



216 Myers Rd

Summerville, SC
29486



**9,000 SF OFFICE SPACE
ON 2.72 ACRES**

FOR SALE



Seth Stisher
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Property Overview



LISTING SUMMARY

SALE PRICE	\$4,800,000
LAND SIZE	2.72 ACRES
USABLE SPACE	9,000 SF
TMS	223-00-00-015
YEAR BUILT	1993
RENOVATED	2020
PARKING	66 SURFACE SPACES
PROPERTY SUB-TYPE	OFFICE
ZONING	Berkeley - RNC - Rural and Neighborhood Commercial

ADDITIONAL HIGHLIGHTS

~\$235,000

ANNUAL NOI

420

POTENTIAL
NEW HOMES IN
CLOSE PROXIMITY

~1 ACRE

ADDITIONAL
BUILDABLE LAND

PROPERTY DESCRIPTION

This two-unit, 9,000 SF office building has one current 5-year lease term and one vacant unit. There is a vacant acre on the east side of the existing building which has ample space for another similar building and therefore the ability to double the rental income on this property. It is located on a desirable, high traffic state road that connects 17-A and HWY 176. There is a new residential development adjacent to the property that is expected to hold ~220 rooftops with potentially ~200 more in second phase. Property is 5 min from booming Carnes Crossroads development. Building exterior completely renovated 2020 and interior was built to suit for each tenant at beginning of lease term. Acuity Dental-Orthodontics is current tenant with a 5-year lease with option to renew in 2026. The other unit is vacant and ready for a new tenant.

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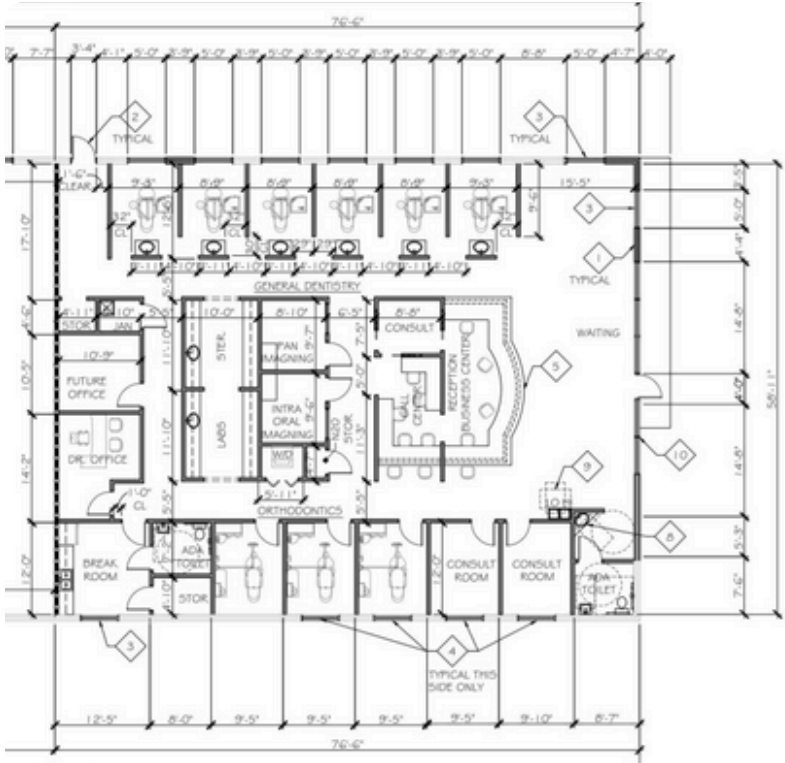
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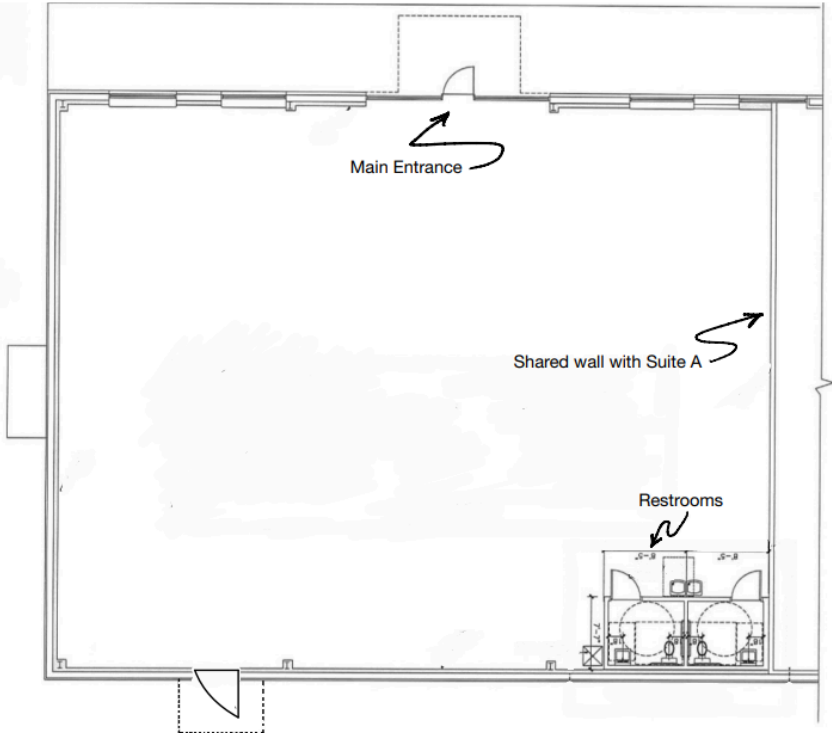
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SUITE A



SUITE B

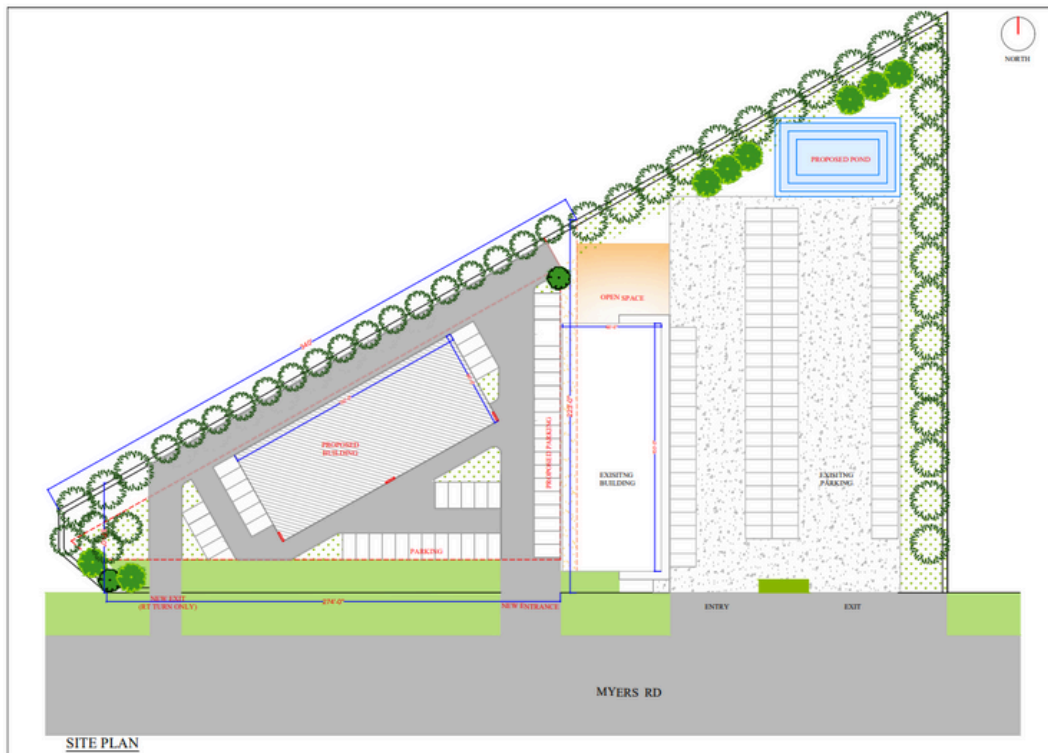


CONCEPTUAL DRAWINGS

FOR PROPOSED
BUILDING ON
WESTERN CORNER
OF PROPERTY



FRONT VIEW



SITE PLAN

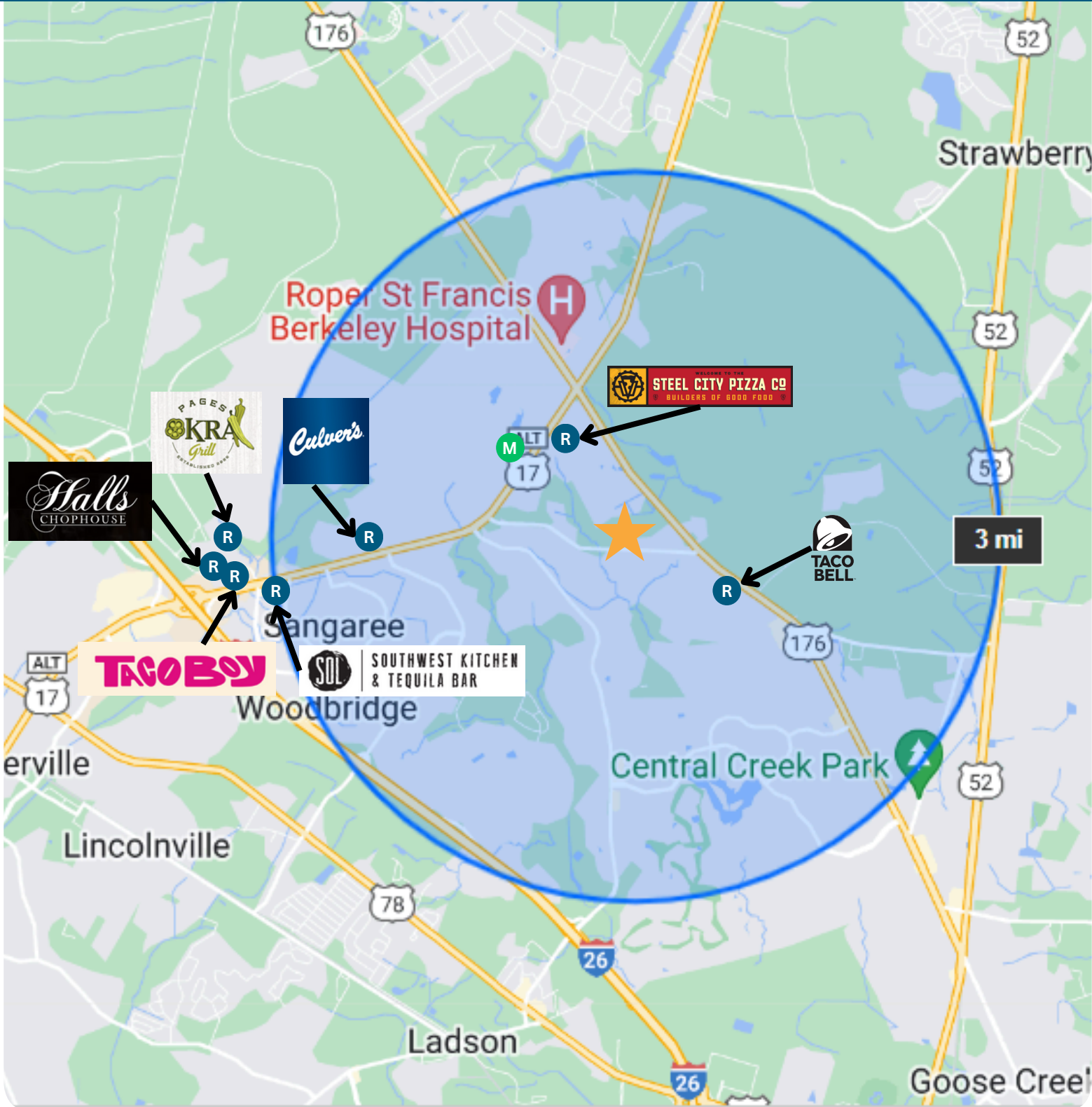
CONCEPTUAL DRAWING
PROVIDED BY



Conceptual drawings are purely
conceptual and have not been
submitted for any approvals.

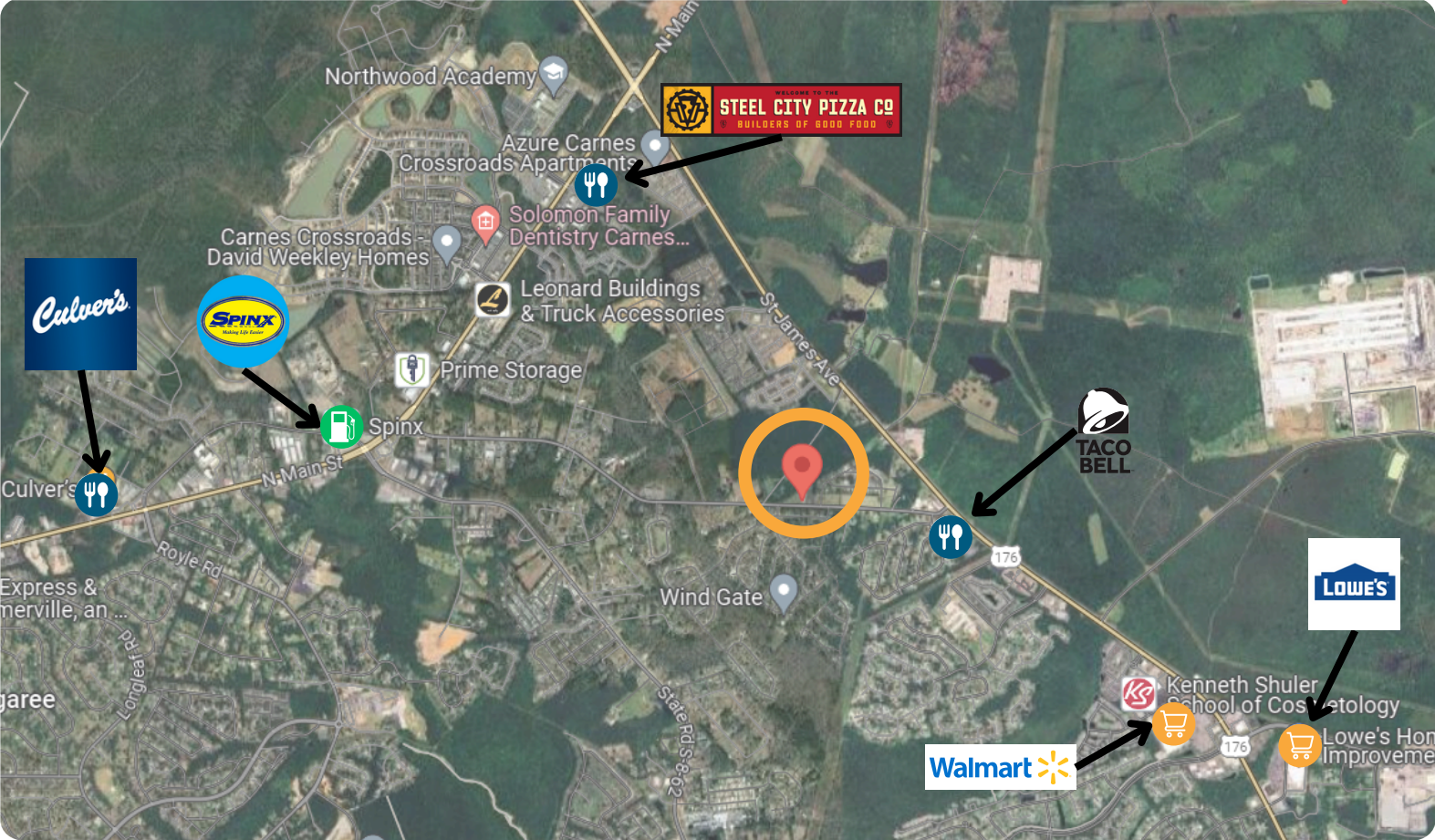
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