



WESTWOOD PLAZA
3,100,000 VISITS
 Past 12 Months, Placer Ai
97 PERCENTILE (6/239)
 Past 12 Months, State Neighborhood Cntrs Rankings
+15.6% VISITS Y03Y
 Source: Placer Ai
38 MIN DWELL TIME
 Avg Dwell Time, Past 12 Months, Placer Ai
TJ-maxx **Harris Teeter**
BARNES & NOBLE **HomeGoods**

ASHLEY OAKS PLAZA
841,600 VISITS
 Past 12 Months, Placer Ai
75 PERCENTILE (72/293)
 Past 12 Months, State Strip Center Rankings, Placer Ai
+70% VISITS Y03Y
 Source: Placer Ai
58 MIN DWELL TIME
 Avg Dwell Time, Past 12 Months, Placer Ai
O2FITNESS **TrueValue**






1033 WAPPOO RD
CHARLESTON, SC

PROPOSED NEW ROLL UP DOOR

charles river
 CHARLES RIVER LABORATORIES

1033 WAPPOO ROAD

CHARLESTON, SOUTH CAROLINA

 \$4,350,000 LISTING PRICE	 23,460 TOTAL GLA (SF)	 1.22 LOT SIZE (AC)	 84% OCCUPANCY	 2 ROLL UP DOORS
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PROPERTY HIGHLIGHTS

- 23,460-SF Multi-Tenant Flex / Retail / Office / Warehouse Property in Charleston, SC
- Excellent Location in Desirable West Ashley Submarket
- Highly Visible and Large Monument Signage on Wappoo Road
- Warehouse Features a Roll Up Door | Opportunity to Add a Second Roll Up Door
- Ideal Opportunity for an Owner-User or Value-Add Investor
- Opportunity for Owner User or New Tenant to Occupy a Large Portion of the Building / Warehouse
- Vacancy and Short Term Below Market Rents Presents an Excellent Value-Add Reposition Opportunity
- \$400,212 Pro-Forma Stabilized NOI | 9+ CAP / Yield on Cost
- Property Tours Must be Scheduled with Listing Agent | Tenants Currently in Place and Must Not be Approached or Disturbed
- Contact Agent for Further Info, Current Rent Roll and Financials

CLICK HERE TO CONTACT AGENT

FOR MORE INFORMATION, PLEASE CONTACT:

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