



PROFESSIONAL OFFICE SPACE FOR LEASE

7880 Dorchester Road
North Charleston, SC 29418

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**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

EXECUTIVE SUMMARY



LEASE RATE

\$17.50 PSF
\$4.00 NNN



BUILDING SIZE

6,600 SF
10 Foot Ceilings



AVAILABLE SF

2,250 - 6,600 SF



ZONING

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



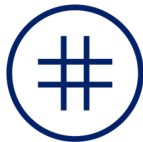
MUNICIPALITY

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.

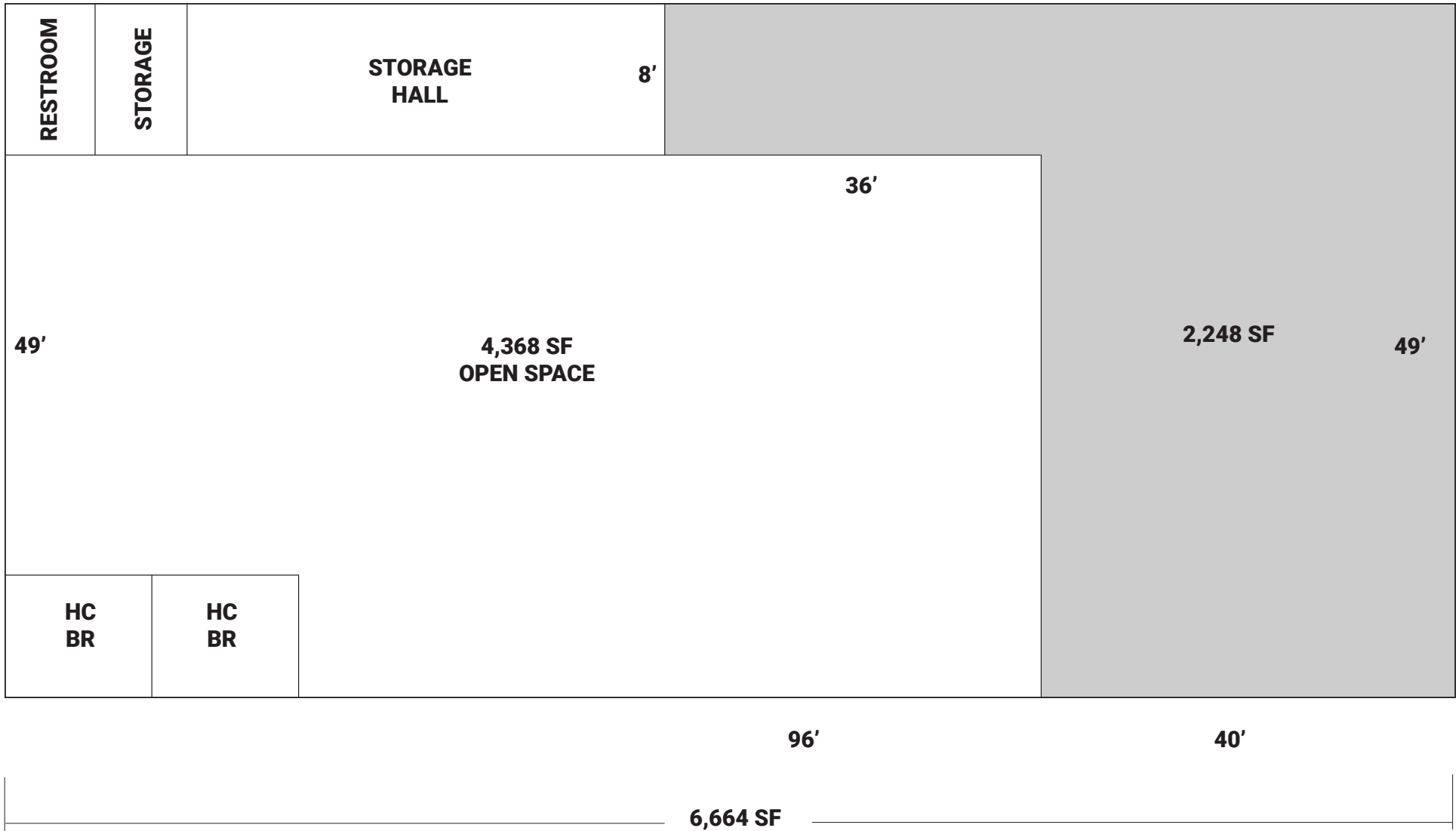
Blank Slate inside with fresh outside renovations, paint, awnings, pavement with Plenty Fenced Parking = ratio 1:140 ft.

6600 feet total with possibly subdividable 4,350 and 2,250 spaces for 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.

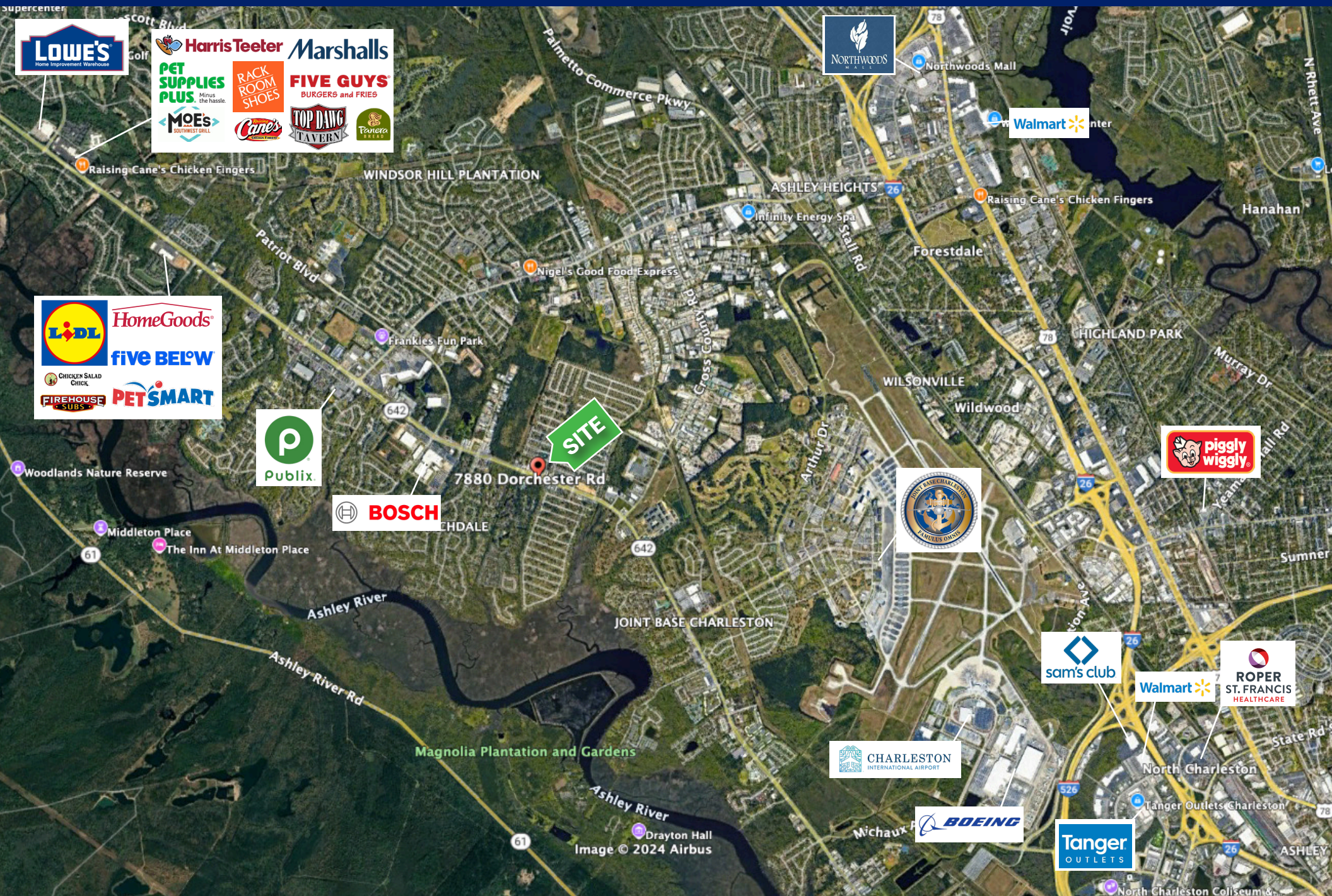
Five- and ten-year leases accepted and Tenant improvement allowance negotiable for qualified clients. Handicap accessible. No flooding. The current 2,250 ft tenant is month-to-month and will vacate with 30 days notice. Owner is a Licensed Real Estate Agent.

PROPERTY USES

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



AREA RETAILERS



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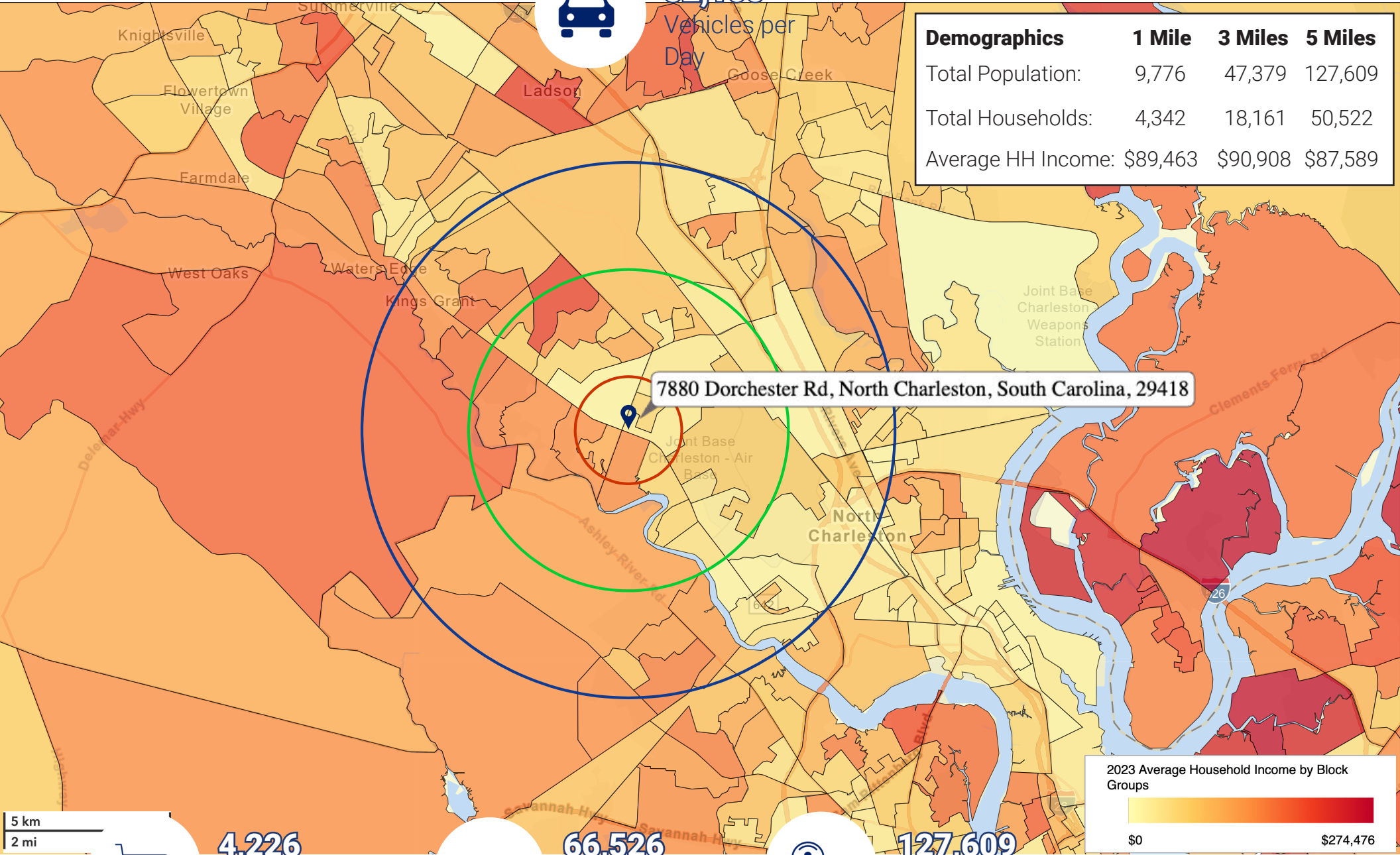
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DEMOGRAPHICS



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

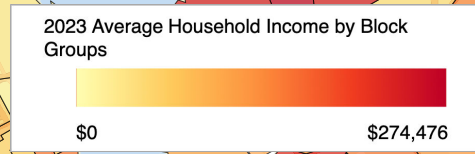
4,226
Businesses
within 5 Miles



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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