

**FOR SALE OR LEASE**

**4411 DURANT AVE**

North Charleston, SC 29406



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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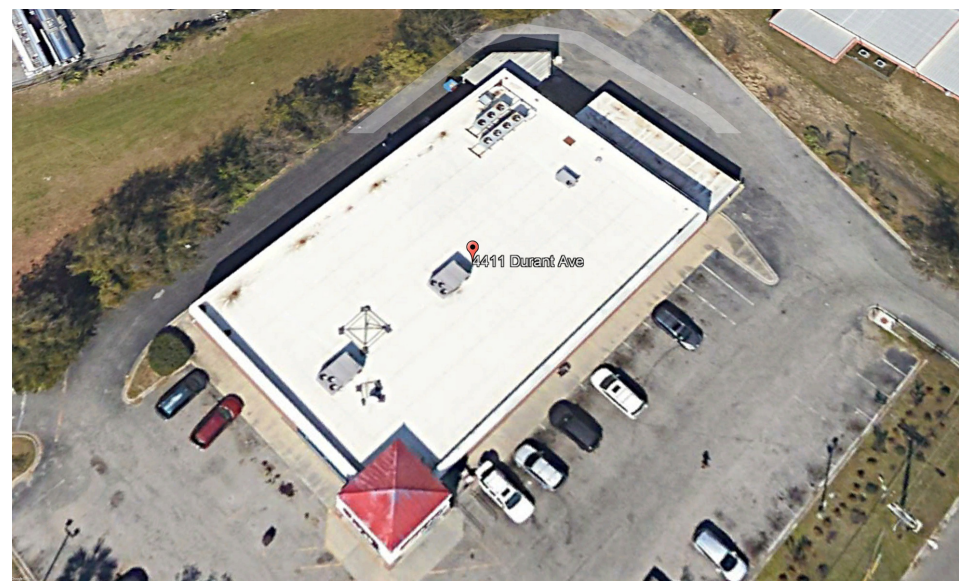
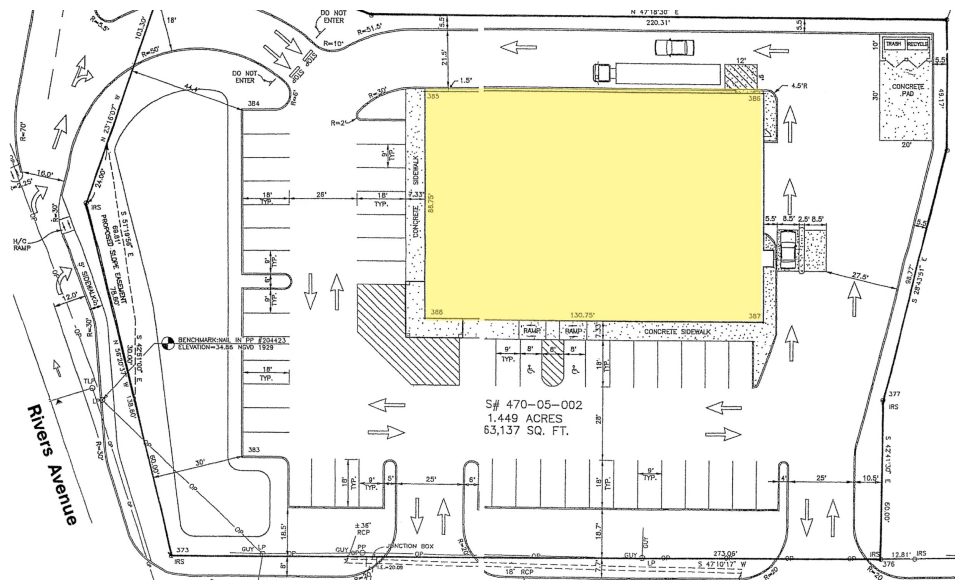
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## Property Summary

# 4411 DURANT AVE

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## PROPERTY DESCRIPTION

Originally a Rite Aid Pharmacy, currently a Save-A-Lot Grocery. Will vacate with 30-day notice. Located on the 21 mile proposed Low County Rapid Transit (LCRT) system.

## PROPERTY HIGHLIGHTS

- Built: 1996, masonry construction
- Parking: 45 on-site parking spaces (4 per 1,000 SF)
- HVAC Replaced: December 2016, 1-3 ton and 2-15 ton rooftop Carrier heat pumps \$48,942
- Roof: August 2018, 60 Mil White GAF TPO Single Membrane system \$49,500
- Property Taxes: \$32,990
- Solid Waste Recycling and Storm Water Fees: \$10,945
- APN: 470-05-00-002

## LOCATION DESCRIPTION

Northeast corner of Rivers Avenue (US Highway 52) and Durant Avenue. Located adjacent to the Park Circle area of North Charleston.

## OFFERING SUMMARY

|                   |                          |
|-------------------|--------------------------|
| Sale Price:       | \$2,550,000              |
| Lease Rate:       | \$12,760 per month (NNN) |
| Available SF:     | ±11,342 SF               |
| Lot Size:         | ±63,137 SF               |
| Building Size:    | ±11,342 SF               |
| \$/SF (Building): | \$224.83                 |
| Property Type:    | Retail                   |



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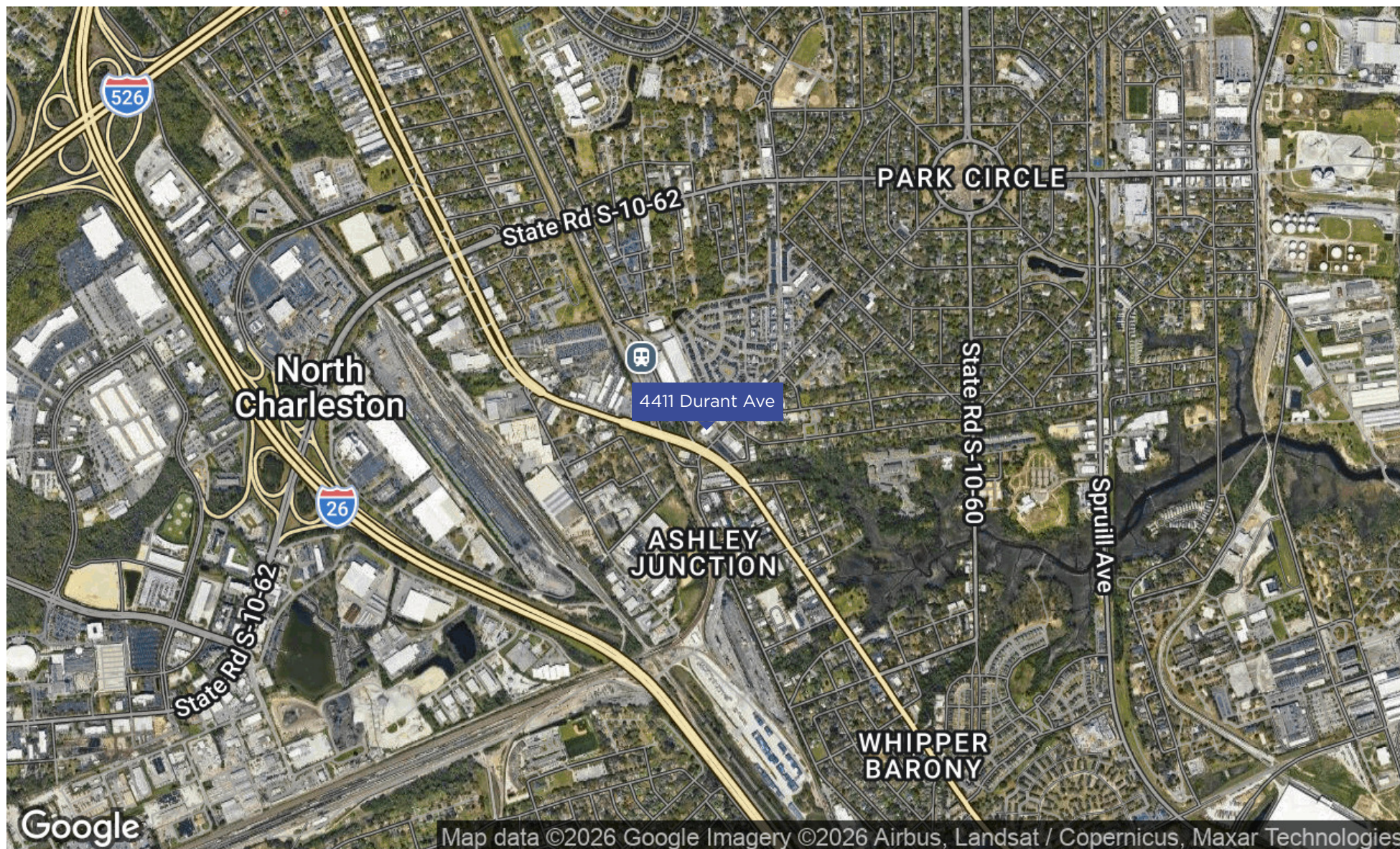
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Aerial Map

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