

# FOR SALE

3904 N Highway 17  
Awendaw, SC



Charleston MSA · Fully Leased · 1.45 Acres · 6-Year NN · 55,300 VPD



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

# DISCLAIMER

## Benjy Cooke

Office 843-388-5650

Mobile 843-343-1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

## Ruthie Godfrey

Mobile 864-344-1541

[ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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PRICE	\$1,137,773
CAP RATE	5.75%
NOI	\$65,422 *Seller to credit difference in year 2 rent
LEASE TERM	6-Years
LEASE TYPE	NN
SQUARE FOOTAGE	1,600 SF
TOTAL ACREAGE	1.45 Acres
TMS NUMBER	615-00-00-082
RENT COMMENCEMENT	October 1, 2024
LEASE EXPIRATION	September 30, 2030
LANDLORD RESPONSIBILITIES	Property Taxes
TENANT	Coastal Automotive (Auto Repair)

### RENT SCHEDULE

Year 1	\$66,000
Year 2	\$72,000
Year 3	\$78,000
Year 4	\$81,900
Year 5	\$85,980
Year 6	\$90,300



**Christian Brothers  
Automotive**  
Fixing cars, driving joy



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AERIAL

Tupelo Village  
Neighborhood

Future Commercial  
Development

Hwy 17 N

SITE

Christian Brothers  
Automotive



55,300 VPD



# AERIAL

Tupelo Development



SITE



Carolina Park

Park West Community

Laurel Hill Primary School

Thomas C Cario Middle School



Brickyard Plantation

(840 Homes)



Charleston National Golf Course



KOHL'S  
expect great things



WELLS FARGO



Mount Pleasant Towne Centre



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# VICINITY



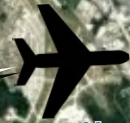
## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,105	19,140	38,633
Population Growth (2024-2029)	8.21%	7.23%	6.92%
2024 Average House- hold Income	\$123,562	\$141,993	\$135,089
Daytime Employment	382	4,026	8,236
Traffic Count	55,300 VPD Hwy 17 A		



# CHARLESTON MSA

Charleston International Airport  
Jointbase Charleston (22,000 employees)  
Boeing Plant (8,000 Employees)



SITE



North Charleston

Daniel Island

North Mount Pleasant

Mount Pleasant

Downtown Charleston

Isle of Palms

West Ashley

Sullivan's Island

Johns Island

James Island

Folly Beach



# ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

*\*Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)





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For more information contact:

**Benjy Cooke (Primary)**

Office 843-388-5650

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**Ruthie Godfrey**

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