

CENTRALLY LOCATED PROFESSIONAL OFFICE BUILDING

FOR SALE OR LEASE

3614 ASHLEY PHOSPHATE RD.

\$1,325,000

\$12.00/SF NNN



Pratt & Company Real Estate
Robert Pratt
(843) 343-6085:cell
robert@robertpratt.com

Pratt & Co.
REAL ESTATE

3614 ASHLEY PHOSPHATE RD.

| N. CHARLESTON |

SOUTH CAROLINA

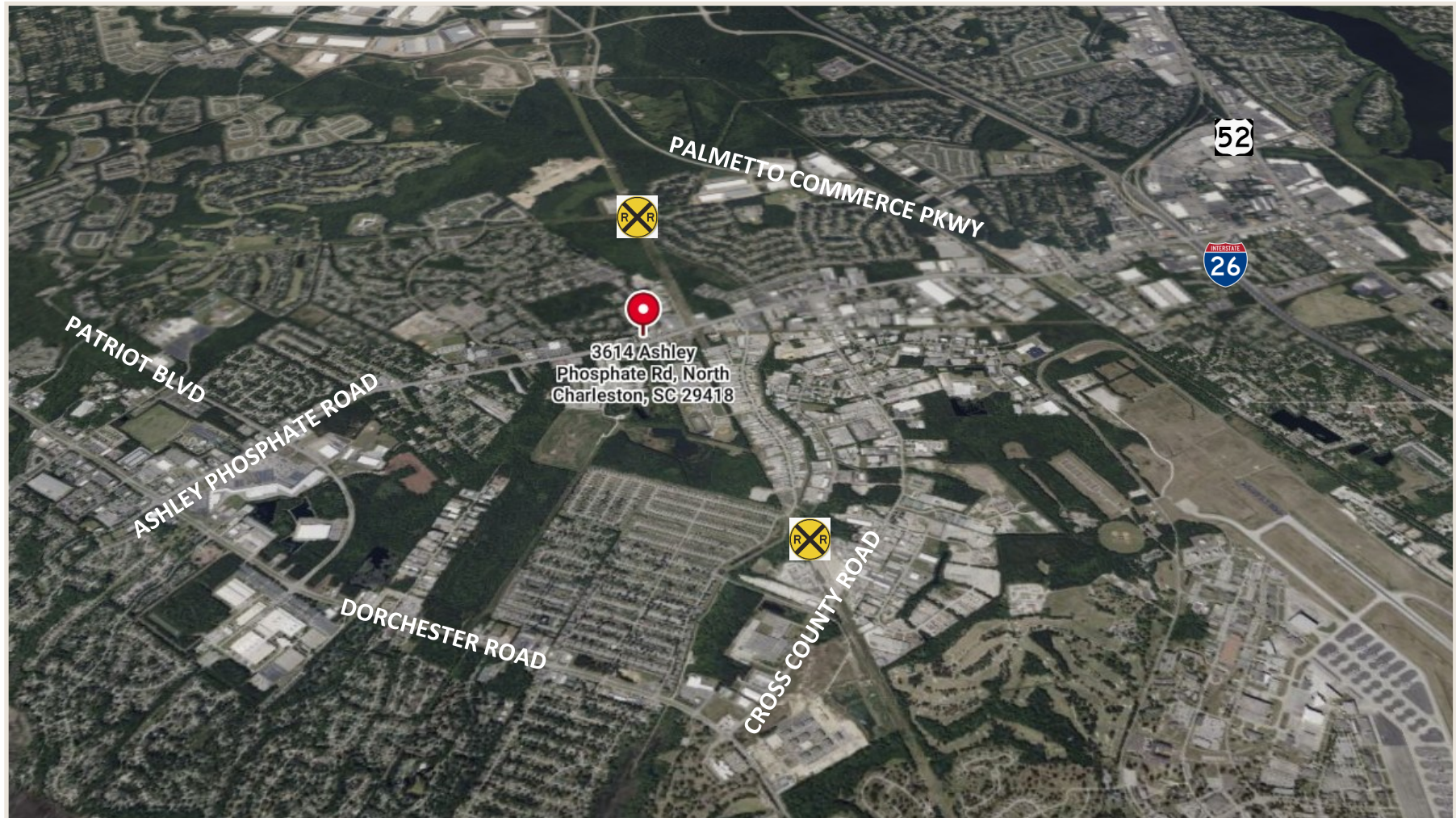
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Approx. 8,830SF



Approx. 0.57 Acre



172-00-00-009
Dorchester County



39,100 VPD
*SCDOT



Office Institutional
Dorchester County

Approximately 8,830 square foot free-standing building on approximately 0.57 acre lot fronting heavily traveled Ashley Phosphate Road, at a lighted intersection. Zoned Office Institutional in Dorchester County. This 2 story professional office building is vacant and ready for immediate occupancy or renovation and offers flexibility for single or multi-tenant uses. The current configuration features 7 restrooms, 3 kitchenettes, 2 executive offices, reception area with office, 4 large conference/meeting rooms, 12 conventional offices and 6 support offices. Ample parking with two entrances. Easy access for left hand turns onto Ashley Phosphate Road at the lighted intersection to the left of the property. Available for purchase at \$1,325,000 or lease at \$12.00/sf. Estimated NNN is currently \$2,943.50 monthly and includes taxes & insurance, for a monthly total of \$11,773.50.

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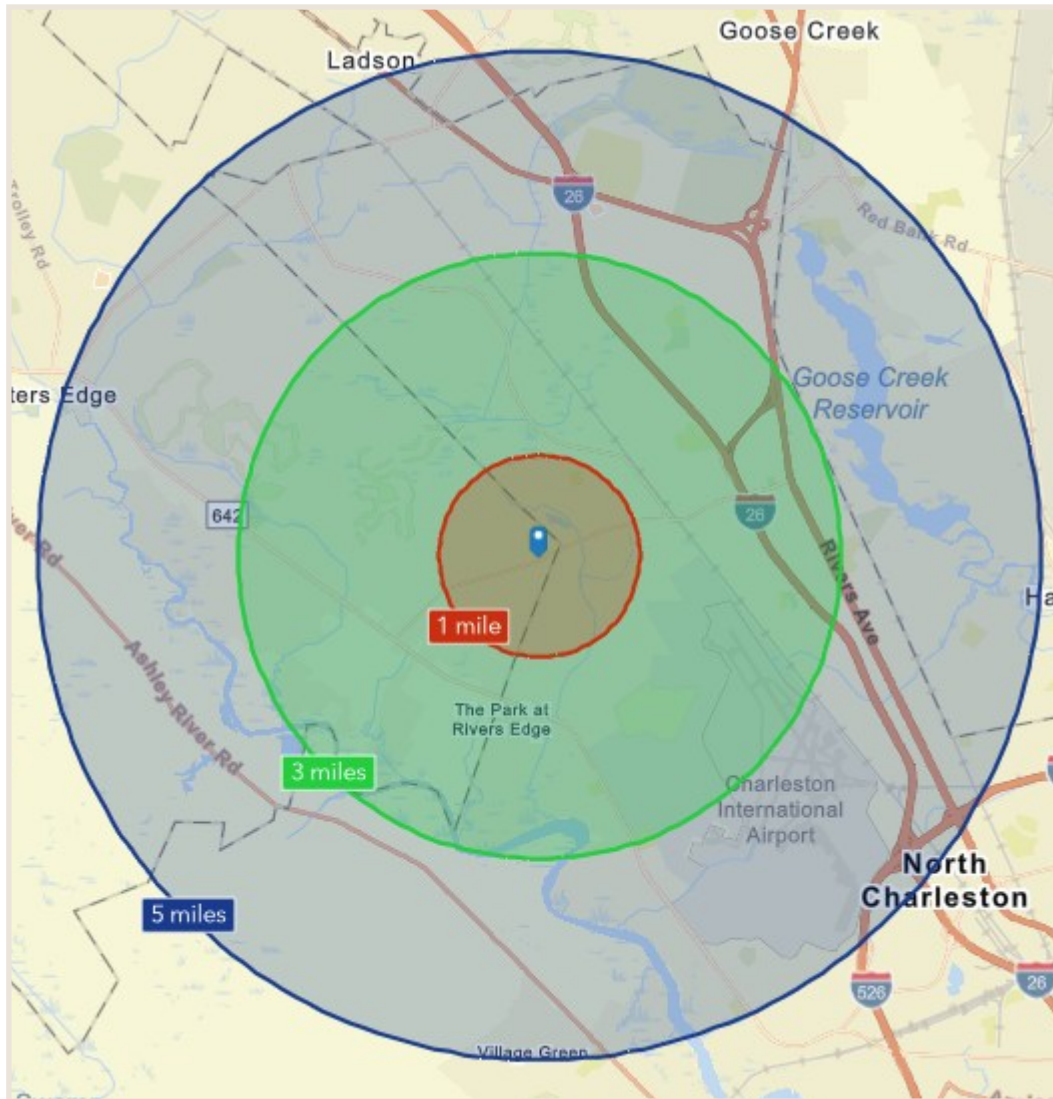
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1m

9,477

Population



3,596

Households



\$68,138

Median Household Income

3m

67,225

Population



28,108

Households



\$78,020

Median Household Income

5m

142,659

Population



58,924

Households



\$80,087

Median Household Income

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