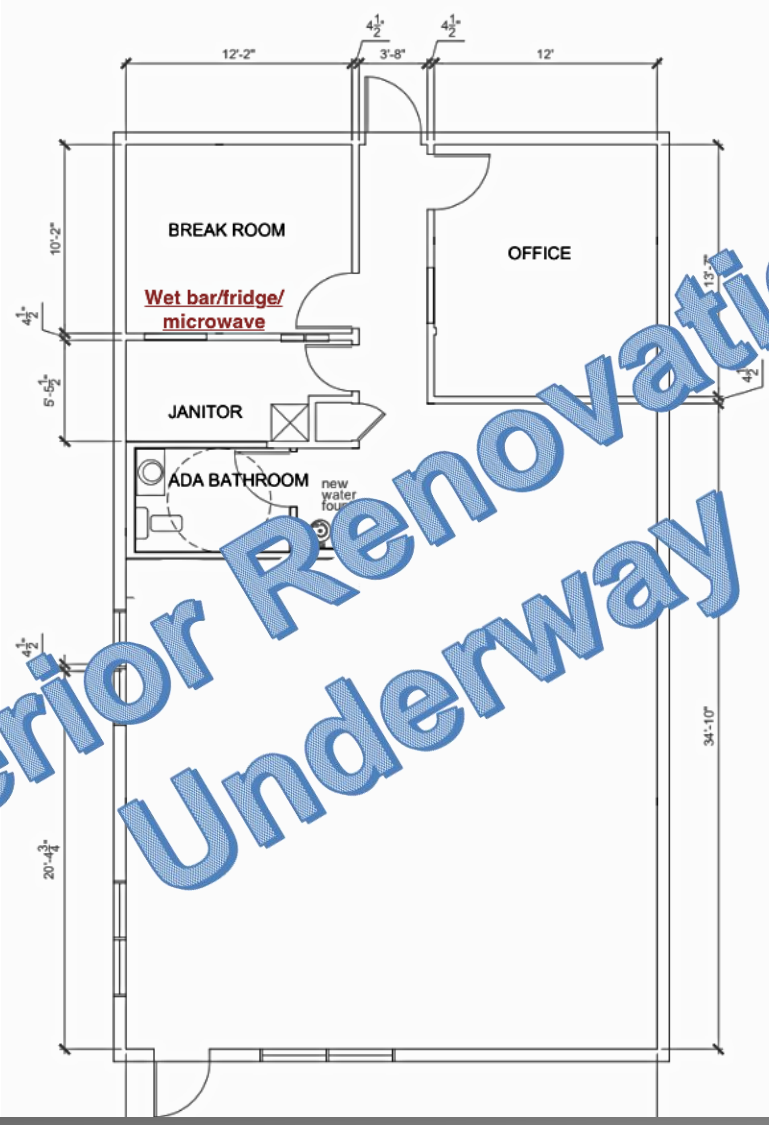


# 1022 Savannah Hwy

Charleston SC

For Lease \$25.00 sf



Interior Renovation Underway

Charleston Commercial is pleased to offer this Exclusive Listing for 1020-1022 Savannah Hwy. Charleston, SC 29407.

This Offering Memorandum has been prepared by Charleston Commercial of South Carolina (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

Charleston Commercial of South Carolina is the exclusive Listing Broker. By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

# Property Overview



## 1022 Savannah Hwy

### Well-Positioned Flex/Retail Opportunity in the Heart of West Ashley

**Address:** 1020–1022 Savannah Hwy, Charleston, SC

**Lot Size:** 0.38 Acres | **Frontage:** 125+ Linear Feet on Savannah Hwy

**Total Building Size:** ±4,410 SF | **Zoning:** Commercial

### Property Descriptions- Renovations Underway:

This centrally located retail building offers outstanding visibility along heavily traveled Savannah Highway (US-17), one of Charleston’s premier commercial corridors. The property is currently undergoing a landlord-led renovation to deliver a clean, functional vanilla box ideal for a wide range of retail or service users. Improvements include a new ADA-compliant restroom, removal of select interior walls to create a more open and flexible retail layout, new sheetrock and fresh paint, and upgraded lighting throughout. The space will feature a new HVAC system, new hot water heater, and a new water fountain installed per county ordinance, with hot water service remaining in place. A new front and rear entrance door—matching the finishes at 1020 Savannah Highway—enhance both curb appeal and functionality. A single office and dedicated storage area will remain in place for operational convenience.

Located in the heart of West Ashley, the property benefits from strong traffic counts, prominent street frontage, and easy access to downtown Charleston, I-526, and surrounding residential neighborhoods, making it an ideal opportunity for retailers seeking high exposure in a thriving submarket..

### Property Summary

Address	1020 Savannah Hwy
Property Type	Retail/Flex -Freestanding with Road Frontage
Parcel ID	418-13-00-274
Zoning	OD_STA- General Commercial
Municipality	Charleston County
Building Size	4410 SF - Tax Records
Unit - 1020	Vacant -Landlord Painting and working on roof
Date Available	July 1 <sup>st</sup> 2024
Acreage	.23 Acres

### 1022 Savannah Hwy Ready of New Tenant

Address	1022 Savannah Hwy.
Property Type	Retail/Flex -Freestanding with Road Frontage
Parcel ID	418-13-00-274
Zoning	OD_STA- General Commercial
Municipality	Charleston County
Building Size	1620 sf -
Unit 1020 - Details	1020- Vacant - Renovation Complete -New Tenant is a professional Photo Studio
Unit 1022- Details	Available Now
	1024- 1952 sf -Available for Sublease -Call Broker
Acreage	.15
Parking	32 Shared Spaces

# Unit Renovation Plan

## 1022 Savannah Hwy.



### 1022 Savannah Hwy

**Total Building Size:** ±4,410 SF | **Zoning:** Commercial

**Units:** Three Units (TMS includes two parcels)

Strategically located near the vibrant Avondale area, this versatile flex/retail property offers exceptional visibility and accessibility along one of West Ashley's most heavily trafficked corridors. With over 125 feet of frontage on Savannah Highway and just minutes from downtown Charleston, this property is ideal for a variety of retail, showroom, or service-oriented users.

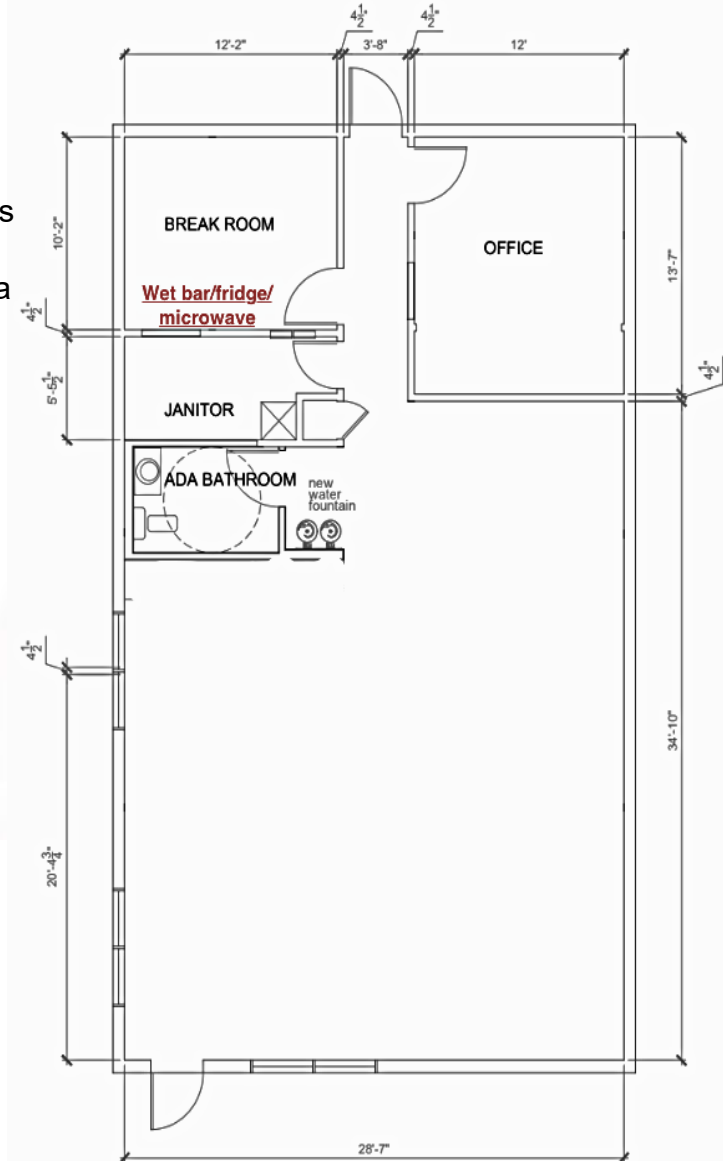
**Unit 1022:** ±1,620 SF — ideal for Retail, Office or salon/studio use with multiple room options.

**Coming Soon:**

- New Doors
- New Front Window
- New ADA Restroom
- HVAC
- Hot Water Heater
- Stub out for Breakroom and treatment room
- Storage and janitorial
- New water cooler per code
- Paint and drywall
- New lighting packet

**Recent Exterior Renovations Include:**

- Sealed and painted exterior façade
- New entrance/exit doors on Unit 1020
- Final upgrades: Improved landscaping and resurfaced parking area



# Zoning



## Charleston County Zoning General Commercial In the St Andrews Overlay

The purpose of the St. Andrews Area Overlay Zoning District is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement. Additionally, this Overlay Zoning District is intended to provide appropriate Service to well-established neighborhoods and provide a transition from the more intense commercial Development along the corridor.

**Permitted Uses.** Permitted uses shall include those uses allowed in the Zoning District that corresponds with the Zoning designation as shown on the Overlay Zoning District map and as described in Table 6.1-1, *Use Table*, with the exception of the prohibited uses and uses that require Special Exception approval, as described in this Article.

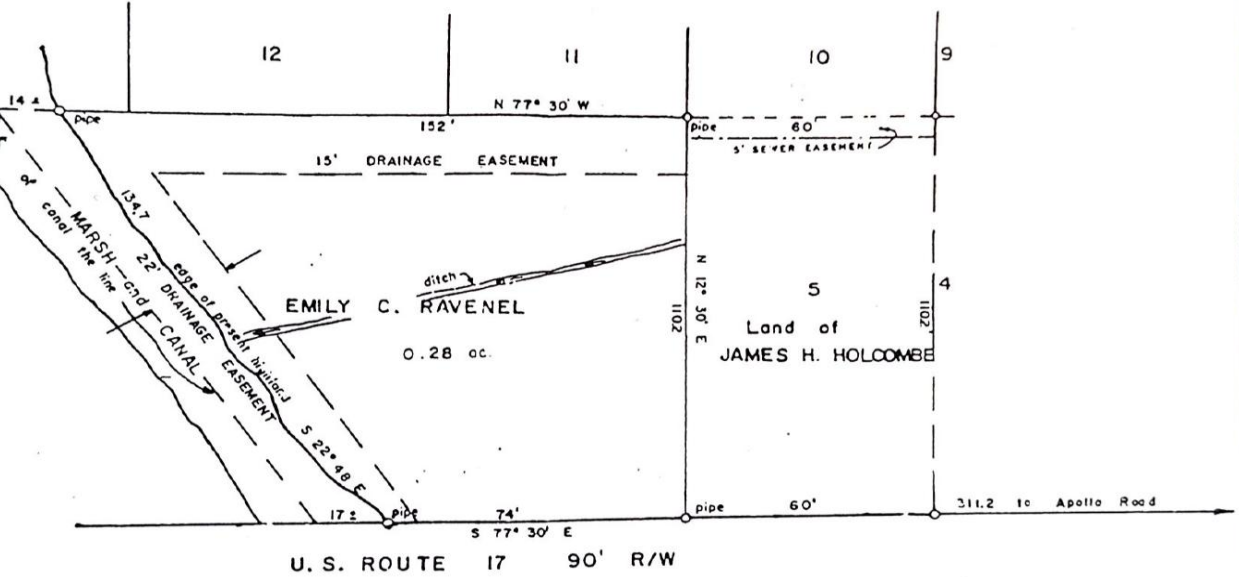
### Charleston County St Andrews Zoning Ordinance

[ST Andrews Overlay Muni-Code](#)  
[Charleston County Zoning Use Table](#)  
[Use Table](#)

BOOK C 87 PAGE 402

Charleston, South Carolina  
 Office of Register Meane Conveyance  
 Plat recorded this 16 day of August 1964 at  
 3:10 o'clock in Plat Book V Page 133, and tracing cloth  
 copy filed in File 4. Drawer 1. Folder 42. Draw-  
 ing No. 1. Original plat (a 24" x 36" print) delivered  
 to *St. Charles*

*Register Meane Conveyance*  
 Register Meane Conveyance



I, EMILY C. RAVENEL, do hereby dedicate  
 drainage easements shown hereon to use of  
 the PUBLIC FOREVER.

*Emily C. Ravenel*  
 EMILY C. RAVENEL

*Caroline H. Spharain*  
*H. Spharain*  
 9/7/66

**CAROLINA TERRACE**  
 CHARLESTON COUNTY, S. C.  
 PROPERTY OF EMILY C. RAVENEL

I, E. M. SEABROOK, JR., a Registered Surveyor of  
 the State of South Carolina, hereby certify that I  
 have surveyed the property shown hereon, that this  
 plat shows the true dimensions of the property,  
 that all necessary markers have been installed and  
 the precision is 1/3500

*E. M. Seabrook, Jr.*  
 E. M. SEABROOK, JR.,  
 CIVIL ENGINEER & LAND SURVEYOR  
 S.C. Reg. No. 1375

SCALE 1" = 30' DATE MAY 27, 1964

*E. M. Seabrook, Jr.*  
 E. M. SEABROOK, JR.  
 CIVIL ENGINEER & LAND SURVEYOR  
 1375

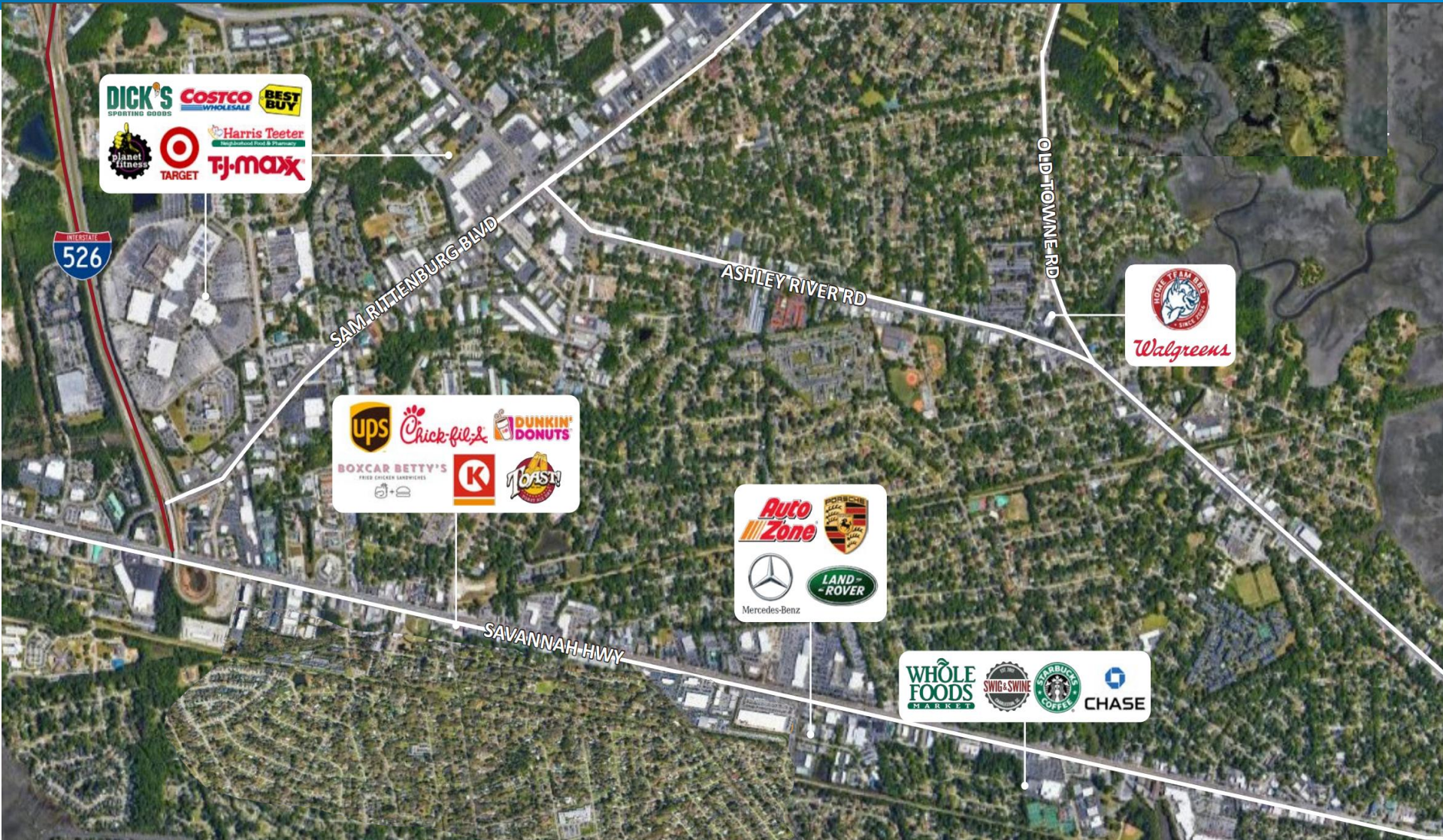
# Exterior Renovation Completed to Building



# Exterior Renovations Completed 2025



# Aerial



## Our Team

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