



DENTAL OR MEDICAL OFFICE BUILDING FOR SALE

531 Folly Road
Charleston, SC 29412

Brent Case, CCIM | President / Broker in Charge | bcase@cbatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY



ADDRESS

531 Folly Road
Charleston, SC 29412



PRICE

\$2,050,000



BUILDING SIZE

4,670 SF



ZONING

City of Charleston - GO -
General Office



MUNICIPALITY

Charleston



ACRES

0.62 Acres



PARKING

24 Parking Spaces



VEHICLES PER DAY

SCDOT 24,800 VPD
2023



YEAR BUILT

1963

PROPERTY OVERVIEW

GREAT VISIBILITY & GREAT LOCATION!!! Located close to the James Island Connector. Recently updated dental practice, office being sold as-is where-is. New roof, paint, and handicap ramp. Building was renovated within the last 5+/- years. **New 10 year corporate lease. NNN. 7.18 Cap Rate.**



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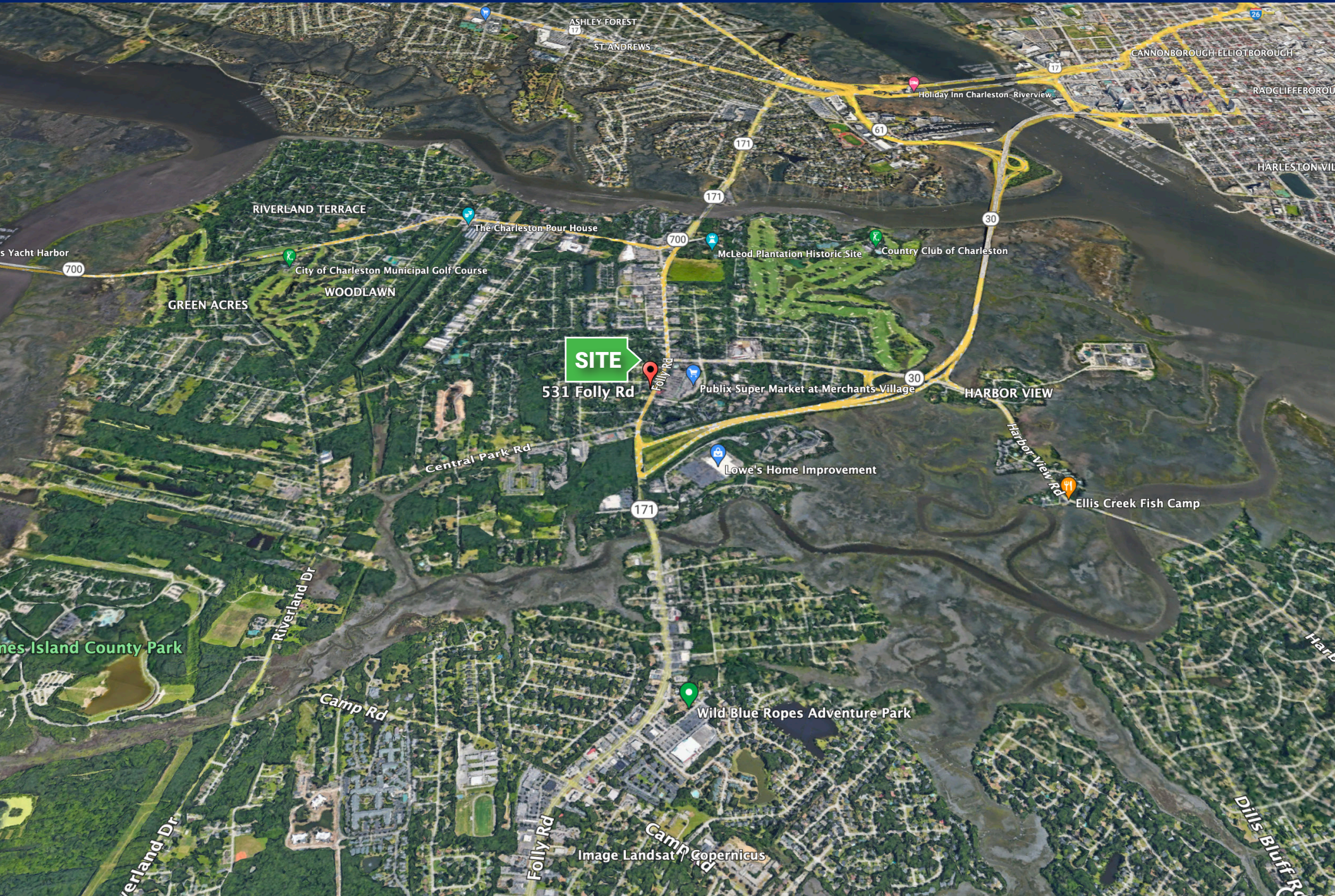
AERIAL



Image © 2024 Airbus

Google Earth

AREA RETAILERS



SITE

531 Folly Rd

Publix Super Market at Merchants Village

Lowe's Home Improvement

Ellis Creek Fish Camp

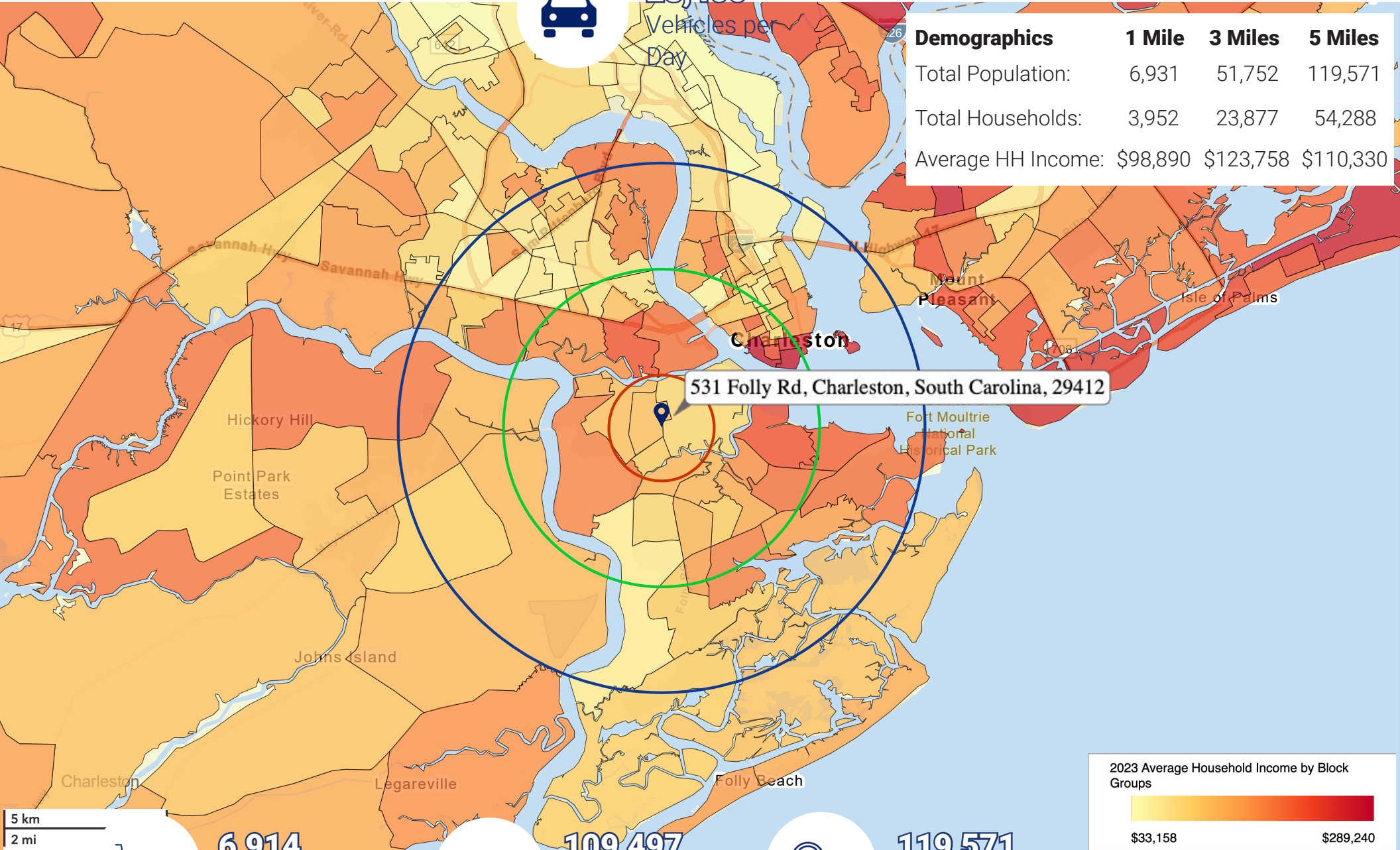
DEMOGRAPHICS



28,400

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,931	51,752	119,571
Total Households:	3,952	23,877	54,288
Average HH Income:	\$98,890	\$123,758	\$110,330



531 Folly Rd, Charleston, South Carolina, 29412

2023 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2023

SCDOT AADT 2023

5 km
2 mi



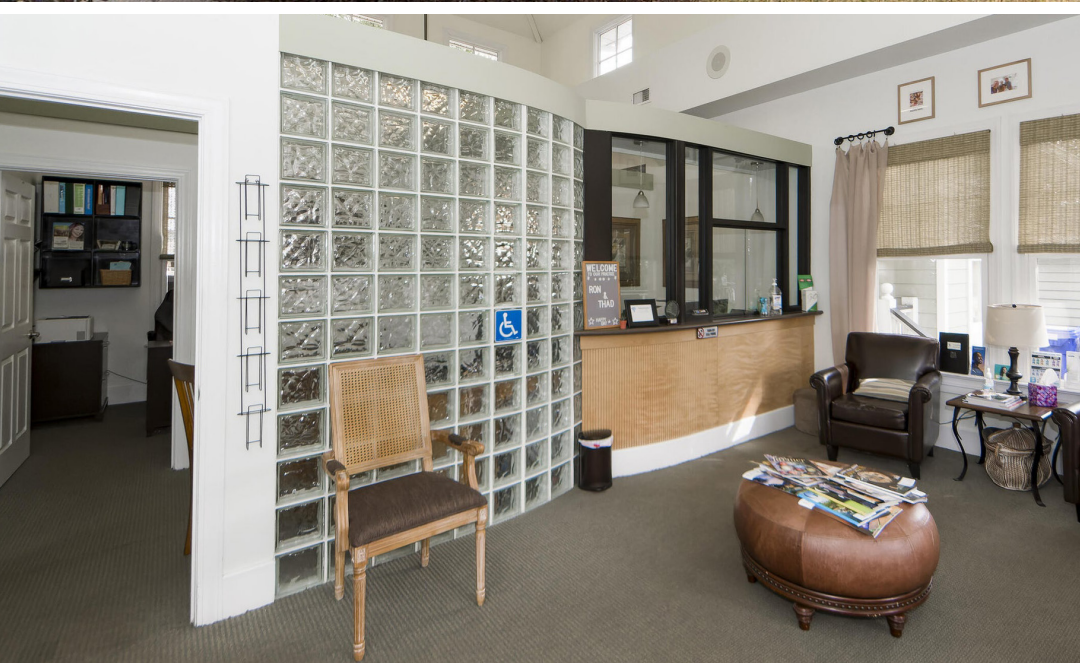
6,914
Businesses
within 5 Miles



109,497
Employees
within 5 Miles



119,571
Population
within 5 Miles



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ABOUT THE TENANT

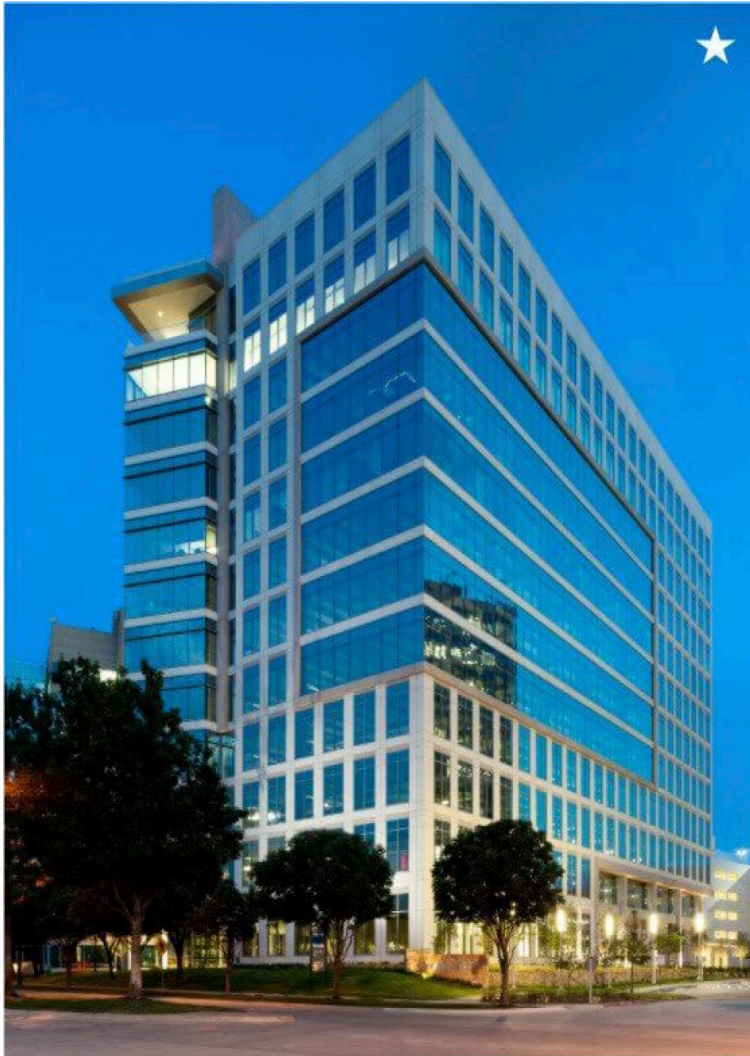
STAR **DENTAL**

PARTNERS



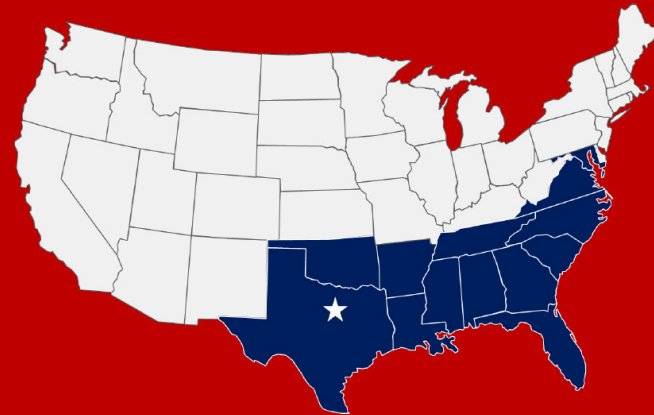
Star Dental Partners

A Leading Dental Support Organization



Mission

Star Dental Partners' mission is to improve the lives of our dentists, staff, and patients by providing leading non-clinical support services in a collaborative environment.



- Founded in 2019 under the Clinical leadership of Dr. Stephen Hill - Hill Dental Studio, Allen Texas
- Headquartered in Plano, Texas
- Over 700 team members across 78 dental practices and growing!!!

Confidential

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