



## WINDSOR HILL FLEX SPACE FOR LEASE

8120 Windsor Hill Blvd  
North Charleston, SC

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**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

# EXECUTIVE SUMMARY



## ADDRESS

8120 Windsor Hill Blvd  
North Charleston, SC



## LEASE RATE

\$15 PSF NNN



## AVAILABLE

10,000 SF



## ZONING

B-2 (North Charleston)



## COUNTY

Dorchester County



## ACRES

2.48 Acres



## TAX ID

172-00-00-041



## VEHICLES PER DAY

SCDOT 35,400 VPD  
2022



## YEAR BUILT

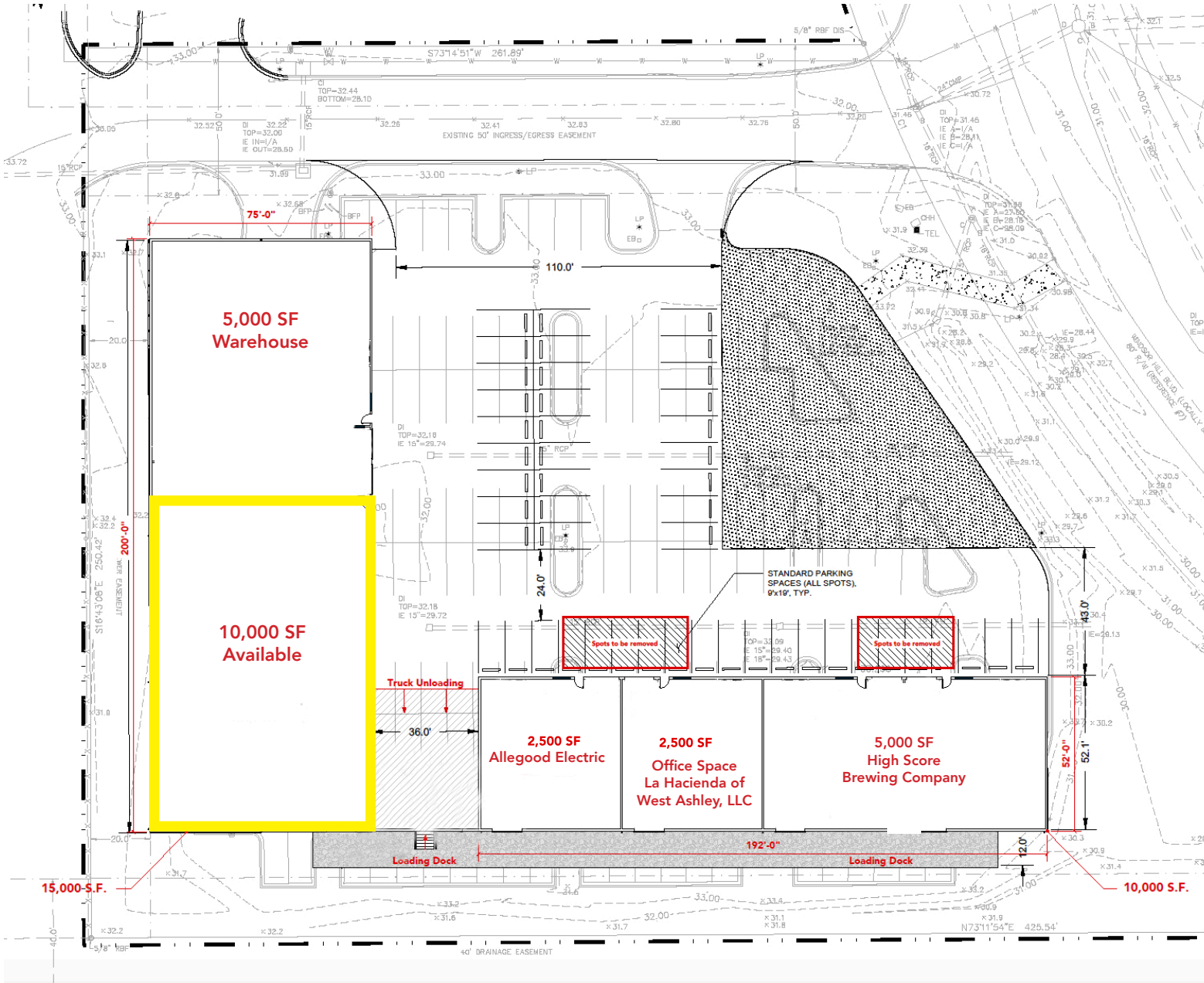
2023

## PROPERTY OVERVIEW

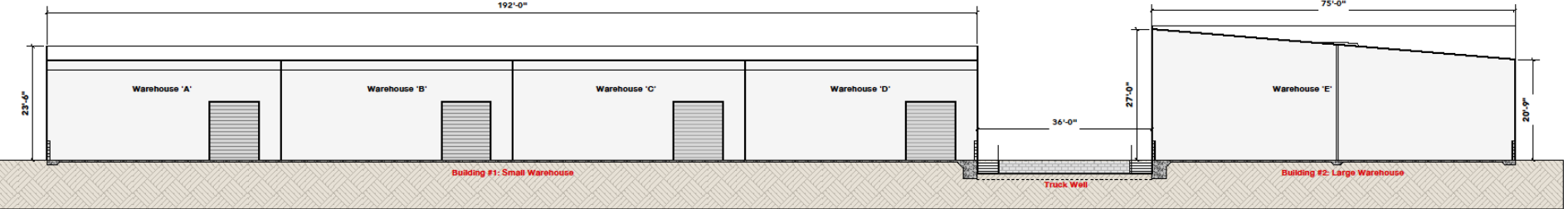
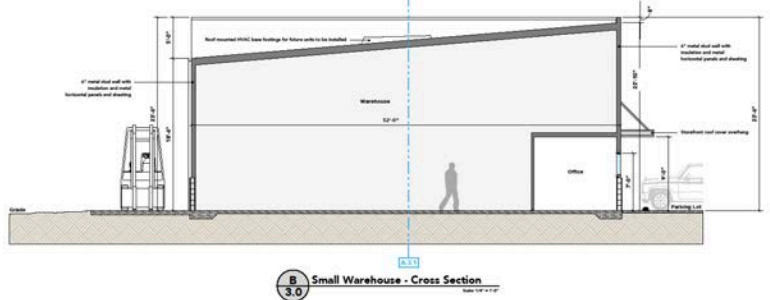
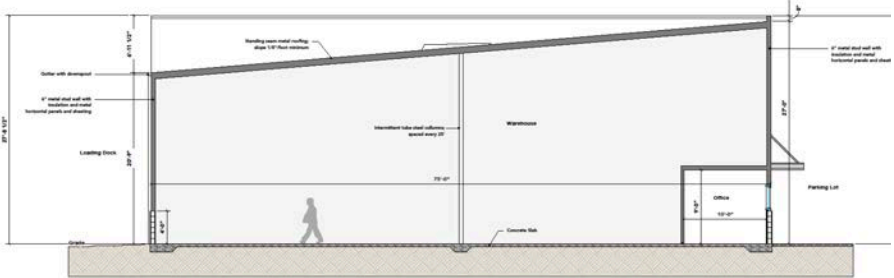
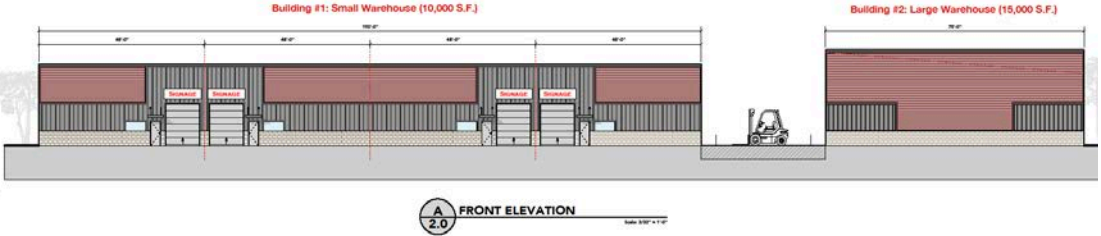
Flex space property on retail corridor. This building can be used for Office, Flex, or Retail. Next to Spinx and behind Food Lion on Ashley Phosphate and Windsor Hill Boulevard. Property is built with loading dock access and depending on use, some architectural components can be changed. The building has three phase power, 10x12 roll up doors. Drive in dock. 22 foot eave height, however it is not sprinkled. Access is centrally located throughout city.



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# DEMOGRAPHICS

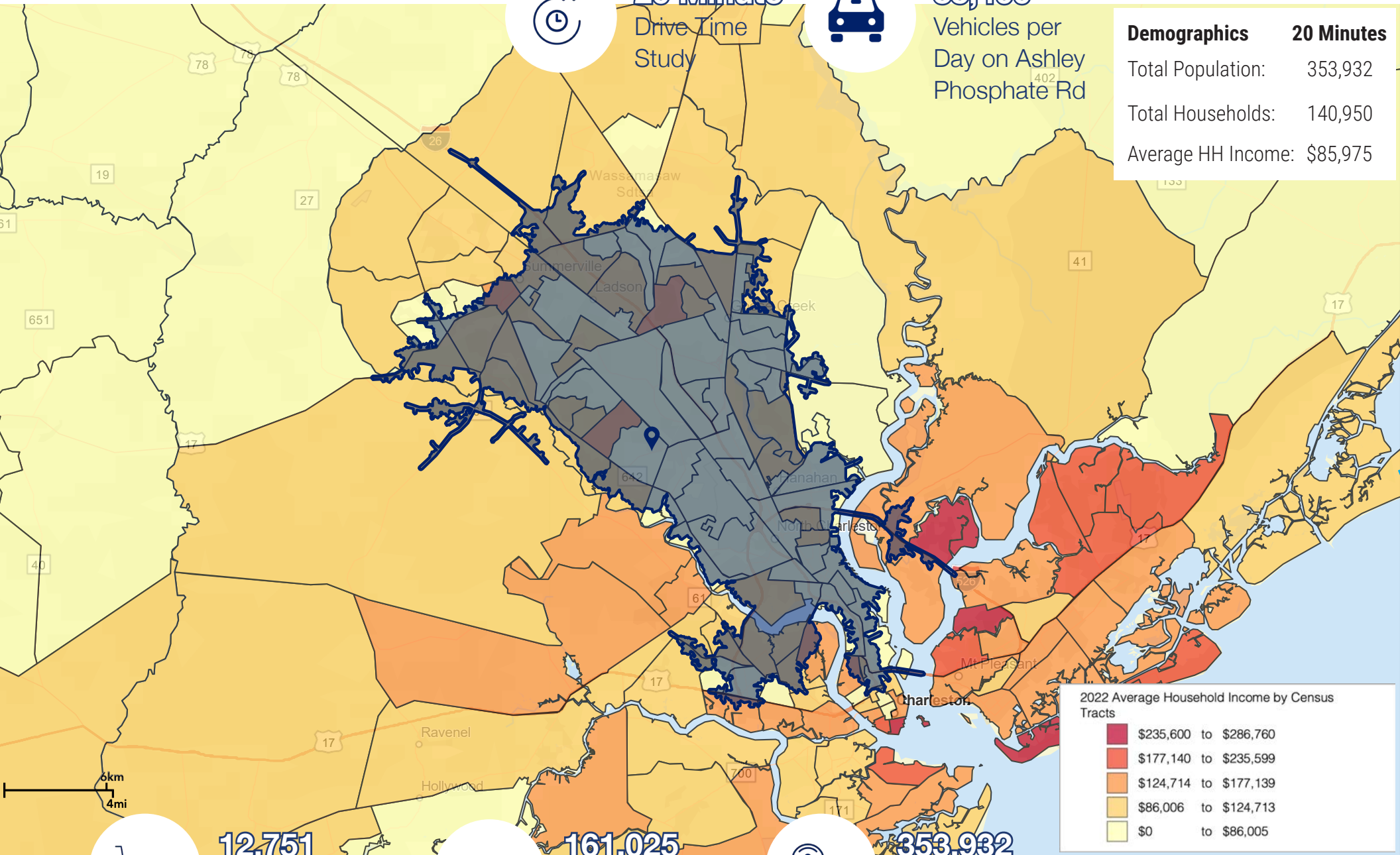


**20 Minute**  
Drive Time  
Study



**35,400**  
Vehicles per  
Day on Ashley  
Phosphate Rd

Demographics	20 Minutes
Total Population:	353,932
Total Households:	140,950
Average HH Income:	\$85,975



2022 Average Household Income by Census Tracts

<span style="color: #800000;">■</span>	\$235,600 to \$286,760
<span style="color: #FF4500;">■</span>	\$177,140 to \$235,599
<span style="color: #FF8C00;">■</span>	\$124,714 to \$177,139
<span style="color: #FFD700;">■</span>	\$86,006 to \$124,713
<span style="color: #FFFF00;">■</span>	\$0 to \$86,005



**12,751**  
Businesses  
within 20 Minutes



**161,025**  
Employees  
within 20 Minutes



**353,932**  
Population  
within 20 Minutes

All demographics based on Esri forecasts for 2022  
SCDOT VPD 2022



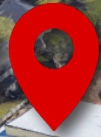
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**SITE**



8120 Windsor Hill Blvd  
High Score Brewing Company

**WINDSOR HILL BLVD**

**Parker's  
kitchen**

**ASHLEY PHOSPHATE ROAD**

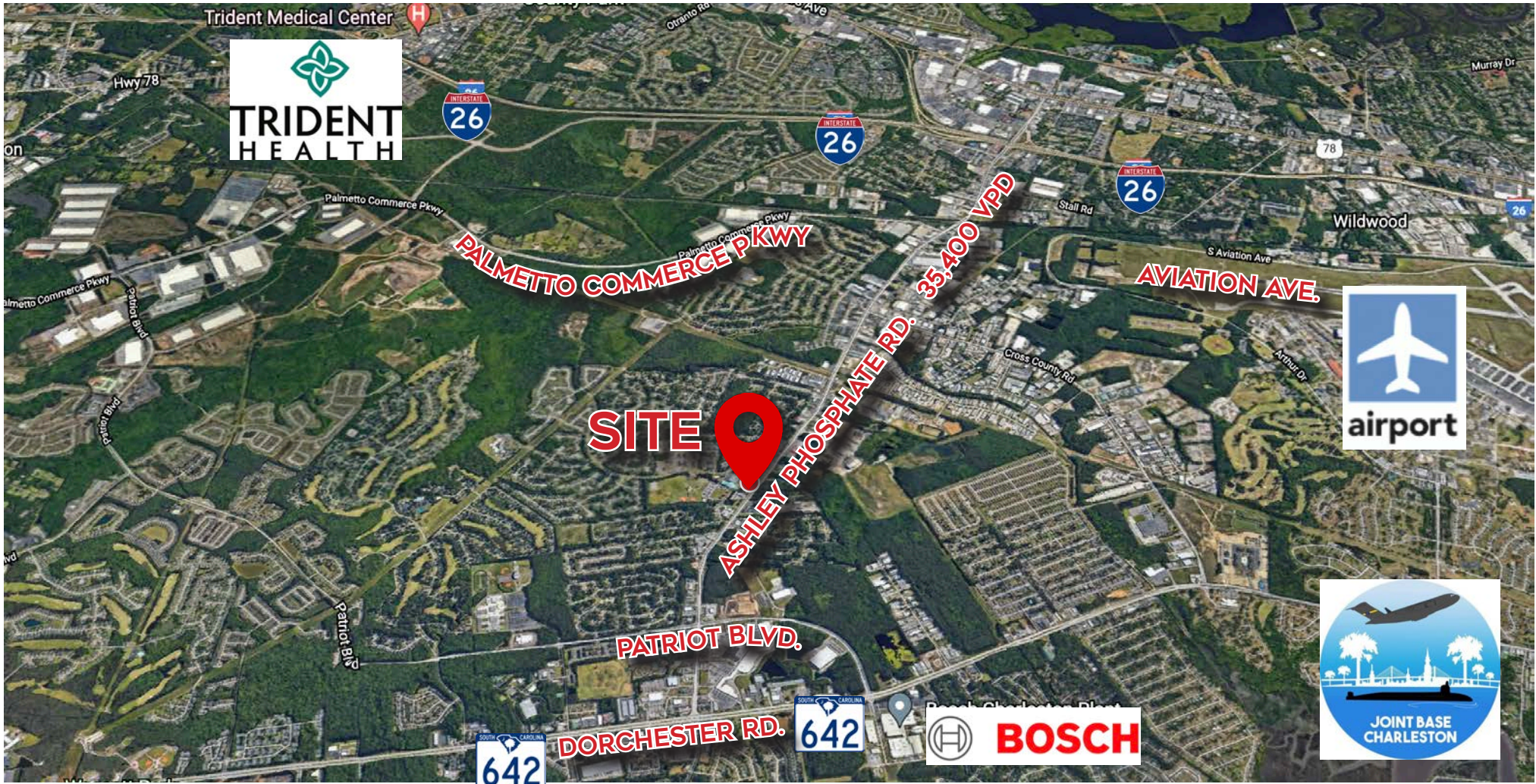
**35,400 VPD 2022**



Northwoods Automotive Used Cars

Extra Space Storage

Cathedral



SCDOT VPD 2022



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