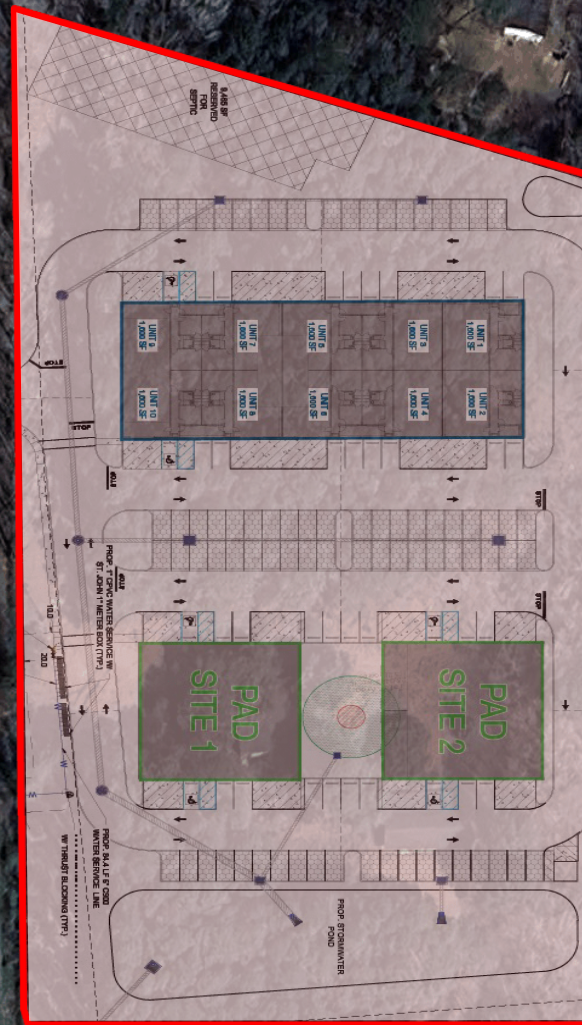


**685 MAIN ROAD  
JOHNS ISLAND, SC  
±5.89 AC**



**RETAIL SPACE FOR LEASE &  
PAD SITES FOR GROUND LEASE**

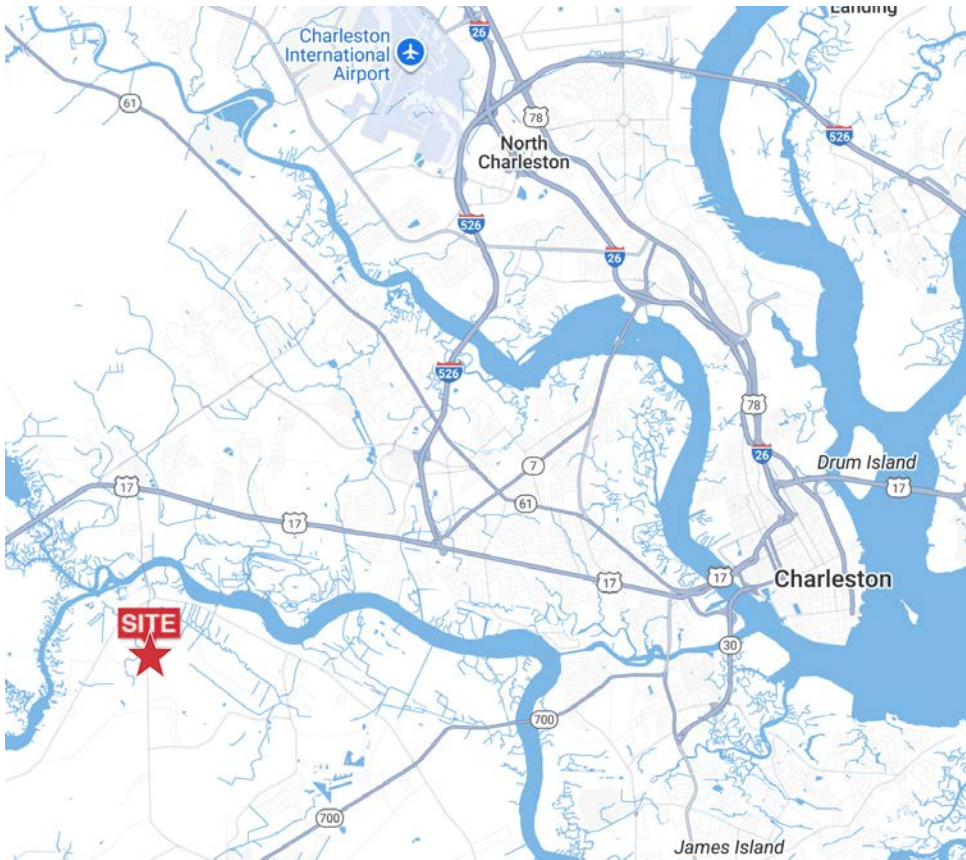
**Christi Copenhaver**  
843.513.0595  
ccopenhaver@naicharleston.com

**Trad Dyches, CCIM**  
843.364.4288  
tdyches@naicharleston.com



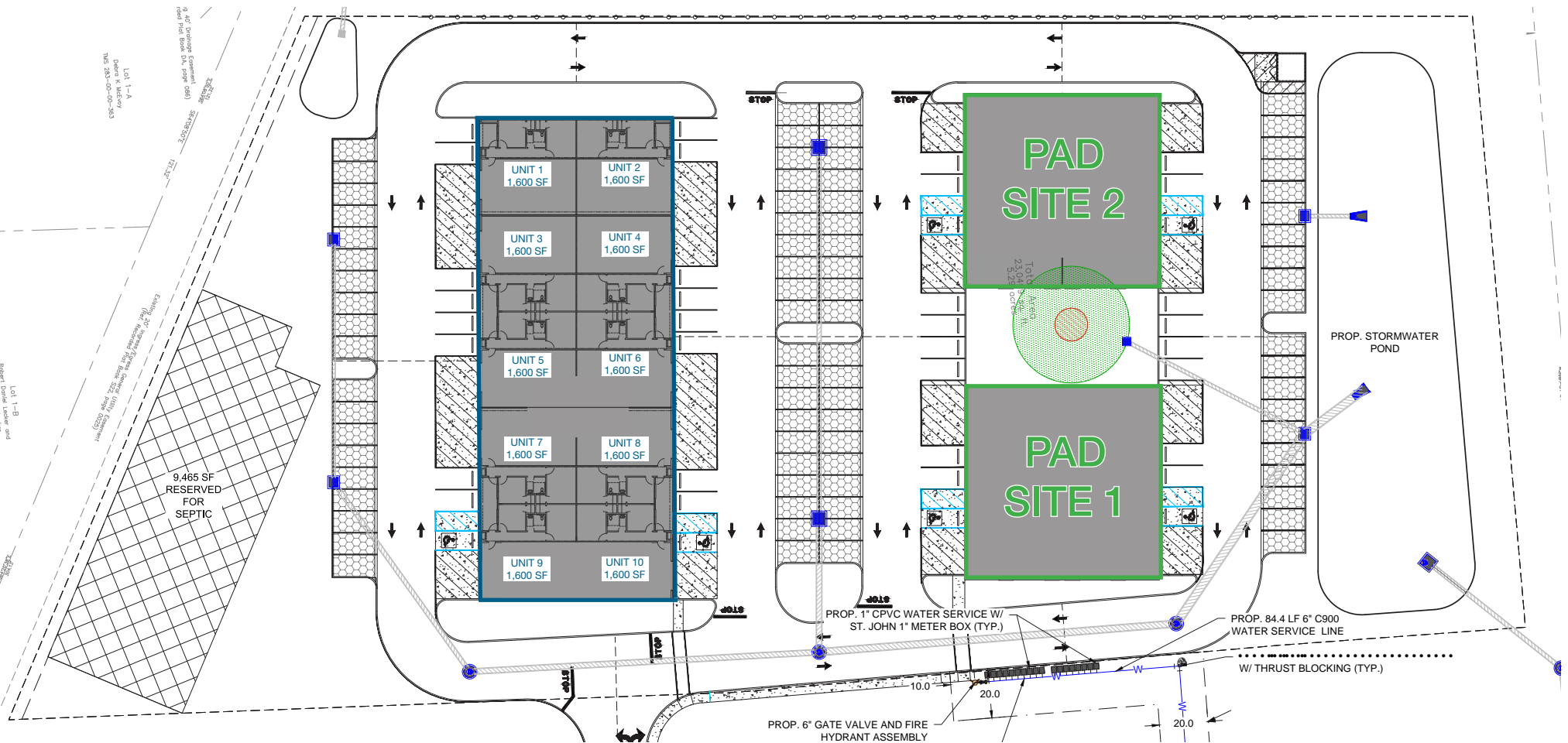
# SUMMARY

NAI Charleston is pleased to offer a ±5.89-acre property that presents an excellent opportunity for retail and/or service-oriented users along the highly traveled Main Road corridor. The site offers two (2) available pad sites for ground lease that can accommodate up to ±6,400 SF buildings on each. The site is also slated for a ±16,000 SF retail center, with suites divisible to ±1,600 SF. Situated within the Rural Commercial (RC) Main Road Corridor Overlay District, the property allows for a wide range of retail and service uses, including vehicle repair, retail sales, tire stores, and other service-related businesses. See Zoning Use Table attached in documents. The two pad sites will be delivered graded with utilities, stormwater, and approved septic in place.



## Offering Summary

Property Size:	±5.89 AC
Location:	Located off Main Road just half a mile south of the River Road/Main Road intersection
Ideal Use:	Retail / service-oriented users
Traffic Counts:	28,000 VPD (2023)
Access:	Easy access and excellent visibility from Main Road
Utilities:	Public water and onsite septic field
Zoning:	Rural Commercial (RC) Main Road Corridor Overlay District
County:	Charleston County
TMS #:	263-00-00-134
Lease Rate:	Retail: \$28-30/SF, NNN Ground Lease: \$100,000-110,000/yr, NNN



## RETAIL

- ±16,000 total SF, divisible to ±1,600 SF
- Potential for up to 10 individual units
- Zoning: RC Overlay District
- Lease Rate: \$28-30/SF, NNN

## GROUND LEASE

- Two pad sites available, which can accommodate up to ±6,400 SF
- Pad sites to be delivered graded with utilities, stormwater, & septic in place
- Zoning: RC Overlay District
- Lease Rate: \$100,000 - \$110,000/yr, NNN



# AREA MAP







## CONTACT:

**Christi Copenhaver**

843.513.0595

[ccopenhaver@naicharleston.com](mailto:ccopenhaver@naicharleston.com)

**Trad Dyches, CCIM**

843.364.4288

[tdyches@naicharleston.com](mailto:tdyches@naicharleston.com)

*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

Exclusively marketed by:

**NAI Charleston**

635 Rutledge Ave, 106

Charleston, South Carolina 29403

843.720.4944

[www.naicharleston.com](http://www.naicharleston.com)