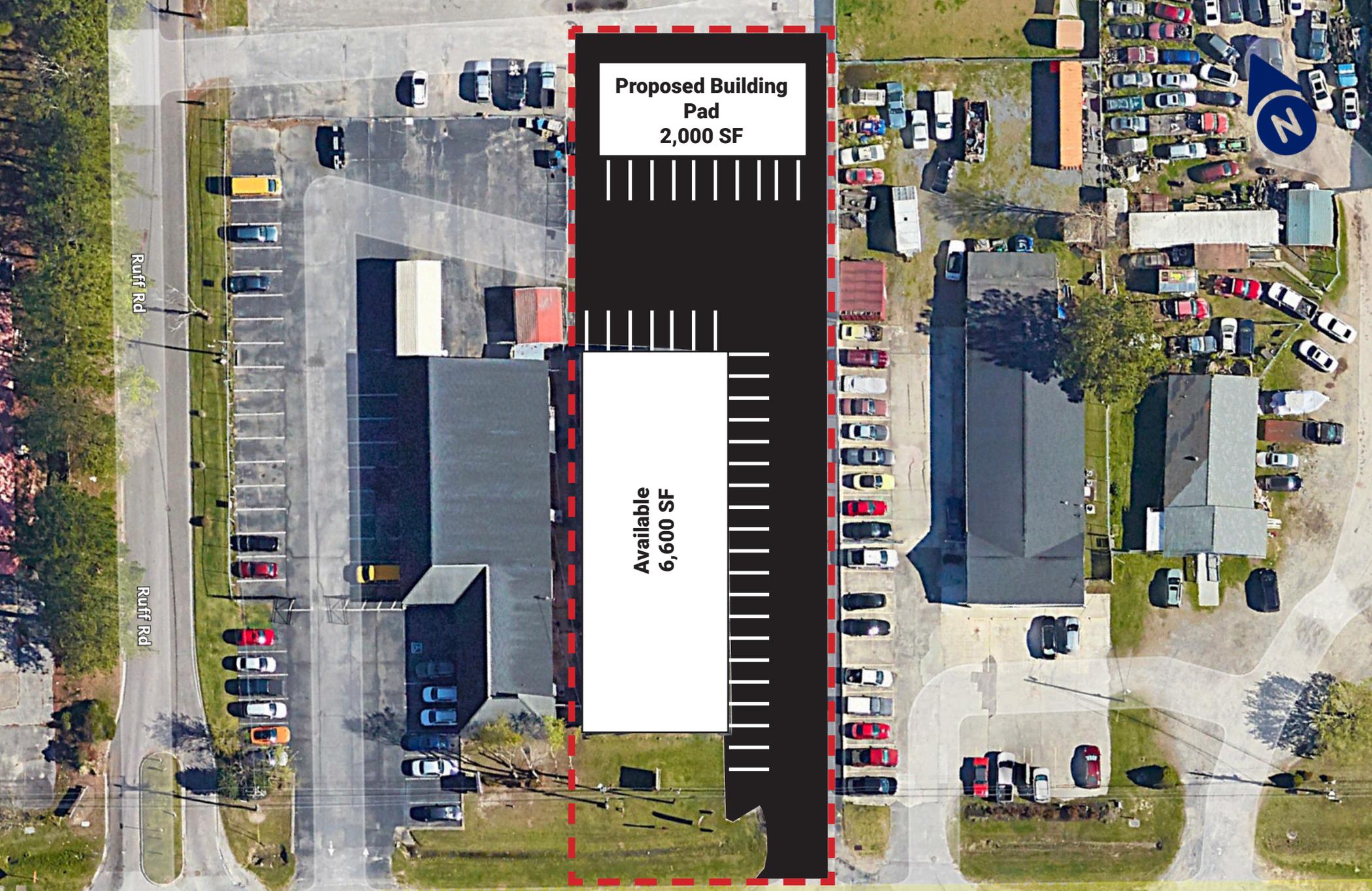
Blank Slate inside with fresh outside renovations, paint, awnings, pavement with Plenty Fenced Parking = ratio 1:140 ft.

6600 feet total with complimentary uses only professional Medical, architect, engineering, construction firms who wish to take advantage of the growing residential and new commercial growth just inside Charleston County lines.

And 'concept' 2,000 sf building pad possible 2 floors totaling 4,000 sf. Value add to the project square footage. Handicap accessible. No flooding. The current 2,250 ft tenant is month-to-month and will vacate with 30 days notice. Owner is a Licensed Real Estate Agent.

PROPERTY USES

- Professional Medical: Optometrist, Dermatology, Imaging, Allergist, Pediatric, Dentistry, Podiatrist, Therapist, Psychiatrist, etc.
- Architect
- Engineering
- Construction Firms
- Attorneys



**Proposed Building Pad
2,000 SF**

**Available
6,600 SF**

Ruff Rd

Ruff Rd



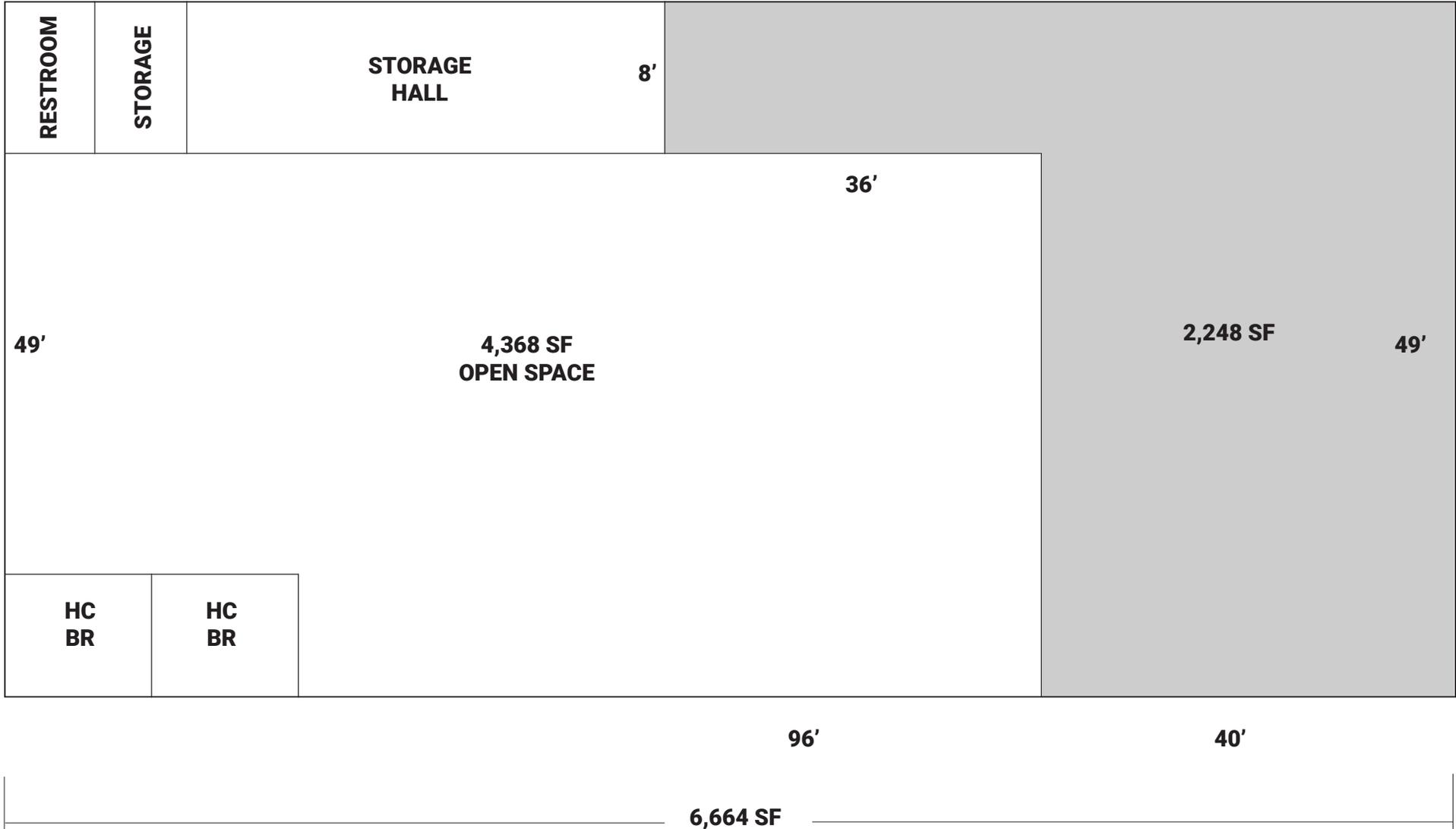
****CONCEPT PARKING FIELD AND PROPOSED BUILDING PAD, NOT TO SCALE**

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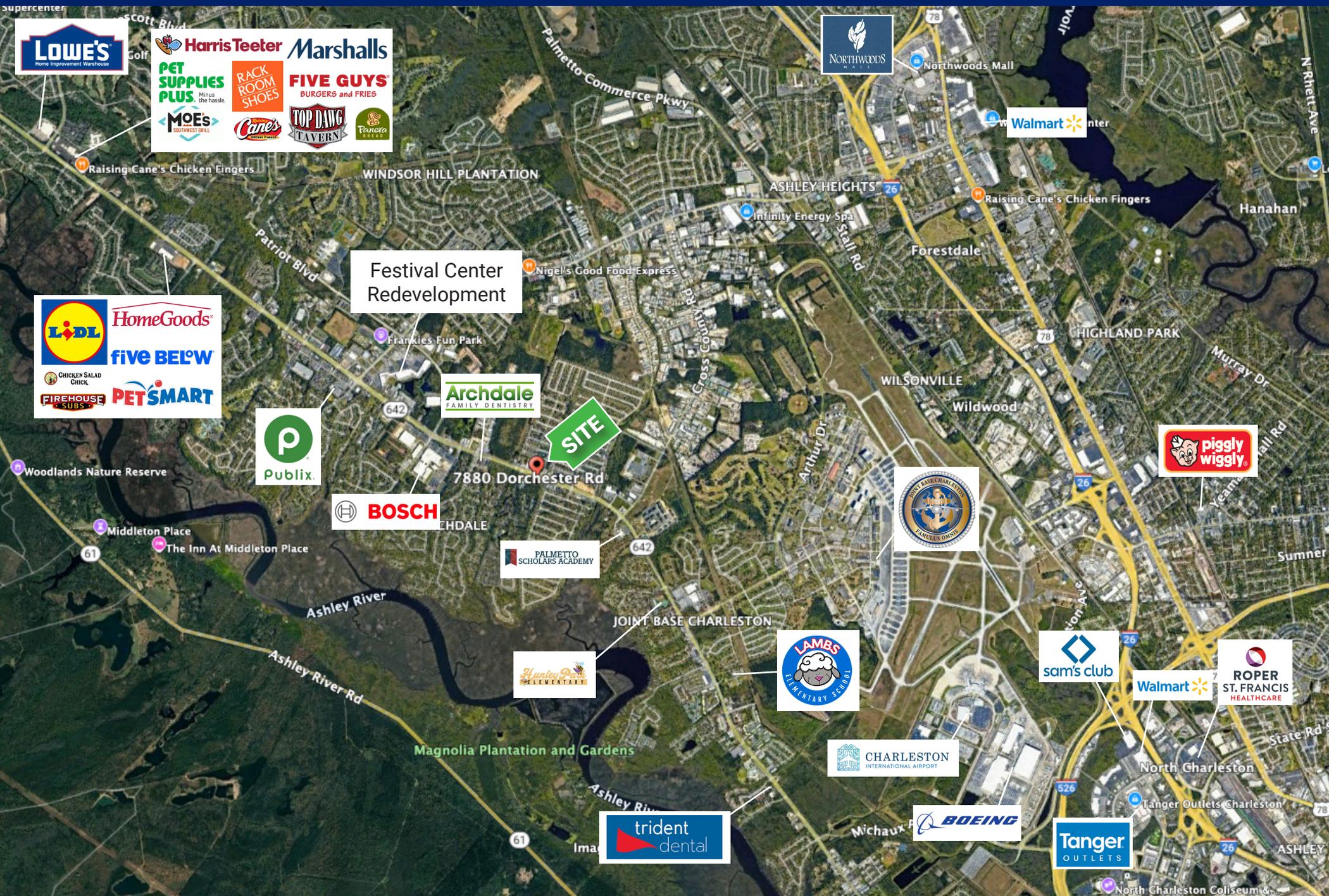
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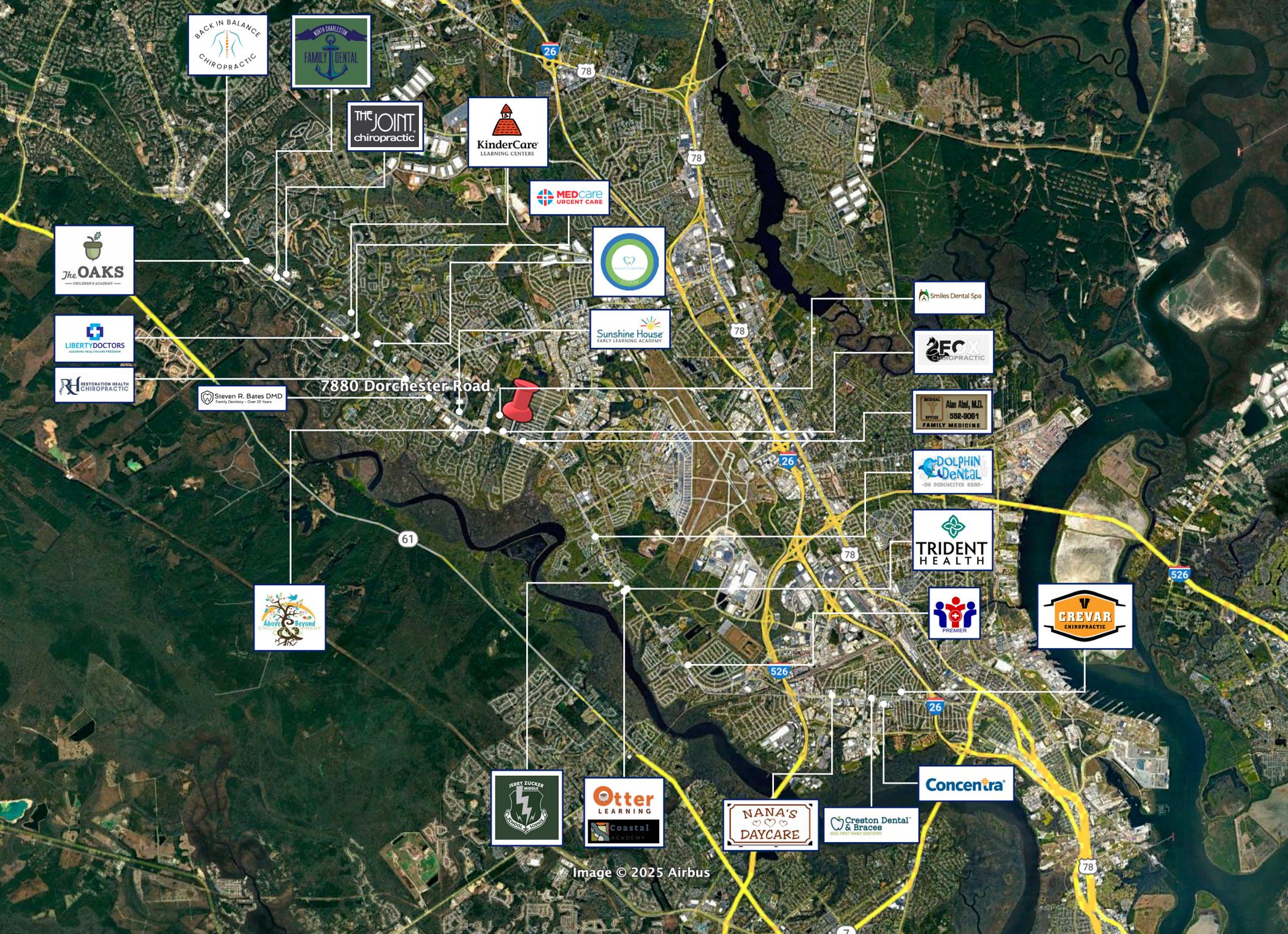
Dorchester Rd

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AREA RETAILERS





7880 Dorchester Road

Image © 2025 Airbus

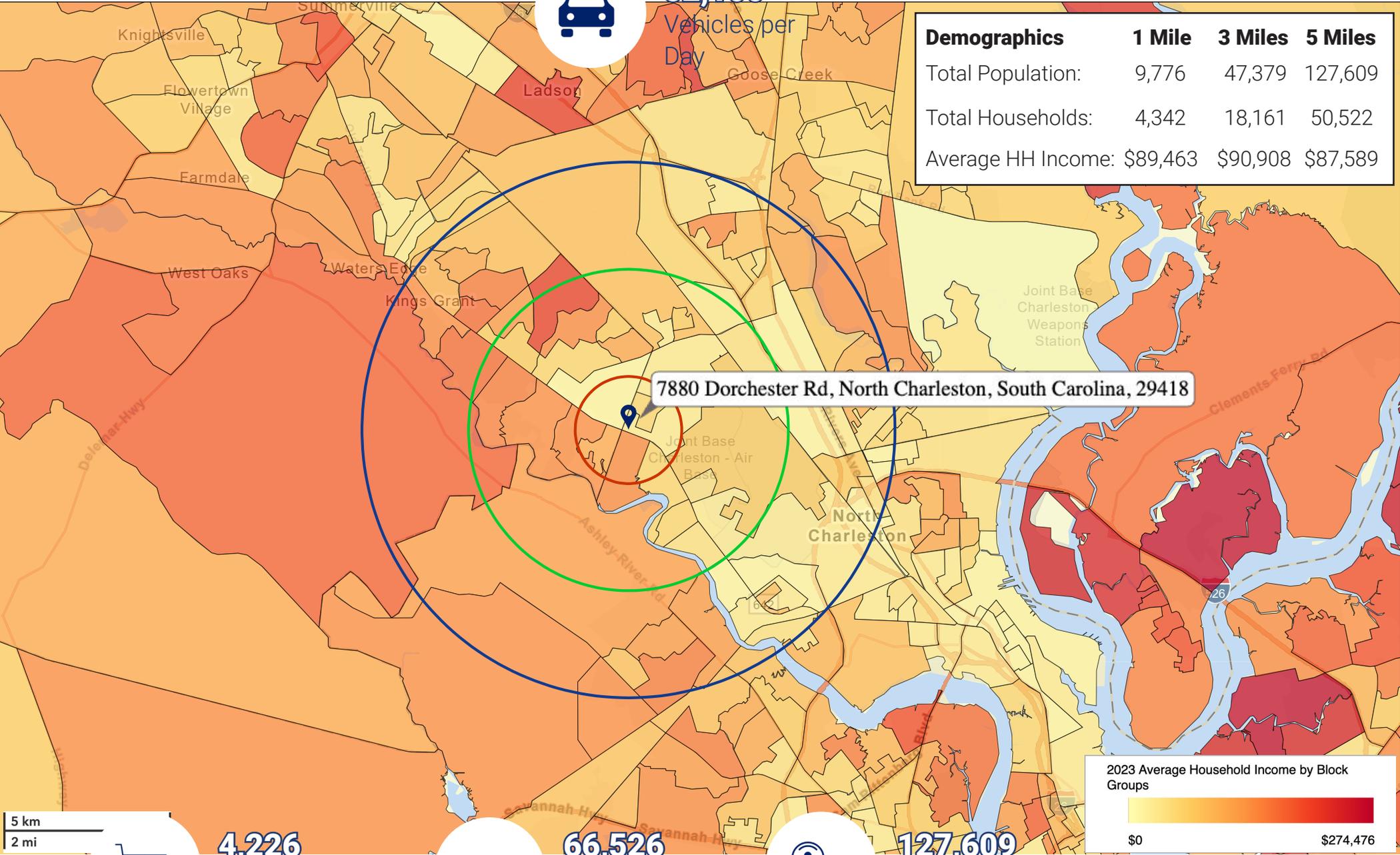


DEMOGRAPHICS

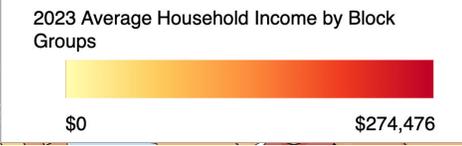


52,100
Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	9,776	47,379	127,609
Total Households:	4,342	18,161	50,522
Average HH Income:	\$89,463	\$90,908	\$87,589



7880 Dorchester Rd, North Charleston, South Carolina, 29418



5 km
2 mi

4,226
Businesses
within 5 Miles



66,526
Employees
within 5 Miles



127,609
Population
within 5 Miles

All demographics based on Esri forecasts for 2023

SCDOT AADT 2023

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PROFESSIONAL
OFFICE



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