



#### OFFERING SUMMARY

Available SF:	3,774-14,104 SF
Available Office Space:	Build to Suite
Lease Rate:	\$16-19.50 PSF (Annual)
Lease Type:	NNN
Spaces Available:	4
Property Subtypes:	Mixed Use, Retail, Flex Space
Loading:	3 drive-in doors
Clear Height:	Up to 21'
Power:	725amps/210volts/3phase

#### PROPERTY DESCRIPTION

Brand New Building delivering Q1/2023 Featuring direct access and frontage on Signal Point Road. Multiple space configurations are available, each with grade level roll-up doors. Rates and Tenant Improvement Allowance based on delivery and term.

##### New Spaces Available

Suite 110 3,827 SF \$16.00 - \$19.50 PSF, NNN

Suite 130 3,774 SF \$16.00 - \$19.50 PSF, NNN

Suite 150 6,503 SF \$16.00 - \$19.50 PSF, NNN

James Island Business Park is James Island's largest industrial park and offers warehouse & flex warehouse space with ample surface parking. NNN's are estimated at \$1.95 per square foot.



JENNA SKEADAS PHILIPP, CCIM

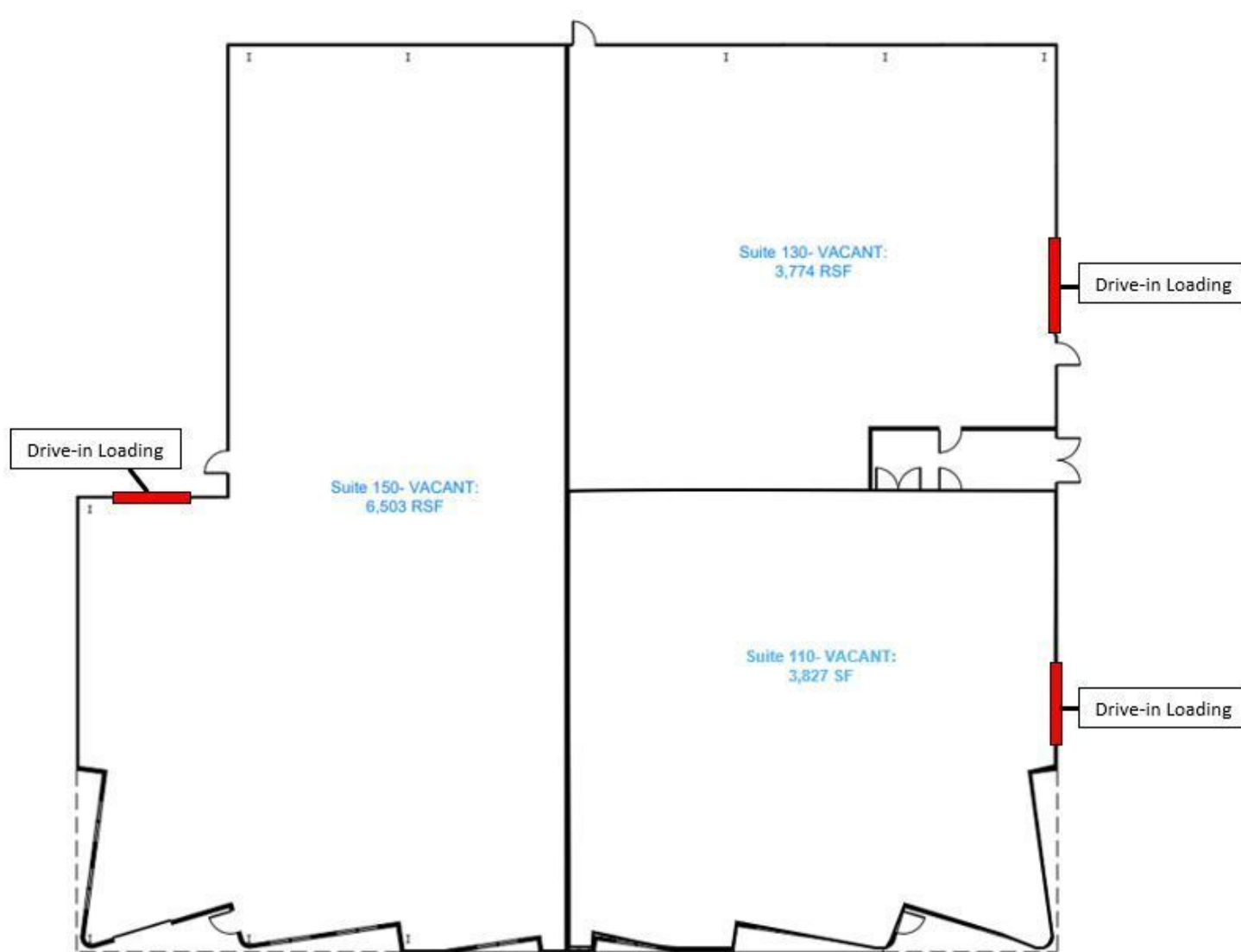
843.577.2550

JENNA.PHILIPP@PCPSC.COM

1734 Signal Point Rd.  
Charleston, SC 29412

FOR  
LEASE

ADDITIONAL PHOTOS



JAMES ISLAND BUSINESS PARK @ SIGNAL POINT RD: BUILDING 01 SUITES



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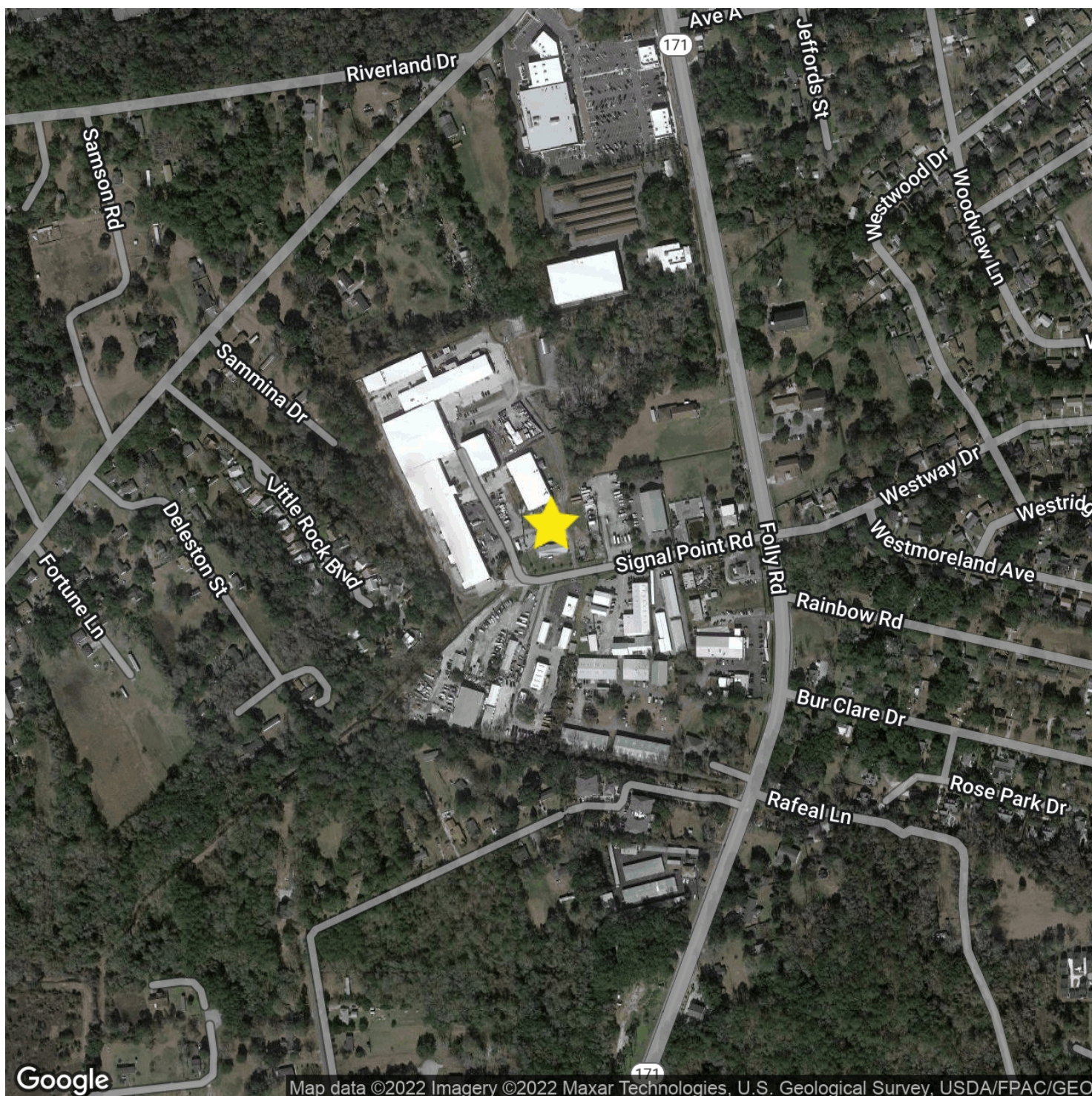


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## LOCATION MAP

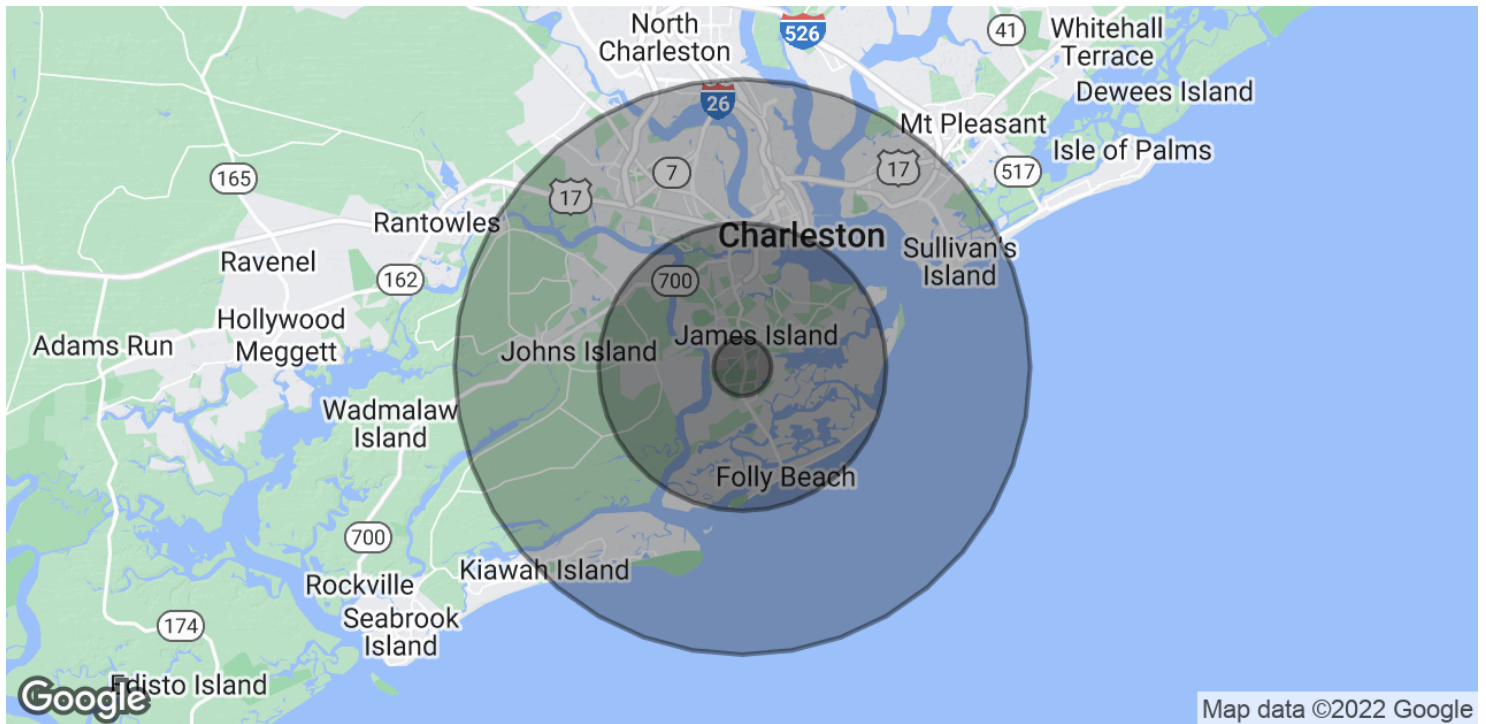


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,461	50,600	188,444
Average Age	35.9	38.4	36.2
Average Age (Male)	34.4	37.0	35.1
Average Age (Female)	38.0	40.2	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	646	22,590	78,824
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$63,812	\$79,332	\$71,607
Average House Value	\$321,571	\$369,437	\$376,590

\* Demographic data derived from 2020 ACS - US Census



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