

FOR SALE OR LEASE

4411 DURANT AVE

North Charleston, SC 29406



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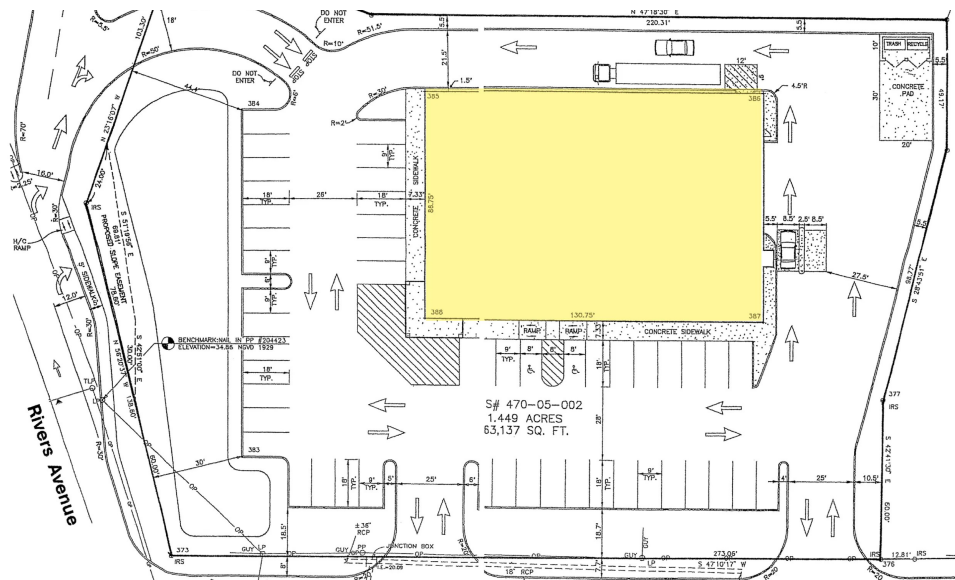
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Property Summary

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PROPERTY DESCRIPTION

Originally a Rite Aid Pharmacy, currently a Save-A-Lot Grocery. Will vacate with 30-day notice. Located on the 21 mile proposed Low County Rapid Transit (LCRT) system.

PROPERTY HIGHLIGHTS

- Built: 1996, masonry construction
- Parking: 45 on-site parking spaces (4 per 1,000 SF)
- HVAC Replaced: December 2015, 1-3 ton and 2-15 ton rooftop Carrier heat pumps \$48,942
- Roof: June 2015, 60 Mil White GAF TPO Single Membrane system \$49,500
- Property Taxes: \$32,990
- Solid Waste Recycling Fee: \$10,400
- Storm Water Fee: \$545
- APN: 470-05-00-002

LOCATION DESCRIPTION

Northeast corner of Rivers Avenue (US Highway 52) and Durant Avenue. Located adjacent to the Park Circle area of North Charleston.

OFFERING SUMMARY

Sale Price:	\$2,550,000
Lease Rate:	\$12,760 per month (NNN)
Available SF:	±11,342 SF
Lot Size:	±63,137 SF
Building Size:	±11,342 SF
\$/SF (Building):	\$224.83
Property Type:	Retail



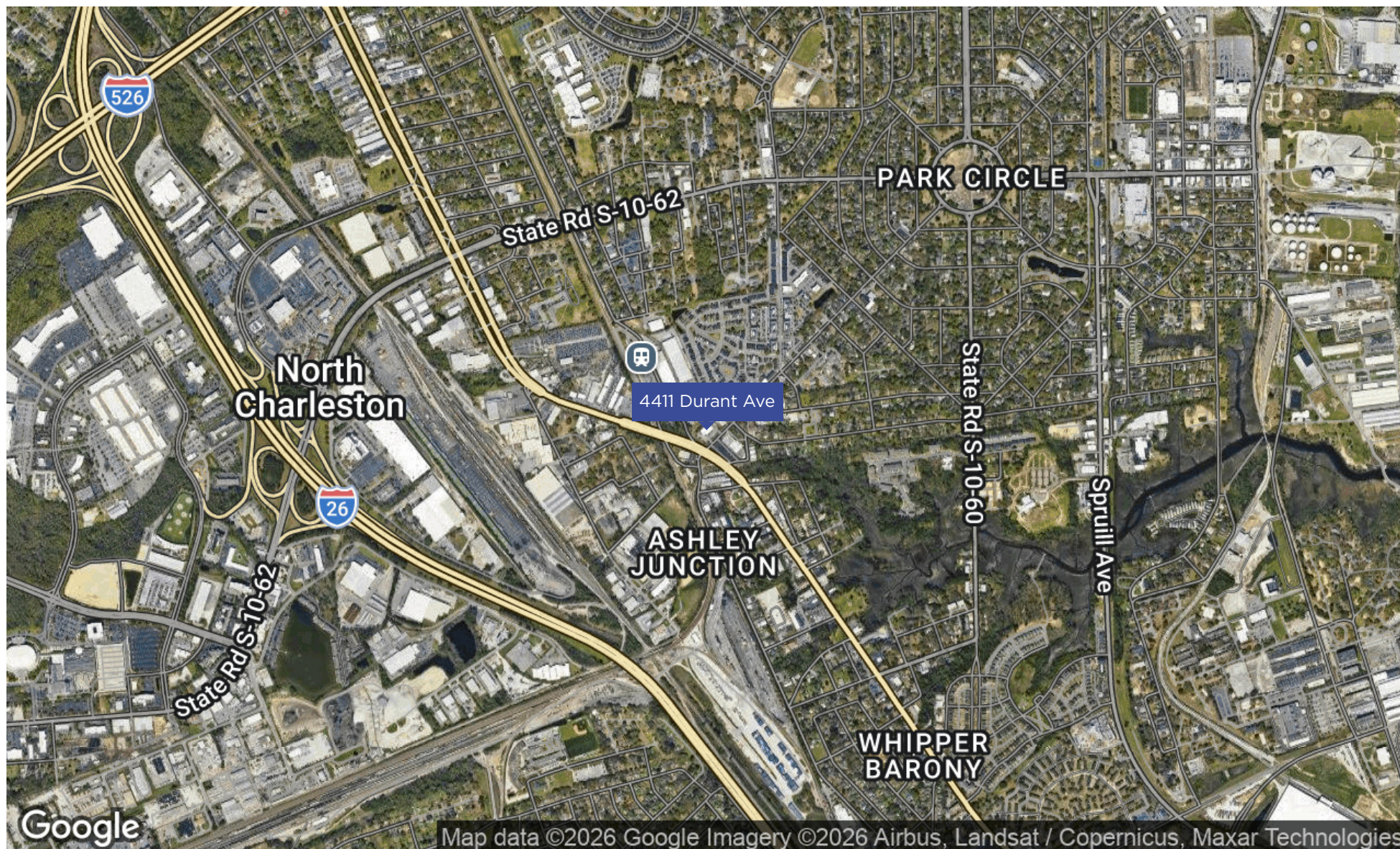
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Aerial Map

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