

OFFICE BUILDING FOR SALE

PRIME OFFICE BUILDING IN UNBEATABLE LOCATION

975 JOHNNIE DODDS BLVD, MT PLEASANT, SC 29464



OFFERING SUMMARY

Sale Price:	\$3,550,000
Building Size:	9,649 SF
Lot Size:	0.9 Acres
Price / SF:	\$367.91
Cap Rate:	6.9%
NOI:	\$245,000
Year Built:	2000
Renovated:	2022
Zoning:	AB - Area-Wide Business

PROPERTY OVERVIEW

975 Johnnie Dodds is an ideal suburban office investment with a current NOI of approximately \$245,000 offering cash flow and is located in the heart of Mt Pleasant. A new roof was installed in 2017 and with over 30 parking spaces, the building checks all the boxes. Building features numerous exterior upgrades and the interior office features a mix of open space and private offices that will suit many different professional office users.

Current tenant in Unit B (3,890 sf) is going month to month starting June 1, 2025 so this property presents the perfect opportunity for an owner occupant to occupy Unit B with income in place on Day 1 from Unit A. Listing agent has an ownership interest,

PROPERTY HIGHLIGHTS

- Approx. \$245,000 NOI with opportunity to add value
- Centrally located in Mt Pleasant
- 30 on site parking spaces

for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

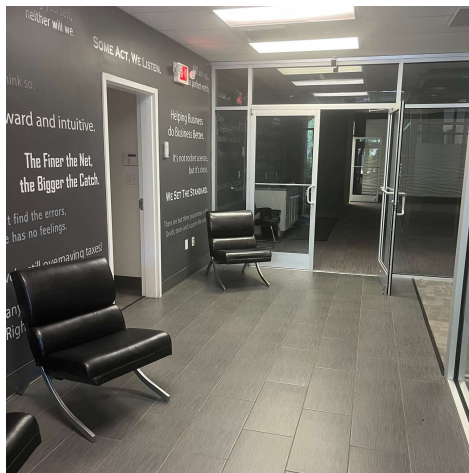
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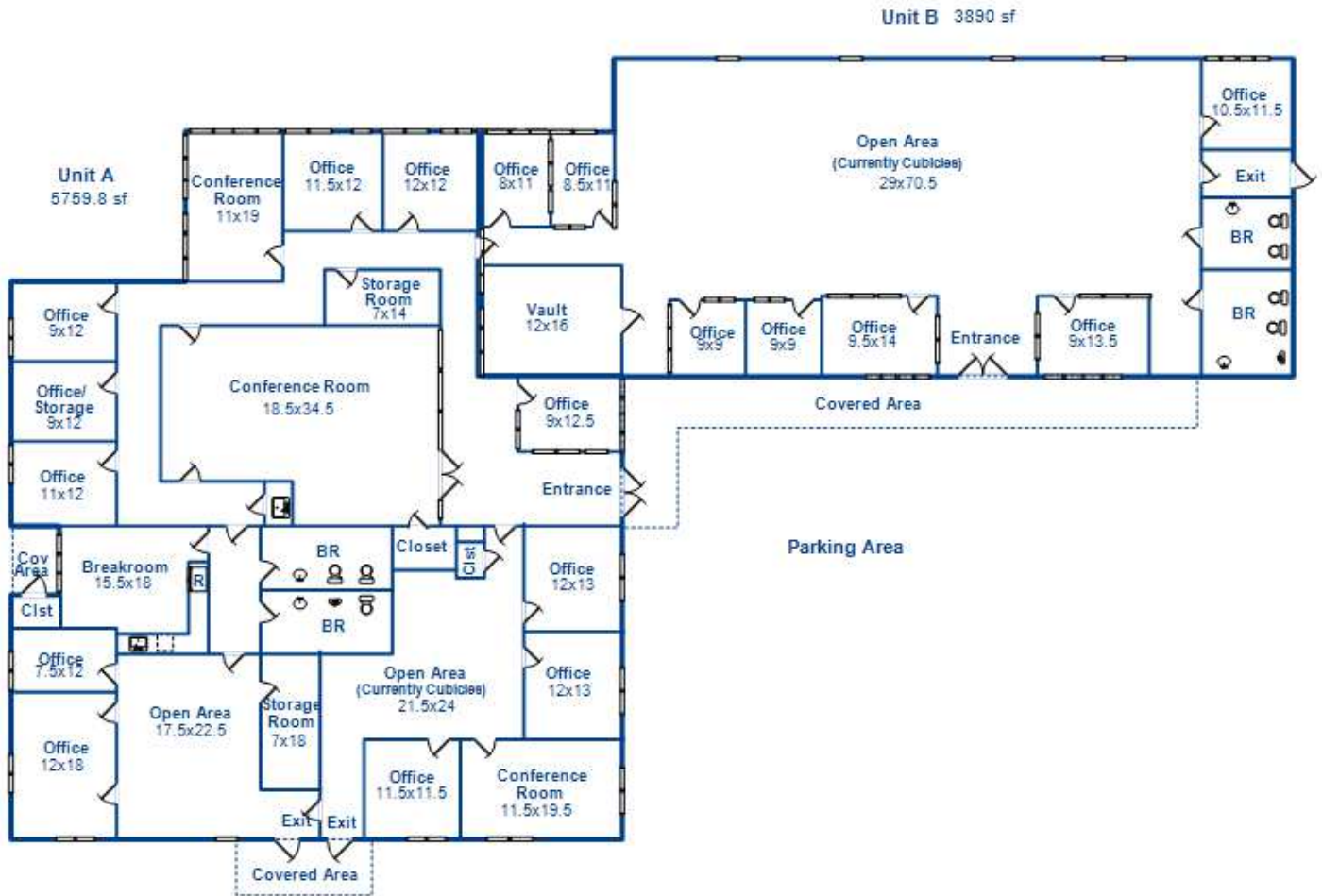
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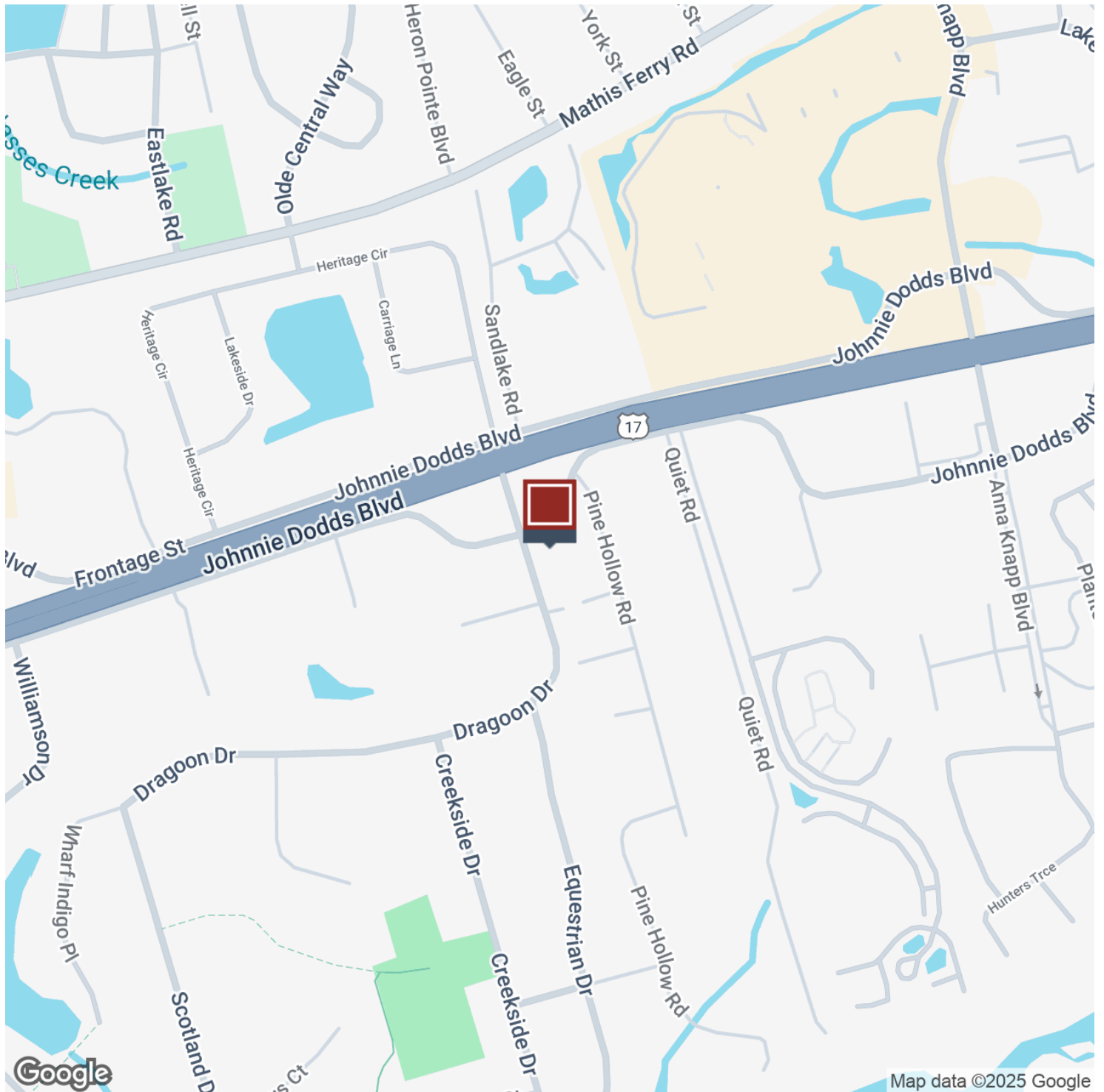
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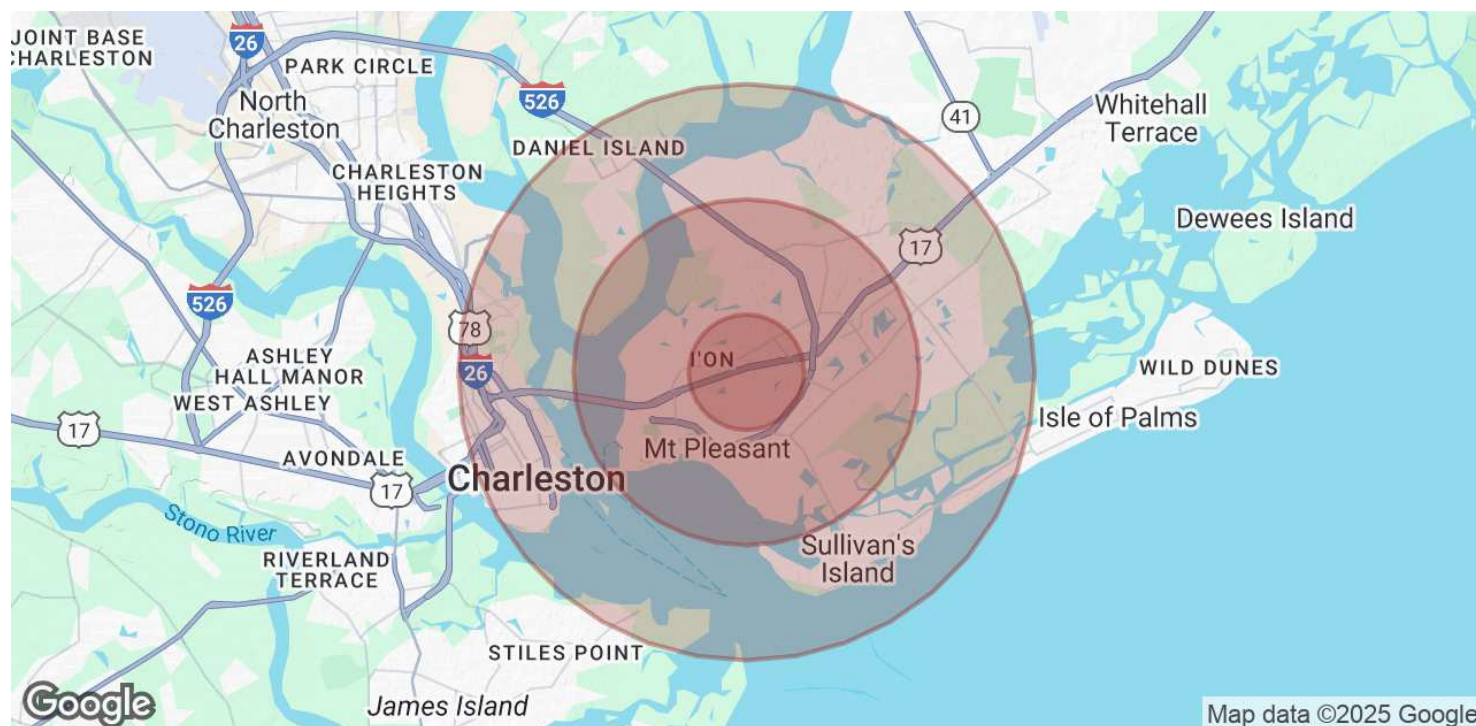
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,240	35,906	71,746
Average Age	38.5	38.6	37.0
Average Age (Male)	36.5	37.3	36.1
Average Age (Female)	40.2	39.7	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,250	15,051	29,389
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$96,347	\$99,580	\$93,278
Average House Value	\$264,828	\$415,763	\$414,515

* Demographic data derived from 2020 ACS - US Census

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