

HARRELL SQUARE

OFFICE SPACE FOR SUBLEASE

2000 Sam Rittenberg Blvd | Charleston SC 29407

Suite 2020 at Harrell Square offers a flexible 4,064 SF 2nd floor office space in a well-established West Ashley shopping center with excellent visibility in a convenient location.



OFFERING SUMMARY

Suite 2020:

- 4,064 SF
- Conference Room
- Reception
- Private Offices
- Open layout
- Kitchenette - Break Room
- Highly visible location with ample parking (front and rear)
- Monument Signage

Rate: \$26.50/SF Full Service

(See Photos / Floorplan below)

Norvell Real Estate Group | www.norvellgroup.com

NORVELL
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CONTACT

Will Norvell

📞 843-513-0926

✉️ willn@norvellgroup.com

Drayton Calmes

📞 843-991-0404

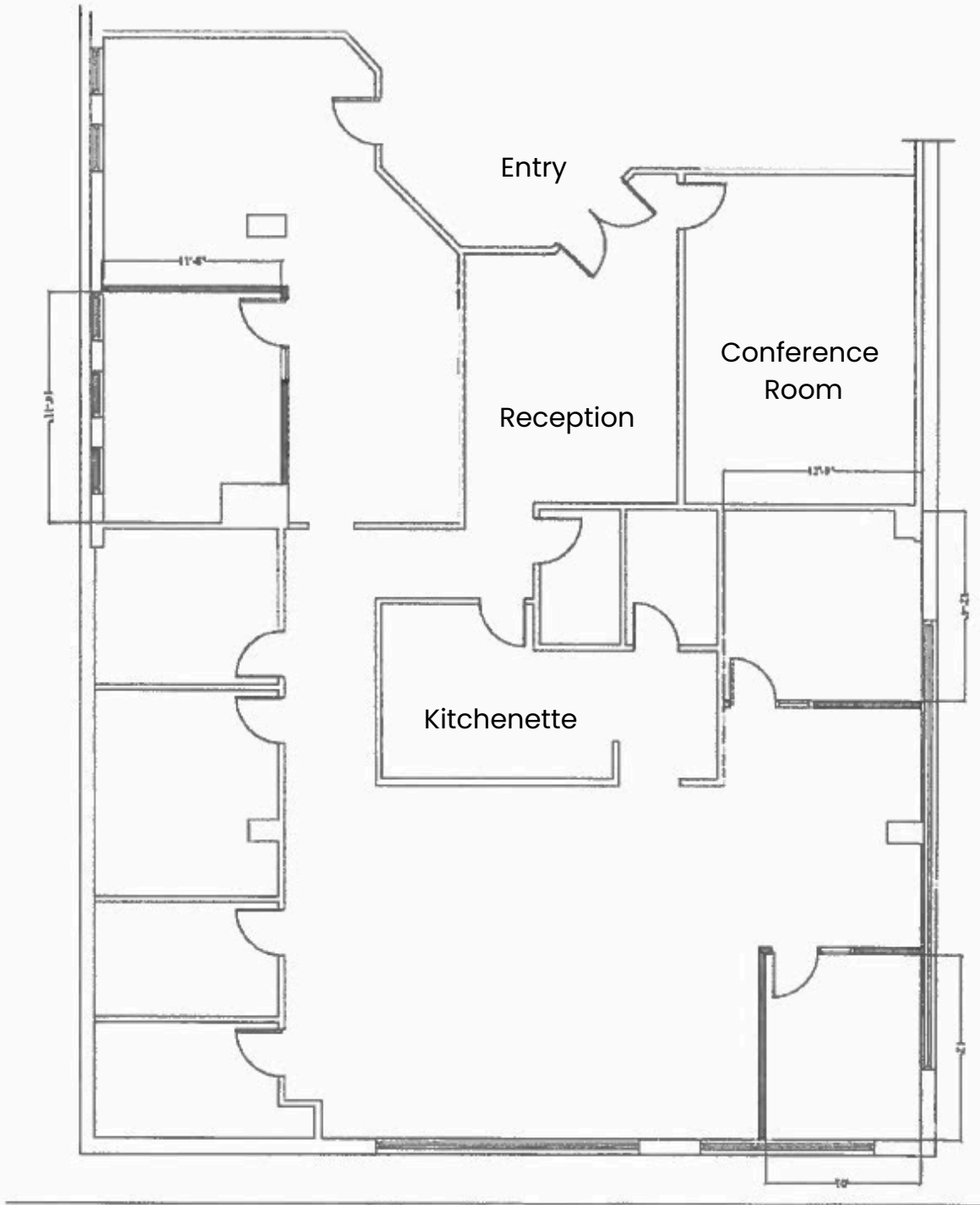
✉️ draytonc@norvellgroup.com



INTERIOR PHOTOS



FLOORPLAN



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.

LOCATION OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Orleans Rd	PkSq S S	10,206	2023	0.20 mi
Orleans Road	PkSq S S	10,294	2025	0.20 mi
Orleans Rd	Park Sq S S	11,564	2020	0.21 mi
Sam Rittenberg Blvd	Belgrade Ave NE	26,041	2025	0.25 mi
Dupont Road	Dulsey Rd N	3,637	2025	0.26 mi
Skylark Dr	Savannah Hwy S	5,350	2023	0.30 mi
Skylark Drive	Savannah Hwy S	5,450	2025	0.30 mi
Park Sq S	S Park Cir E	31,932	2020	0.32 mi
Mark Clark Expressway	S PkCir E	39,877	2025	0.33 mi
I- 526	Savannah Hwy S	26,497	2025	0.34 mi

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$80,586	\$90,291	\$94,892
Median Household Income	\$61,786	\$70,276	\$71,171
< \$25,000	3,225	10,512	25,374
\$25,000 - 50,000	3,047	10,490	24,206
\$50,000 - 75,000	3,211	10,562	23,107
\$75,000 - 100,000	2,025	7,925	18,789
\$100,000 - 125,000	1,756	6,723	13,841
\$125,000 - 150,000	940	4,320	9,413
\$150,000 - 200,000	701	4,546	10,540
\$200,000+	939	4,277	13,296

Population

	2 miles	5 miles	10 miles
2020 Population	33,947	132,421	311,265
2024 Population	33,289	134,776	323,858
2029 Population Projection	35,396	144,206	350,876
Annual Growth 2020-2024	-0.5%	0.4%	1.0%
Annual Growth 2024-2029	1.3%	1.4%	1.7%
Median Age	39	38.2	38.3
Bachelor's Degree or Higher	37%	42%	42%
U.S. Armed Forces	74	560	2,765

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