

7400 Northside Drive

North Charleston, SC

For Lease



2,281 Hotel Rooms within
a 1,000' radius



CHARLESTON
COMMERCIAL

7400 Northside Drive

PROPERTY INFORMATION

Location:	North Charleston
Visibility:	Corner parcel with frontage on Ashley Phosphate Rd
Rate:	\$40.00 / SF NNN or GL
Gross Leasable Area:	4,658 SF
Land Acres:	0.80 AC
Parking:	57 Spaces
Year Built:	2006

MUNICIPAL INFORMATION

Parcel ID:	484-00-00-051
Zoning:	General Business (B-2) – City of North Charleston
County:	Charleston

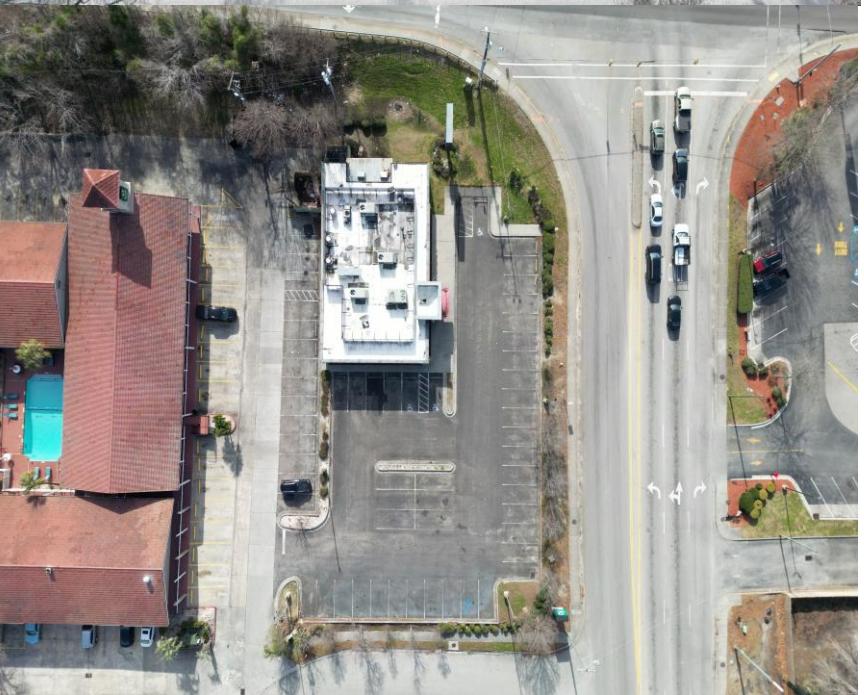
NEARBY RETAILERS



2,281 Hotel Rooms within
a 1,000' radius
(68% Market Occ. Rate)



7400 Northside Property Highlights



Strategic Location & High-Traffic Accessibility

- Situated on Ashley Phosphate Road, a primary North Charleston retail artery.
- Exceptional exposure with over 73,200 vehicles passing the site daily.
- Immediate proximity to Interstate 26, a major regional corridor supporting 160,000 VPD.

Premier Trade Area & National Retail Synergy

- Located in a dense retail hub with high crossover consumer traffic.
- Surrounded by elite national anchors: Lowe's (93rd percentile) and Home Depot (91st percentile).
- Proximate to major brands including Walmart, Target, Aldi, Petco, Hobby Lobby, and Starbucks.
- Upcoming local developments: 252-room Drury Plaza Hotel, WaterWalk Corporate Lodging, and 7Brew.

Robust Demographics & Regional Growth

- Vast consumer reach: 151,000+ residents and 76,000+ employees within a 5-mile radius.
- Affluent target market with an average household income of \$89,387 within 5 miles.
- Strong market fundamentals: 1.7% annual population growth over the last five years.
- Long-term expansion: Regional population is projected to increase 45% by 2040.

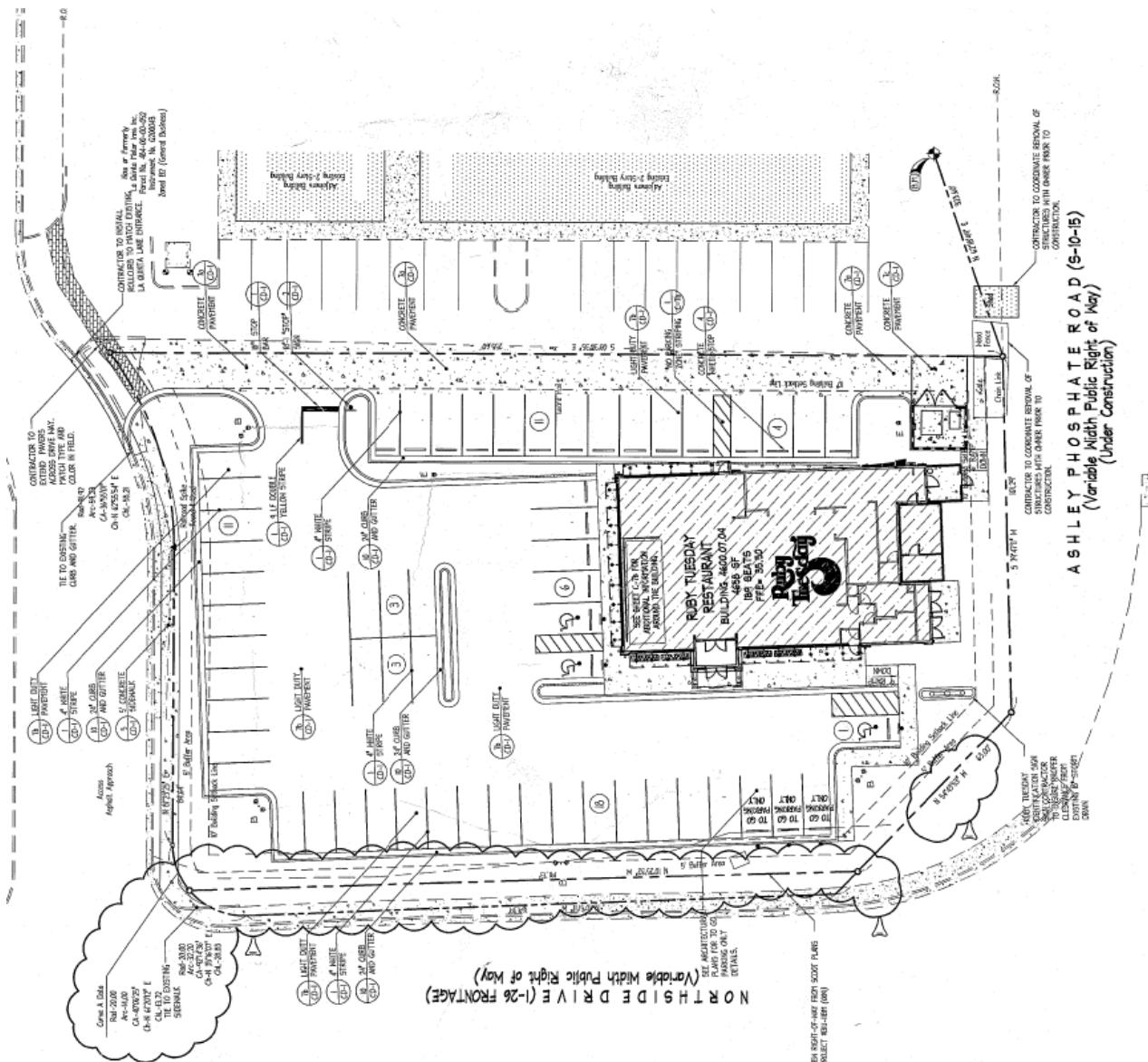
7400 Northside



7400 Northside



7400 Northside - Survey



Our Team

Nick Maylander

Vice President

nick@charlestoncommercial.com

978-430-2260

Josh Schaap

Managing Director

josh@charlestoncommercial.com

843-670-5727

Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 7400 Northside Dr, North Charleston.

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

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.