

**4738 FRANCHISE STREET,  
NORTH CHARLESTON, SC 29418**



**7,703 SF INDUSTRIAL BUILDING + 2.06 ACRES AVAILABLE**

**FOR LEASE**

LEAD CONTACT:



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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

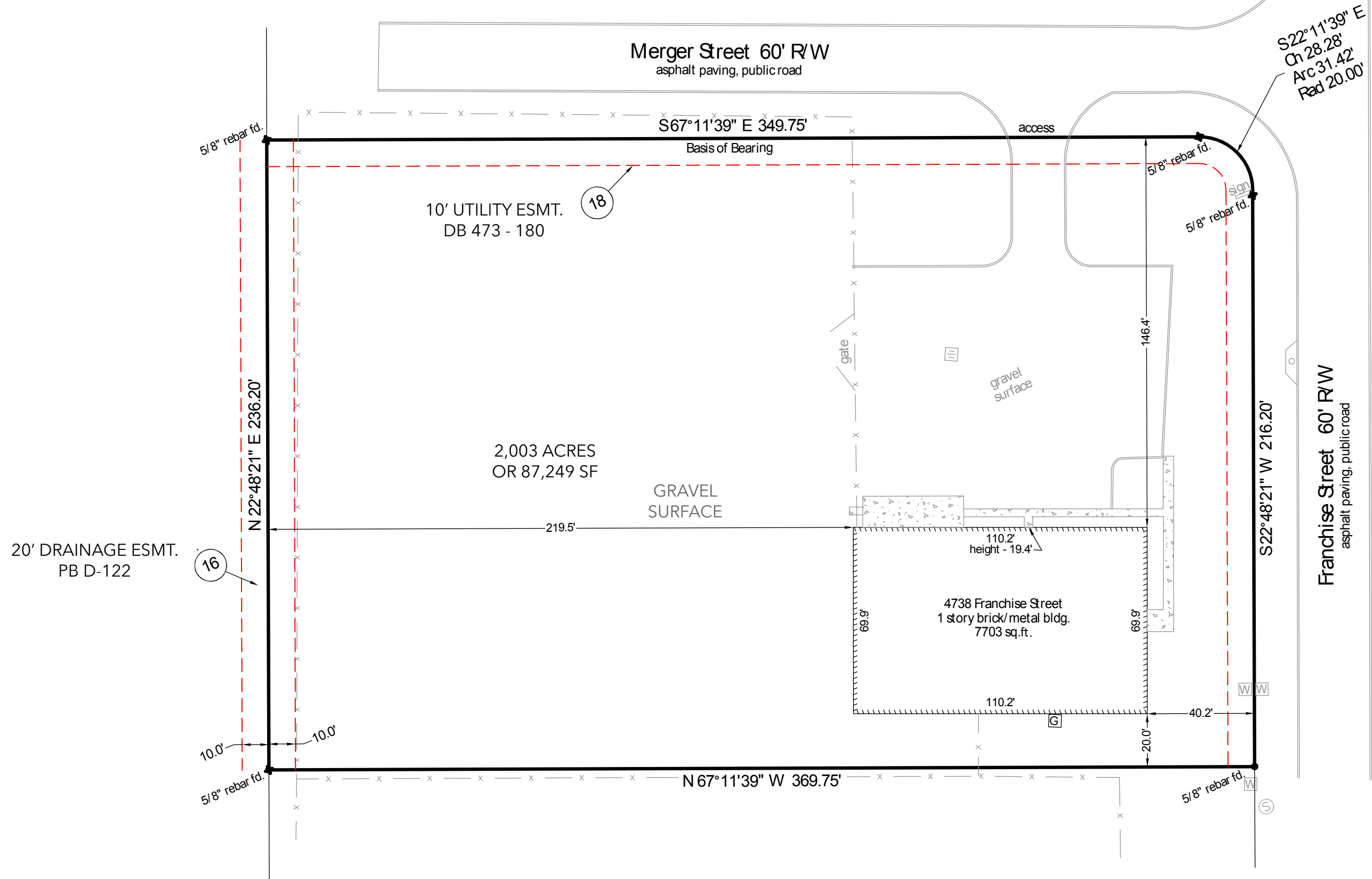
4738 Franchise Street is a 7,703 SF industrial building situated on a 2.06-acre Commercial Light Industrial-zoned parcel in Dorchester County, within the City of North Charleston. The property features three (3) drive-in doors and a large secured laydown yard, ideal for equipment or vehicle storage. The new landlord plans to make several improvements to the property, including fresh exterior paint, a brand-new roof, new drive-in doors, fresh gravel throughout the laydown yard, and new perimeter fencing.

## PROPERTY SPECIFICATIONS

ADDRESS	4738 Franchise Street, North Charleston, SC 29418
LEASE RATE	Contact Agent
NNN FEES	Contact Agent
BUILDING SIZE	7,703 SF
OFFICE SIZE	(+/-) 2,250 SF
LAND SIZE	2.06 Acres
DRIVE-IN DOORS	Three (3) ; (9.5' x 12.5')
CLEAR HEIGHT	17'
ZONING	Commercial Light Industrial (Dorchester County)



# SITE SURVEY

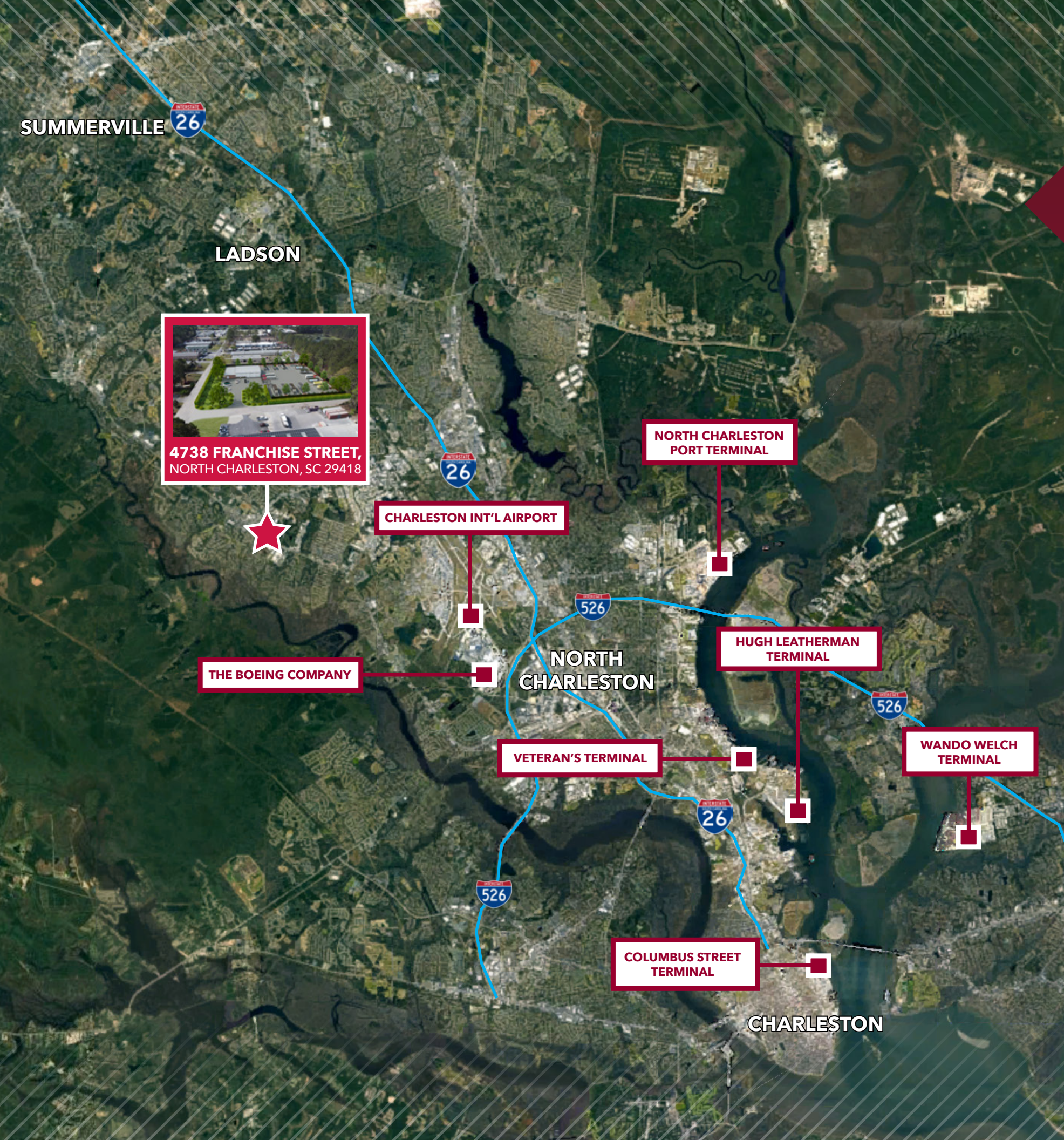


# AERIAL OVERVIEW



# NEIGHBORHOOD OVERVIEW





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# LOCATION OVERVIEW

**125,850** Total Population Within 5 Mile Radius

**\$88,491** Avg. Household Income Within 5 Mile Radius

**49,989** Total Households Within 5 Mile Radius

**4,030** Total Businesses Within 5 Mile Radius

**35.82** Median Age Within 5 Mile Radius

## DRIVE TIMES:

Charleston Int'l Airport	10 min   5.3 mi
I-26	11 min   4.8 mi
I-526	11 min   5.5 mi
Highway 17	17 min   11.5 mi
North Charleston Port Terminal	19 min   10.6 mi
Veteran's Terminal	24 min   14.5 mi
Hugh Leatherman Terminal	22 min   13.2 mi
Wando Welch Terminal	31 min   18.5 mi
Columbus Street Terminal	27 min   15.1 mi
Downtown Charleston	30 min   16.8 mi
Summerville	23 min   10.6 mi
Ladson	17 min   17.9 mi

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