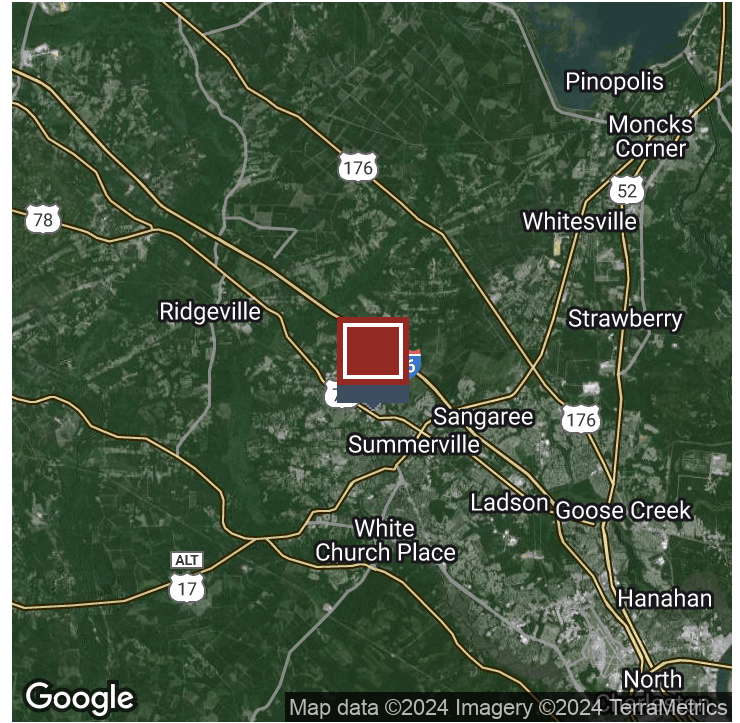


FLEX/INDUSTRIAL PROPERTY FOR LEASE

# 103 ARDIS STREET

SUMMERVILLE, SC 29483



## OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	15,758 SF
Available SF:	5,500 - 15,758 SF
Number of Units:	3
Market:	Summerville

## PROPERTY OVERVIEW

Located in the growing sub-market of Summerville, 103 Ardis offers flexible options for tenants located just minutes from downtown Summerville. The total building is 15,758 sf which can be split into 3 units. Garage doors that are 14x14. The current plan is to provide three units (+/- 5,500 sf) with an office component. Renovations are planned to start this summer and the units should deliver in September.

Ceiling heights are 21 feet. Situated on 2.3 acres and has 3 Phase power. Additional parking/outside storage being delivered where current home is located. Call for additional information. Listing agents have an ownership interest in the building.

## PROPERTY HIGHLIGHTS

- Minutes from Downtown Summerville
- Flex space will be totally renovated
- Delivery date projected September/October 2024
- 5,060 sf - 15,758 sf

for more information, please contact:

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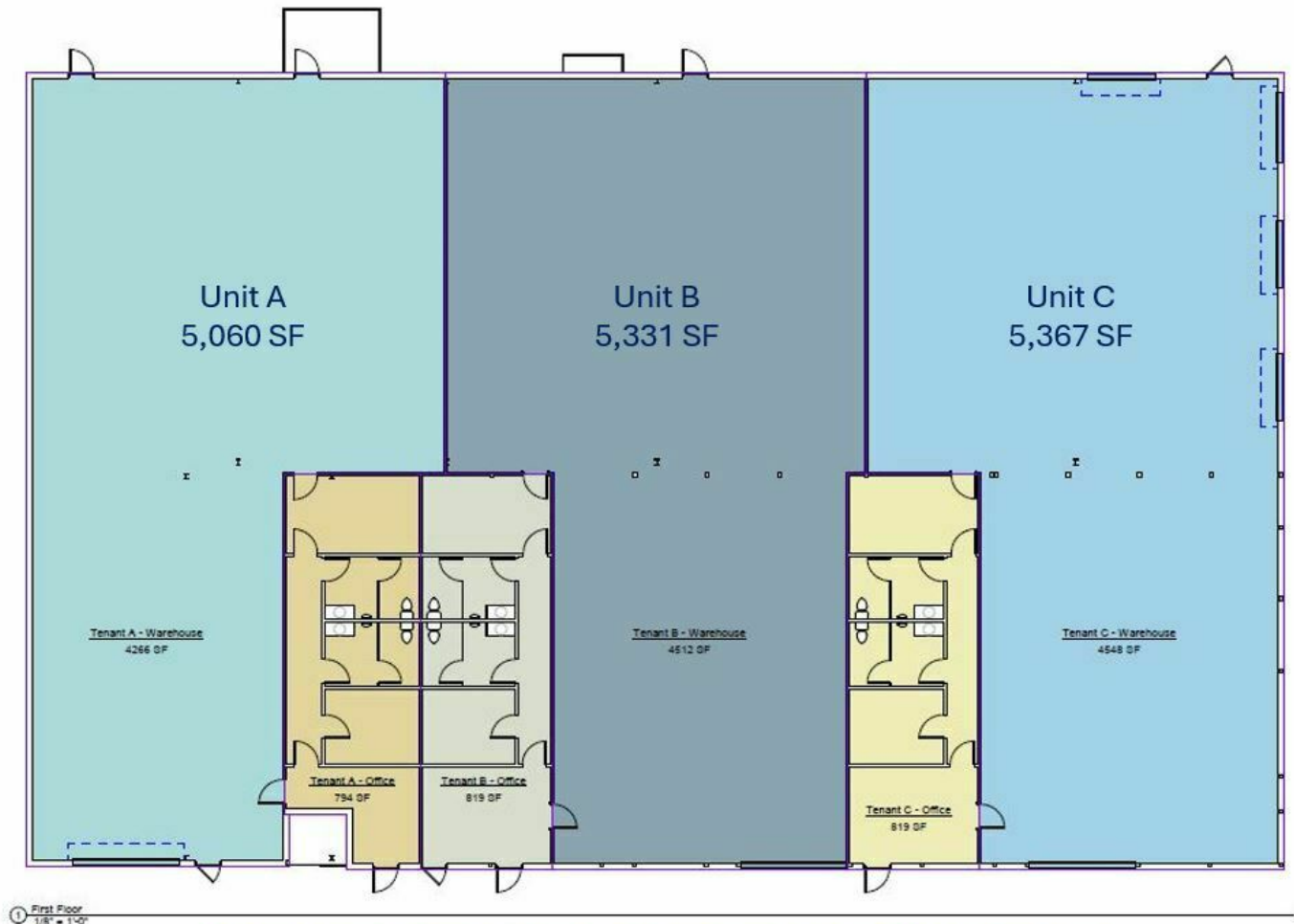
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# 103 ARDIS STREET

SUMMERVILLE, SC 29483



Note: Lease entire building with custom buildout from Landlord

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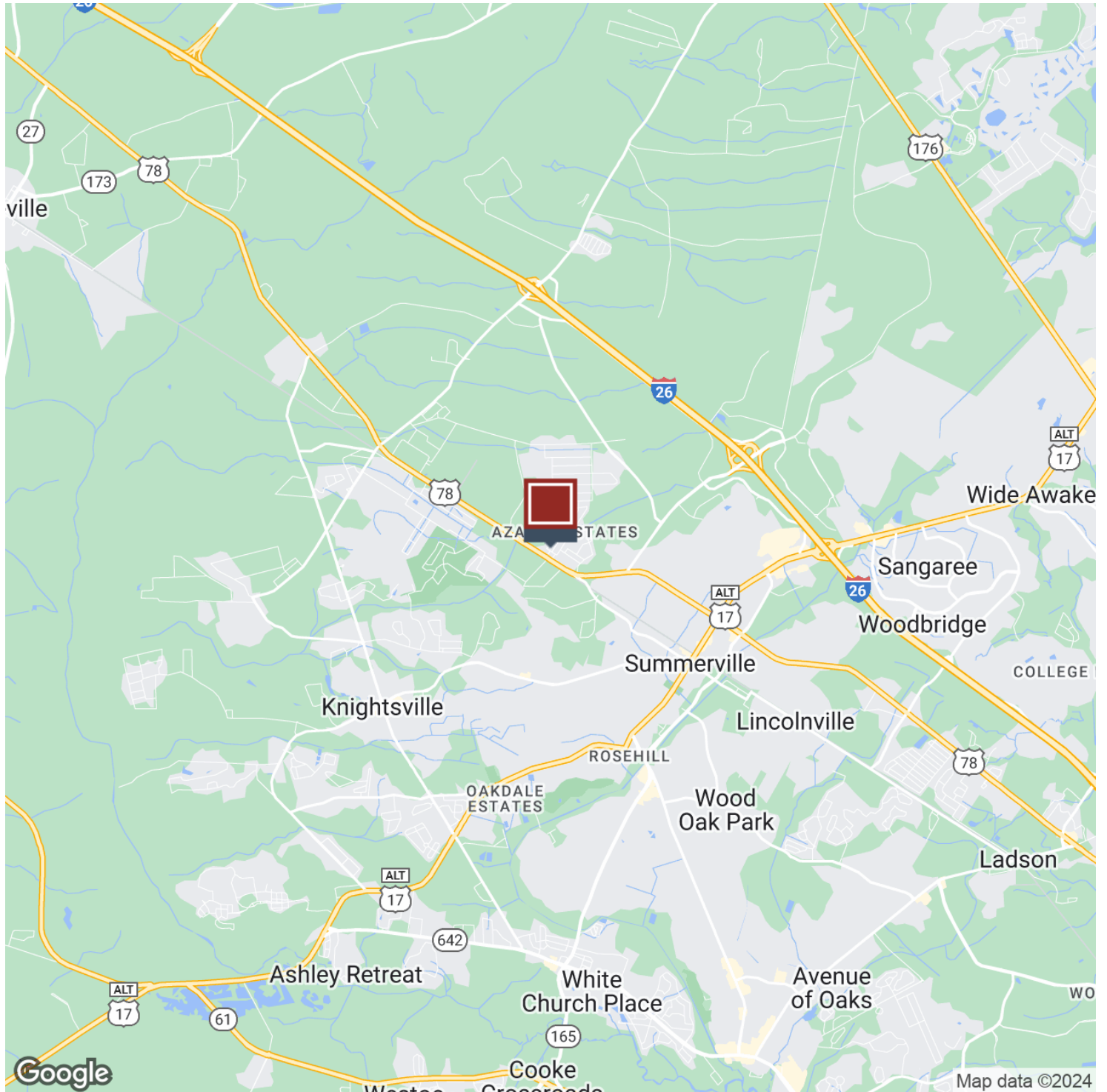


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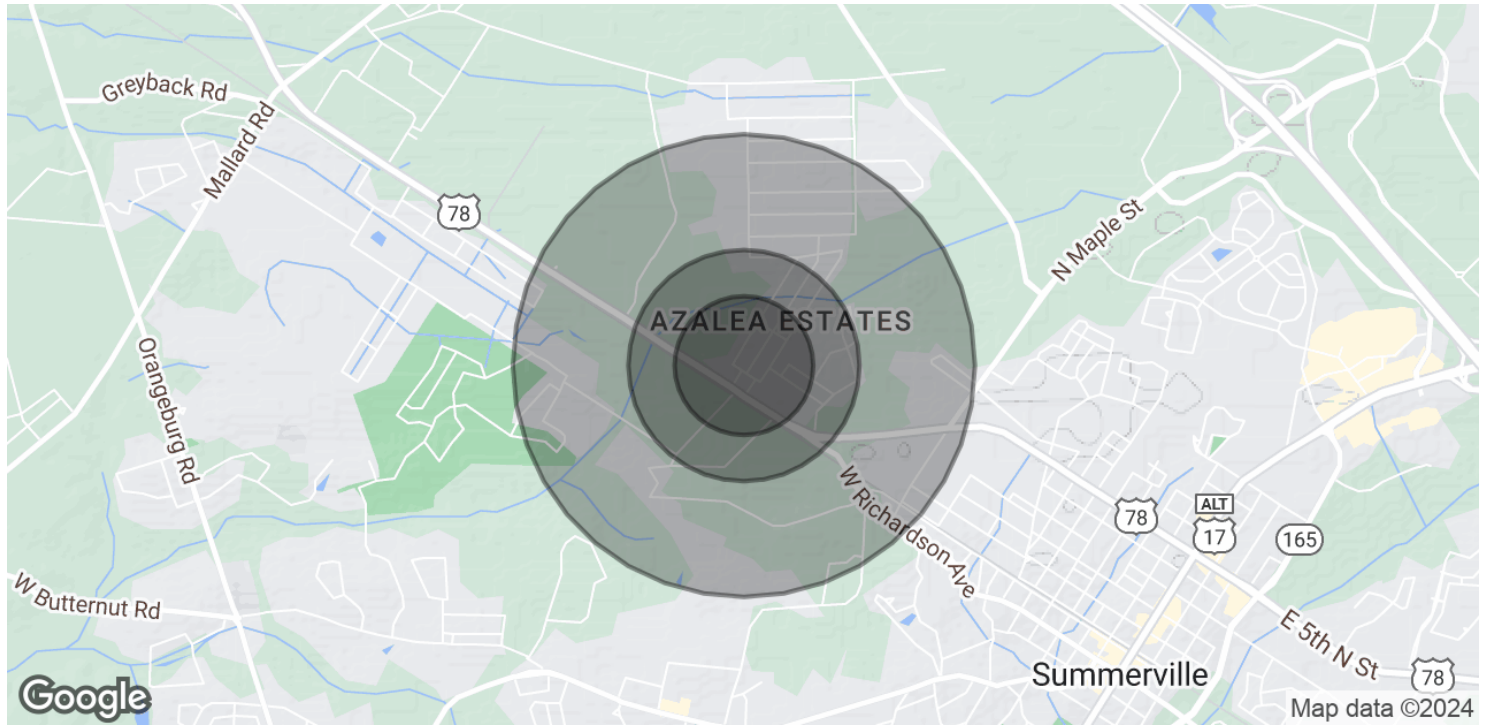
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INDUSTRIAL PROPERTY FOR LEASE

# 103 ARDIS STREET

SUMMERVILLE, SC 29483



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	246	1,156	3,996
Average Age	36	36	39
Average Age (Male)	35	36	38
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	393	1,384
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$97,716	\$100,195	\$116,684
Average House Value	\$320,902	\$336,632	\$371,909

Demographics data derived from AlphaMap

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