



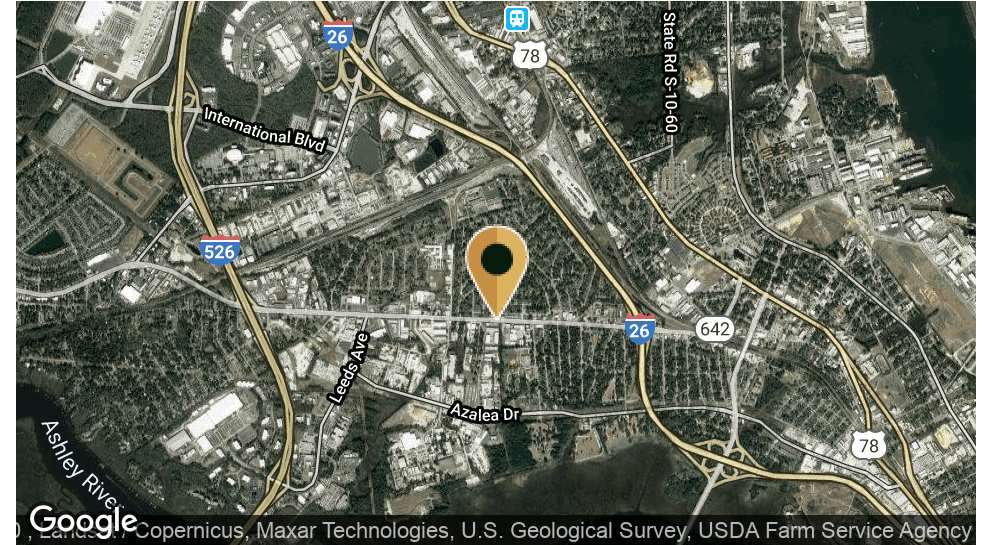
FOR LEASE

**.42 AC Lot
Available for
Build to Suit**
4113 Dorchester Rd,
North Charleston, SC
29405

PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$1.00 - 15.00 SF/yr (MG)
Lot Size:	0.42 Acres
Zoning:	B-3, North Charleston
TMS:	411-15-00-001, 411-14-00-113

PROPERTY OVERVIEW

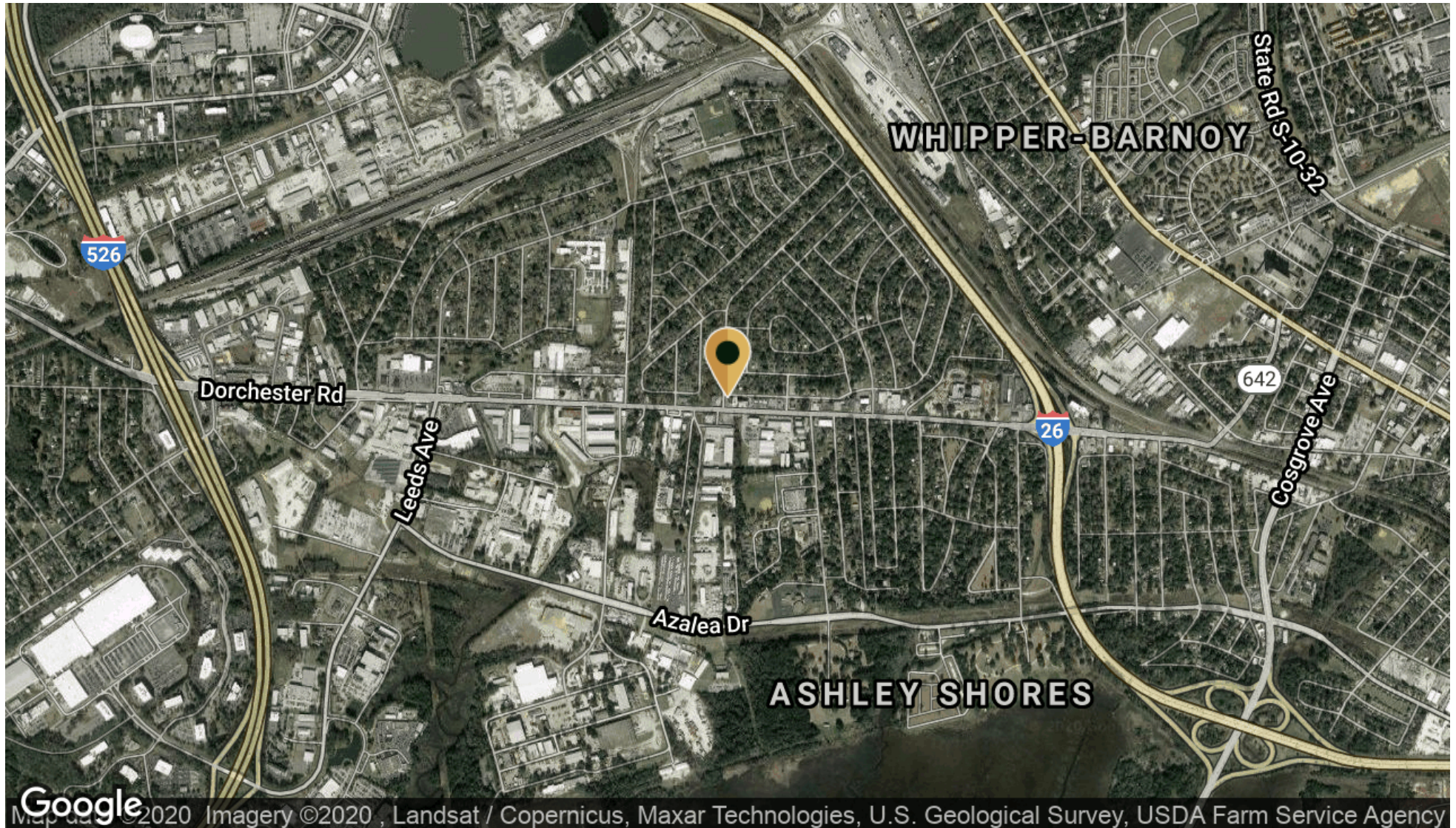
.42 AC vacant lot with direct frontage on Dorchester Road. Close proximity to I-526 and I-26. Final lease rate is to be determined. Zoned B-3 in North Charleston.

PROPERTY HIGHLIGHTS

- Office build out and additional features are negotiable.
- Excellent visibility on Dorchester Road.
- Less than a mile from I-26 and I-526.

4113 Dorchester Road

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Additional Photos
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,003	49,157	119,016
Average age	34.5	34.8	33.9
Average age (Male)	35.1	33.5	32.8
Average age (Female)	33.6	36.1	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,297	19,088	46,373
# of persons per HH	3.0	2.6	2.6
Average HH income	\$37,488	\$45,840	\$50,007
Average house value	\$130,877	\$188,333	\$207,423

* Demographic data derived from 2010 US Census

