

4340 SPRUILL AVENUE

N. CHARLESTON, SC 29405



NAICharleston

FREESTANDING FLEX/OFFICE/RETAIL
BUILDING FOR SALE/LEASE

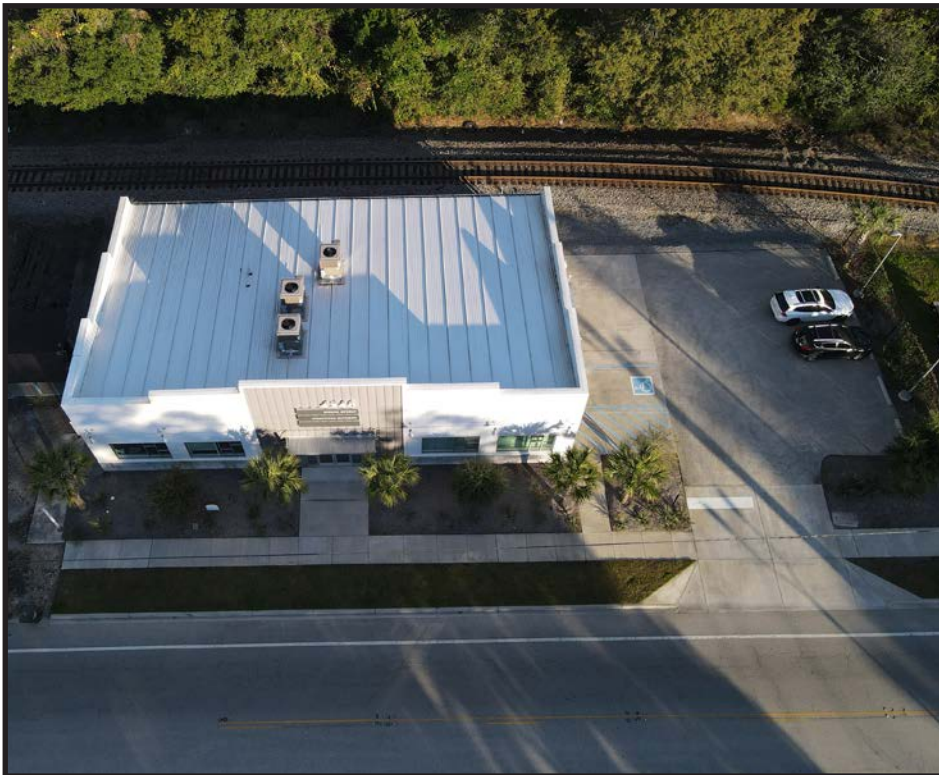
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SUMMARY

NAI Charleston is pleased to offer the listing of **4340 Spruill Ave**, a newly built flex/office/retail space located in the Charleston MSA. The $\pm 4,092$ SF freestanding building sits on ± 0.21 AC of land with visibility from and easy access to Spruill Ave. It is located half a mile from Park Circle and Firefly Distillery/Event Space. It is also close to I-526 and I-26.

This is an exceptional owner-occupant opportunity with $\pm 1,477$ SF of space available for the owner, which is also available for lease. There are currently two additional NNN tenants: Structerra Outdoor and Bump Meet Baby Photography. This would be ideal for a small business looking for an income producing property or car enthusiast/collector.



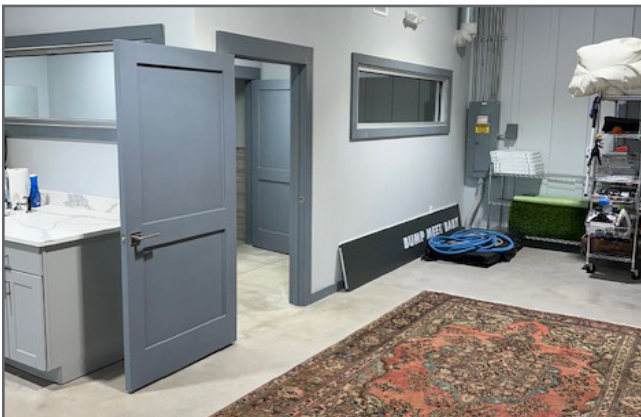
Offering Summary

Sale Price:	\$2,200,000
Lease Rate:	\$25/SF, NNN
Building Size:	$\pm 4,092$ SF
Suite C Size:	$\pm 1,477$ SF
Parcel Size:	± 0.21 AC
Year Built:	2022
Parking:	On-site parking available
Signage:	Currently on building with visibility
Zoning:	General Commercial
County:	Charleston County
TMS #:	470-08-00-044

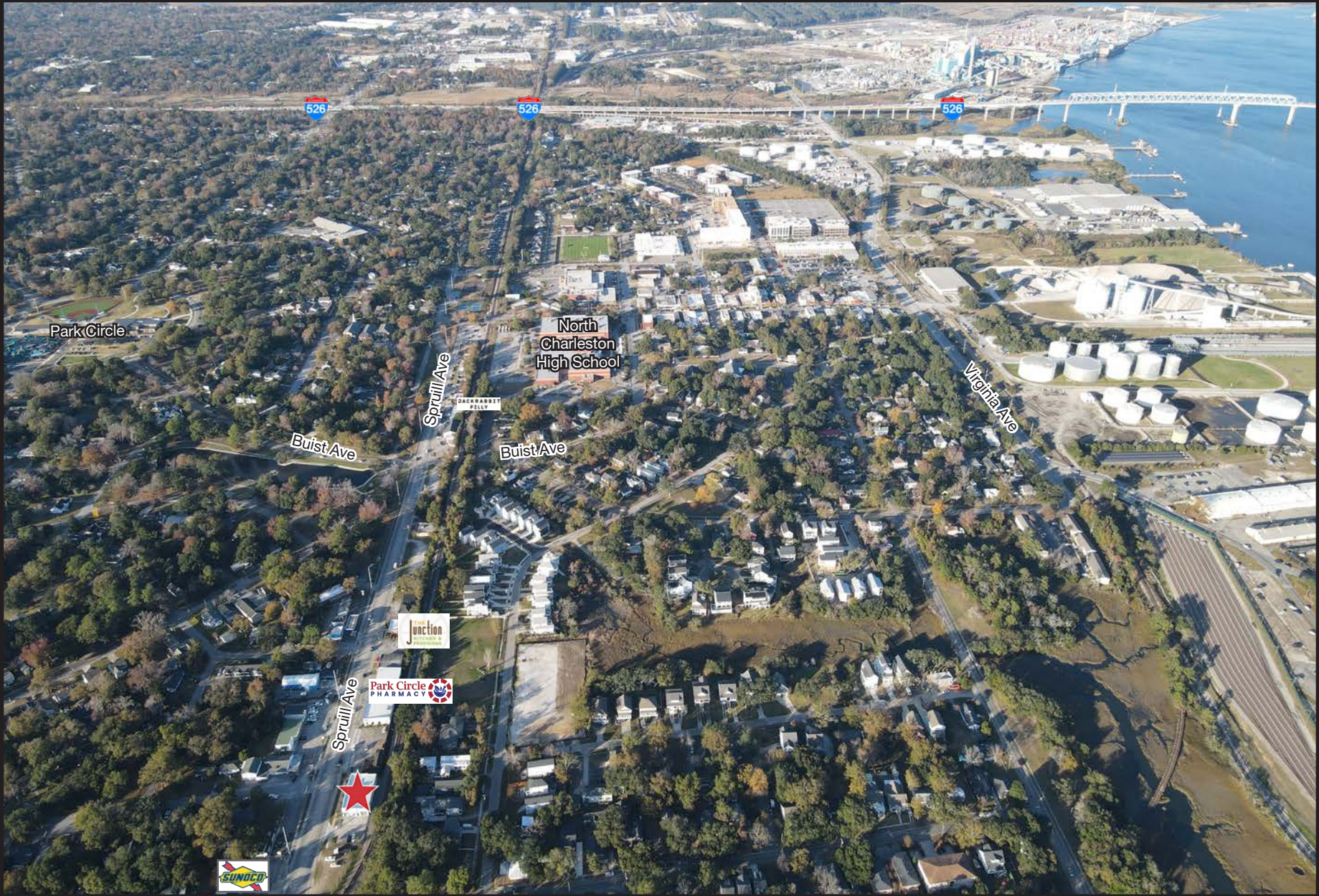
ADDITIONAL PHOTOS



SUITE C PHOTOS



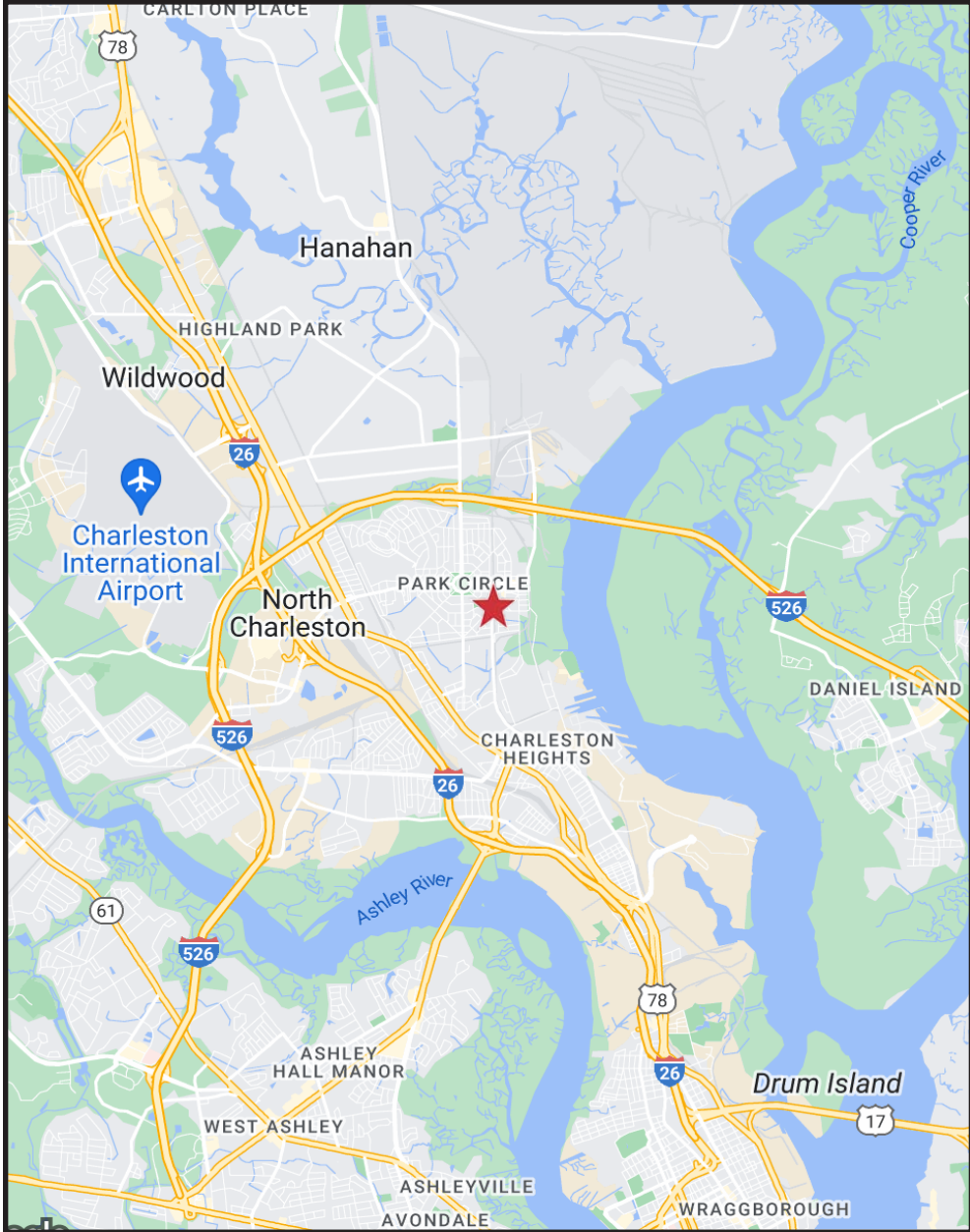
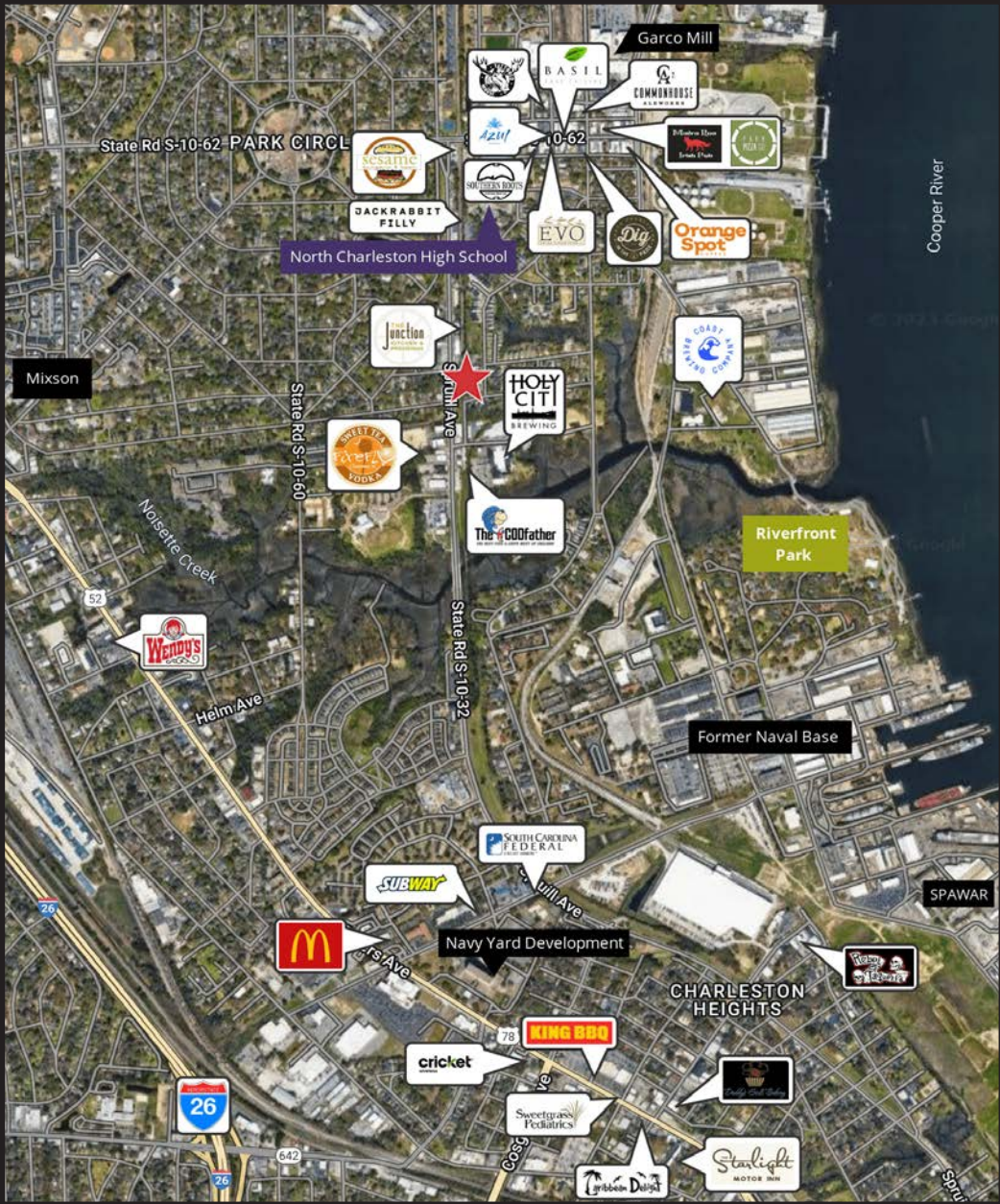
AERIAL 1



AERIAL 2



AREA MAPS





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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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