



**216 Myers Rd**

Summerville, SC  
29486



**9,000 SF OFFICE SPACE  
ON 2.72 ACRES**

**FOR SALE**



**Seth Stisher**  
843-270-2902  
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# Property Overview



## LISTING SUMMARY

SALE PRICE	\$3,950,000
LAND SIZE	2.72 ACRES
USABLE SPACE	9,000 SF
TMS	223-00-00-015
YEAR BUILT	1993
RENOVATED	2020
PARKING	66 SURFACE SPACES
PROPERTY SUB-TYPE	OFFICE
ZONING	Berkeley - RNC - Rural and Neighborhood Commercial

## ADDITIONAL HIGHLIGHTS

**~\$120,000**

ANNUAL NOI  
UNIT A

**1**

VACANT  
UNIT

**420**

POTENTIAL  
NEW HOMES IN  
CLOSE PROXIMITY

**~1 ACRE**

ADDITIONAL  
BUILDABLE LAND

## PROPERTY DESCRIPTION

This two-unit, 9,000 SF office building has one current 5-year lease term and one vacant unit. There is a vacant acre on the east side of the existing building which has ample space for another similar building and therefore the ability to double the rental income on this property. It is located on a desirable, high traffic state road that connects 17-A and HWY 176. There is a new residential development adjacent to the property that is expected to hold ~220 rooftops with potentially ~200 more in second phase. Property is 5 min from booming Carnes Crossroads development. Building exterior completely renovated 2020 and interior was built to suit for each tenant at beginning of lease term. Acuity Dental-Orthodontics is current tenant with a 5-year lease with option to renew in 2026. The other unit is vacant and ready for a new tenant.

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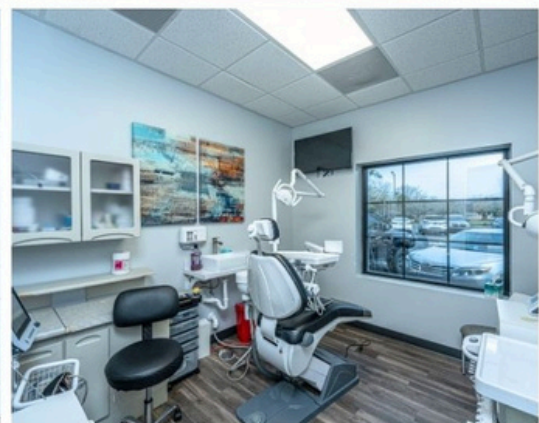
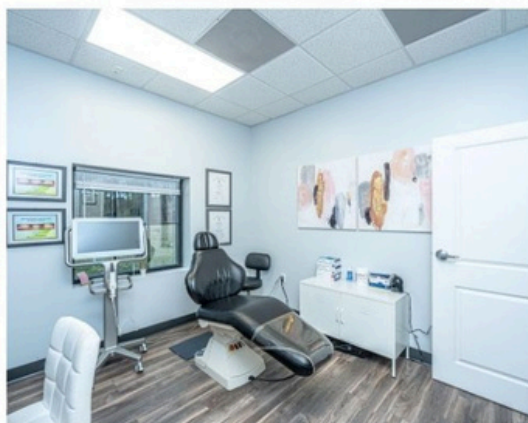
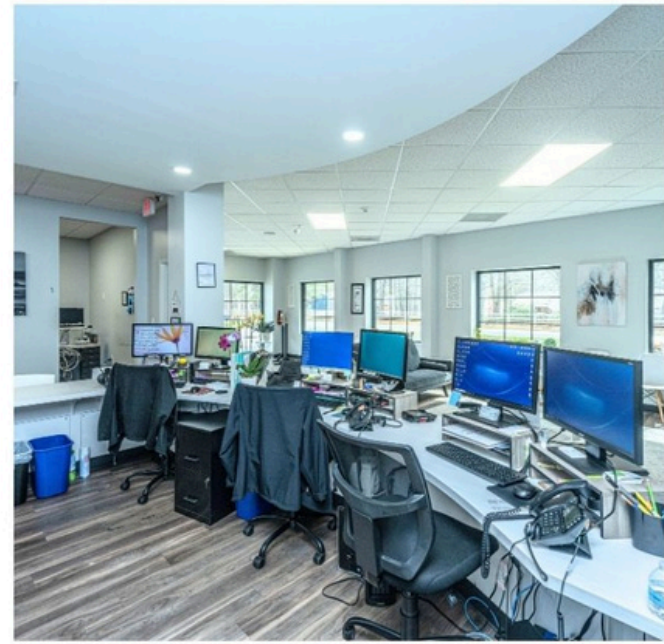


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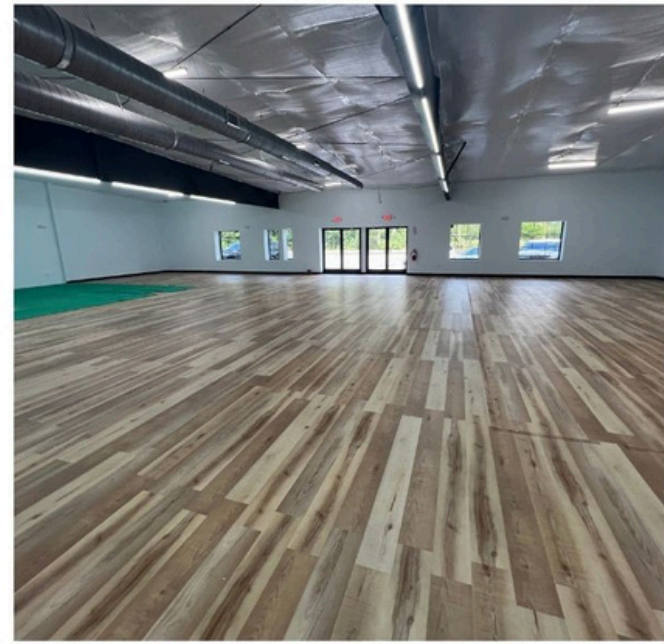
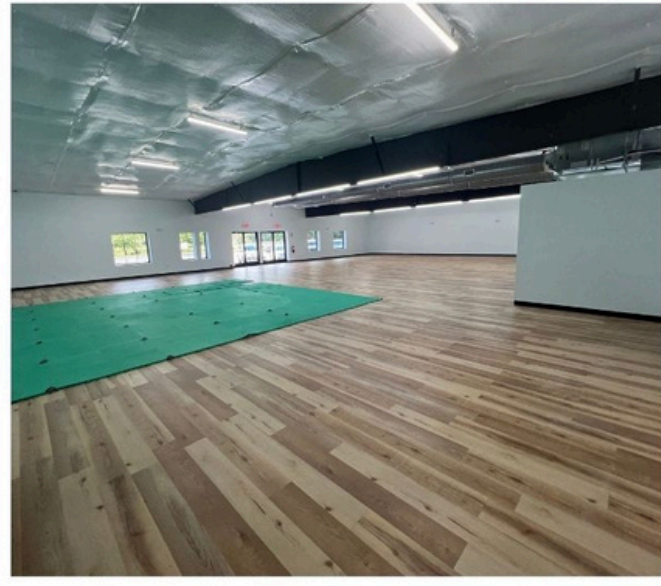




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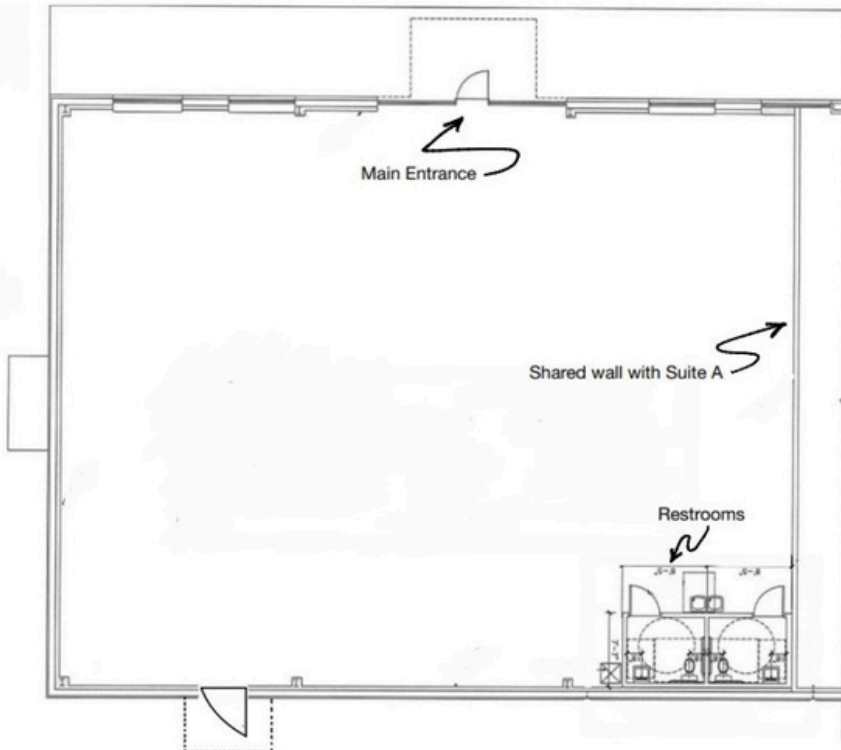
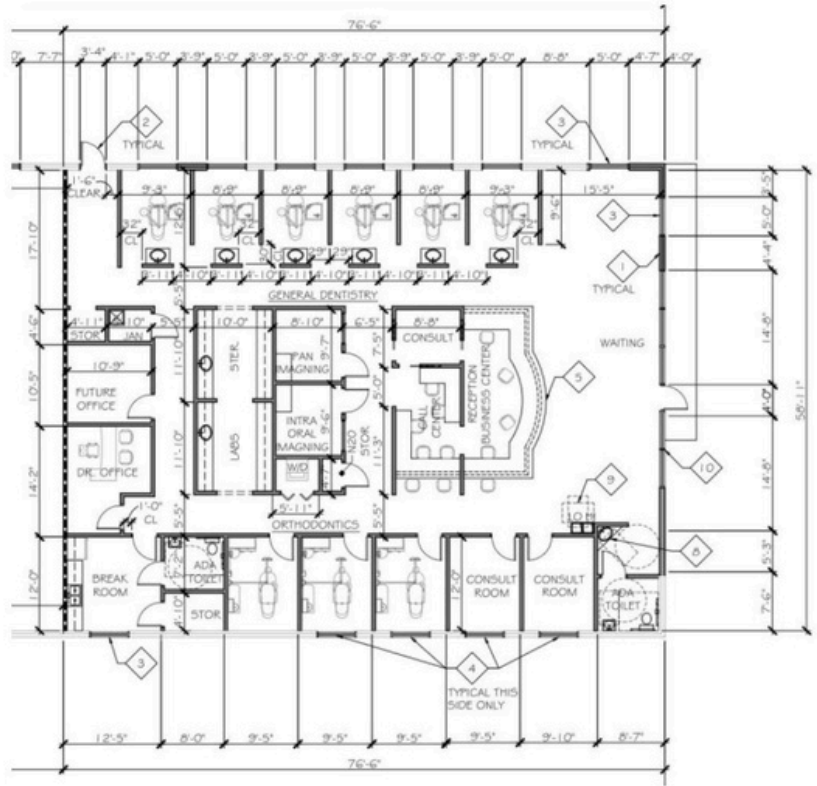
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## SUITE A



## SUITE B

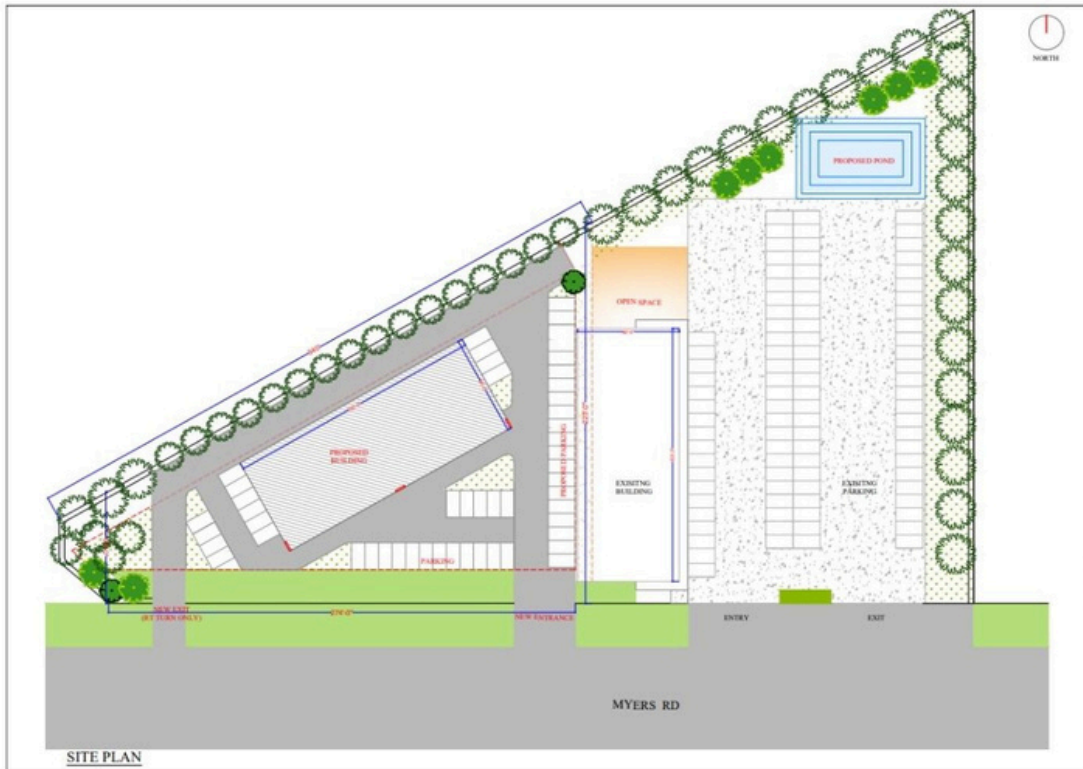


# CONCEPTUAL DRAWINGS

FOR PROPOSED  
BUILDING ON  
WESTERN CORNER  
OF PROPERTY



FRONT VIEW



SITE PLAN

CONCEPTUAL DRAWING  
PROVIDED BY



Conceptual drawings are purely  
conceptual and have not been  
submitted for any approvals.



