



FOR SALE

3300 W Montague Ave
North Charleston, SC 29418



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Price:	\$3,850,000 (~\$240.63/sf)
Total SF:	16,000 SF
Municipality:	Charleston
Zoning:	GC - General Commercial

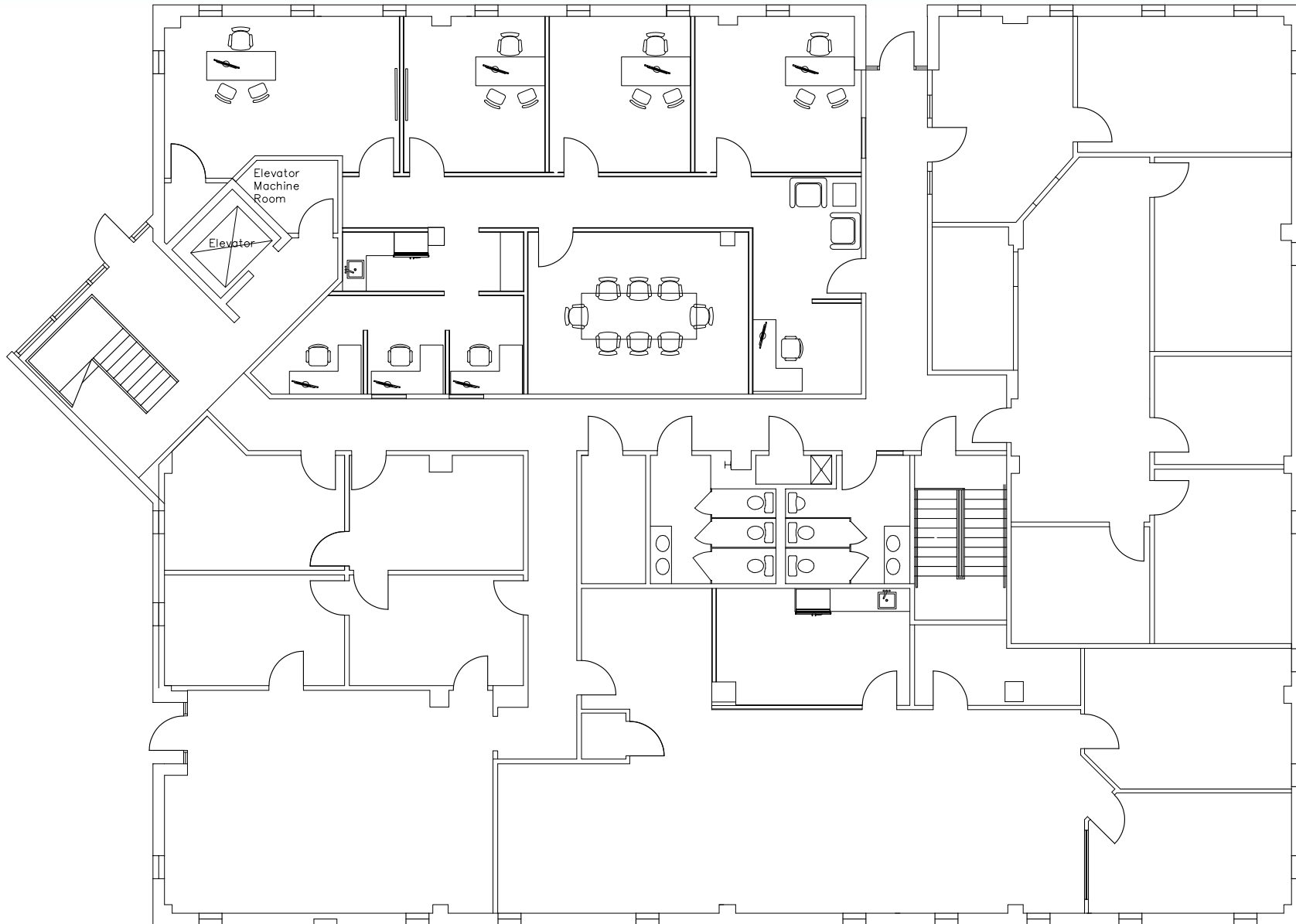
PROPERTY HIGHLIGHTS

- The Runway offers new, fully furnished executive offices and coworking space ready for an immediate move-in.
- Easy access to Interstate 26, Interstate 526 and the Charleston International Airport.
- Enjoy secure 24/7 access, high-speed internet, a business center with printing and scanning, and business address usage.
- Nearby shopping, restaurants, and entertainment including the Tanger Outlets, Top Golf, the North Charleston Coliseum, and Centre Pointe.

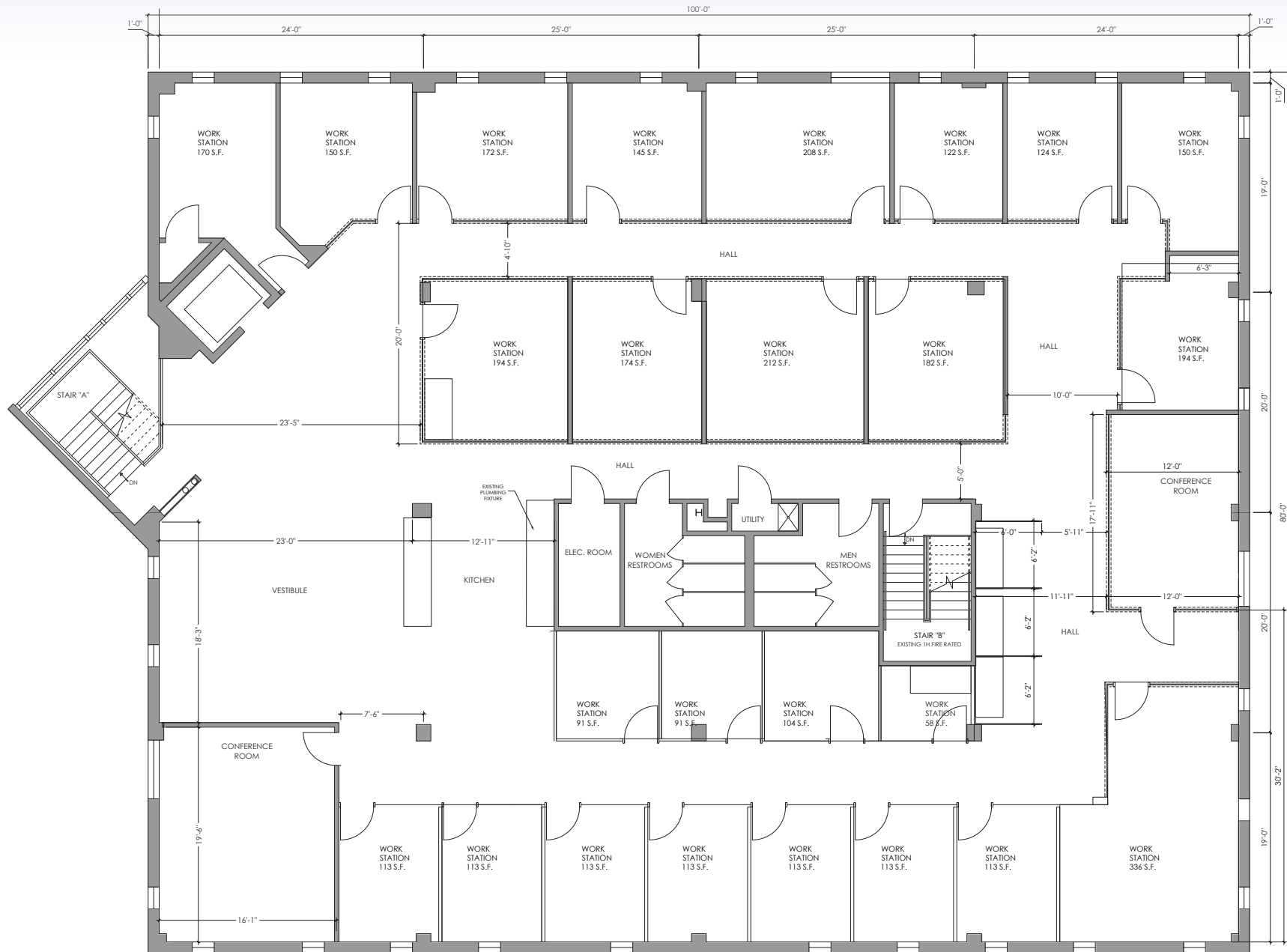
PROPERTY OVERVIEW

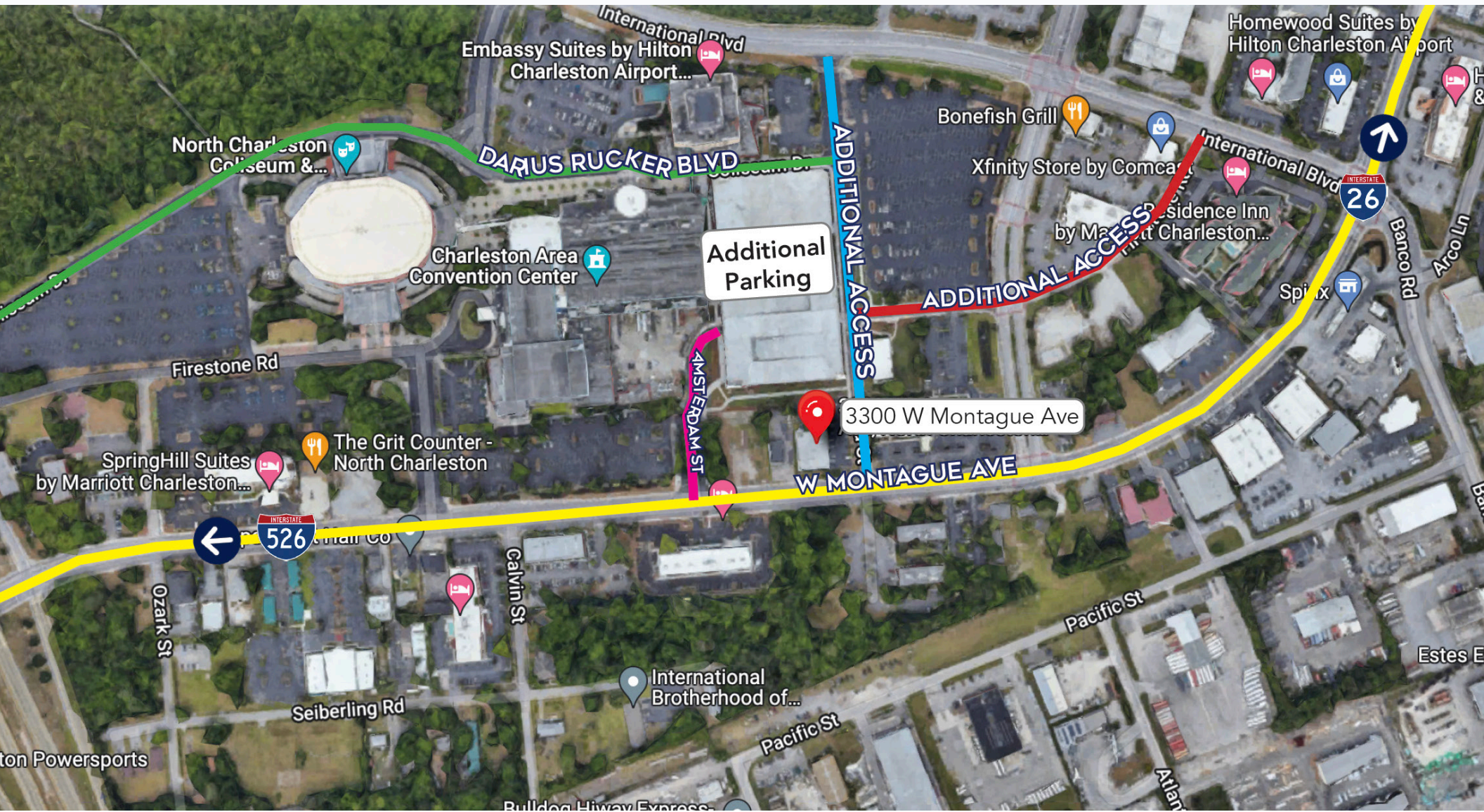
This exceptional 16,000 square foot office building is strategically located in North Charleston's vibrant business district, just 5 minutes from the Charleston International Airport and a mere 10 minutes from downtown Charleston. Situated conveniently near popular dining options such as Chick-fil-A, Chipotle, and Buffalo Wild Wings, it offers a variety of culinary choices for employees and visitors. Moreover, it's only 2 minutes away from the brand-new Top Golf entertainment venue, providing an ideal location for business meetings and team-building activities.

The office building benefits from an unbeatable location, being merely 1 minute away from both I-26 and I-526, granting seamless accessibility to major transportation routes for easy commuting and client accessibility. Adding to its appeal, the property features a new monument sign by the road, creating a prominent and professional presence to attract potential clients and customers. Equipped with fiber optic internet and offering 24/7 access, this modern workplace ensures seamless connectivity and flexibility to accommodate diverse work schedules. Boasting a contemporary design and versatile layout, it accommodates various enterprises, including fully leased and newly renovated second floor for immediate income. With ample parking and its strategic location, this property presents an excellent investment opportunity, benefitting from the region's continuous economic growth and development.



3300 W MONTAGUE AVE | NORTH CHARLESTON, SC





NEW AND UPCOMING MAP



CHARLESTON
INTERNATIONAL AIRPORT
Expansion

BOEING

ROPER ST. FRANCIS
HEALTHCARE

Tanger
OUTLETS

element
by Wyndham
125 Rooms
4865 N Arco Lane

DRURY
PLAZA HOTEL
252 Rooms
2934 W Montague Ave

UPTOWN
AT CENTRE POINT

175 Room Hotel
100 Room Apartment
3-Level Parking Deck
(483 Spaces)
300 Room Apartment

TOPGOLF

Proposed
ACR: Airport Connector Road

SITE

THE EMMETT
ON MONTAGUE
297 Units
3229 W Montague Ave

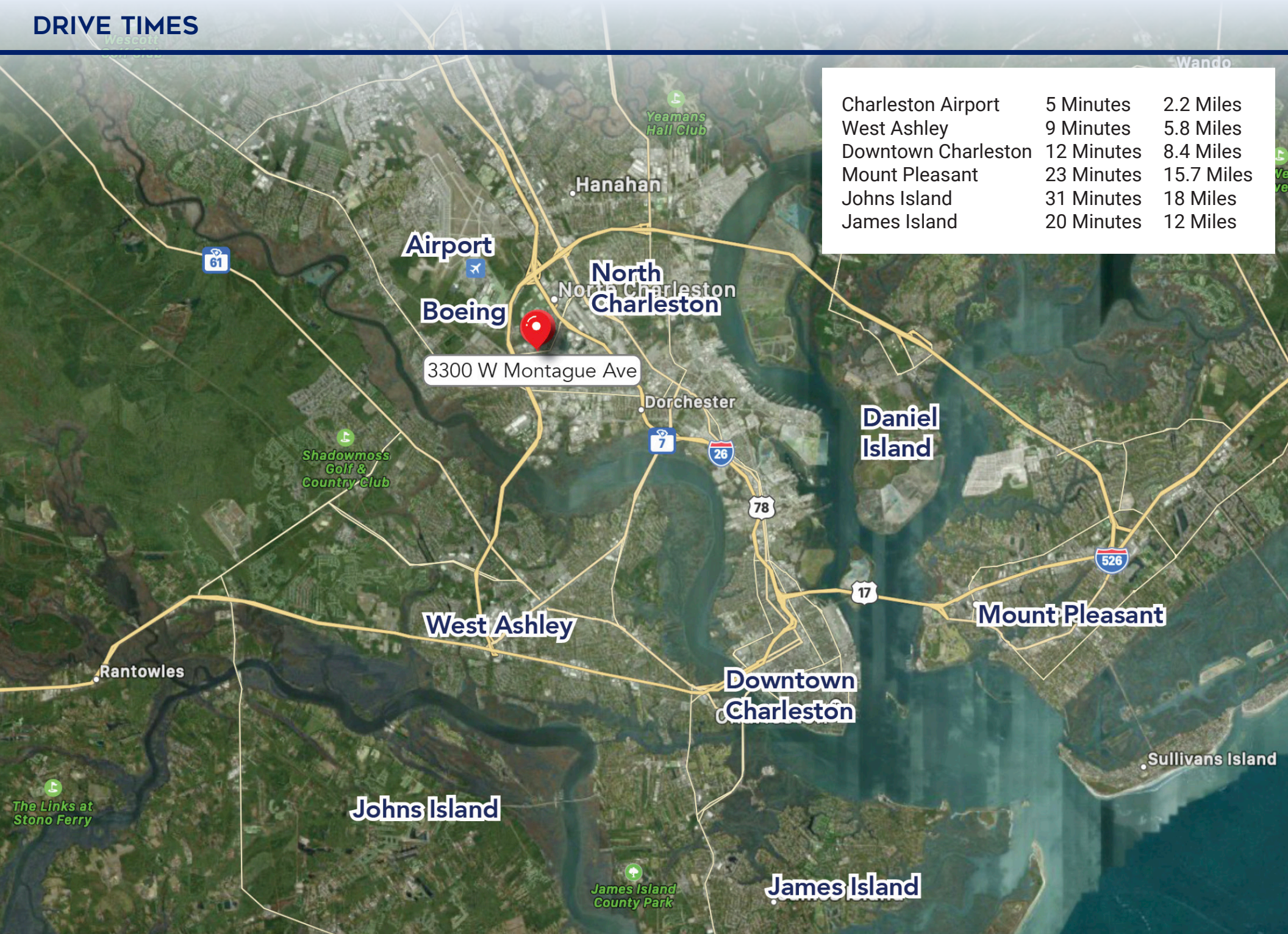
ASHER
336 Units
3812 W Montague Ave

Image Landsat / Copernicus

MARKET MAP



DRIVE TIMES

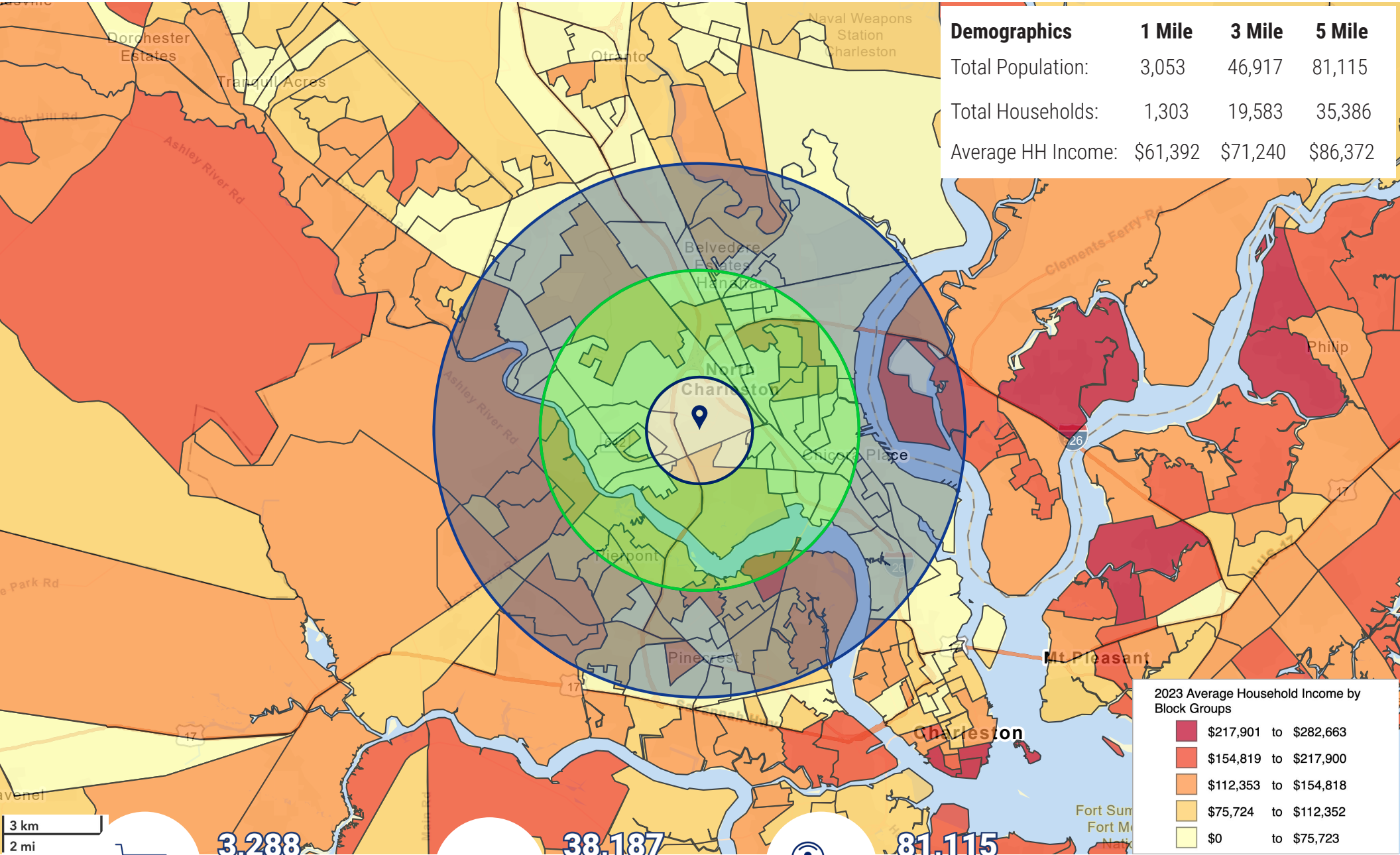


Charleston Airport	5 Minutes	2.2 Miles
West Ashley	9 Minutes	5.8 Miles
Downtown Charleston	12 Minutes	8.4 Miles
Mount Pleasant	23 Minutes	15.7 Miles
Johns Island	31 Minutes	18 Miles
James Island	20 Minutes	12 Miles

3300 W Montague Ave

DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	3,053	46,917	81,115
Total Households:	1,303	19,583	35,386
Average HH Income:	\$61,392	\$71,240	\$86,372



2023 Average Household Income by Block Groups

Dark Red	\$217,901 to \$282,663
Red	\$154,819 to \$217,900
Orange	\$112,353 to \$154,818
Light Orange	\$75,724 to \$112,352
Yellow	\$0 to \$75,723

3 km
2 mi



3,288
Businesses
within 5 Miles



38,187
Employees
within 5 Miles



81,115
Population
within 5 Miles

All demographics based on Esri forecasts for 2023



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