



## DENTAL OR MEDICAL OFFICE BUILDING FOR SALE

531 Folly Road  
Charleston, SC 29412

Brent Case, CCIM | President / Broker in Charge | [bcase@cbatlantic.com](mailto:bcase@cbatlantic.com)



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

# EXECUTIVE SUMMARY



## ADDRESS

531 Folly Road  
Charleston, SC 29412



## PRICE

\$2,095,000



## BUILDING SIZE

4,670 SF



## ZONING

City of Charleston - GO -  
General Office



## MUNICIPALITY

Charleston



## ACRES

0.62 Acres



## PARKING

24 Parking Spaces



## VEHICLES PER DAY

SCDOT 24,800 VPD  
2023



## YEAR BUILT

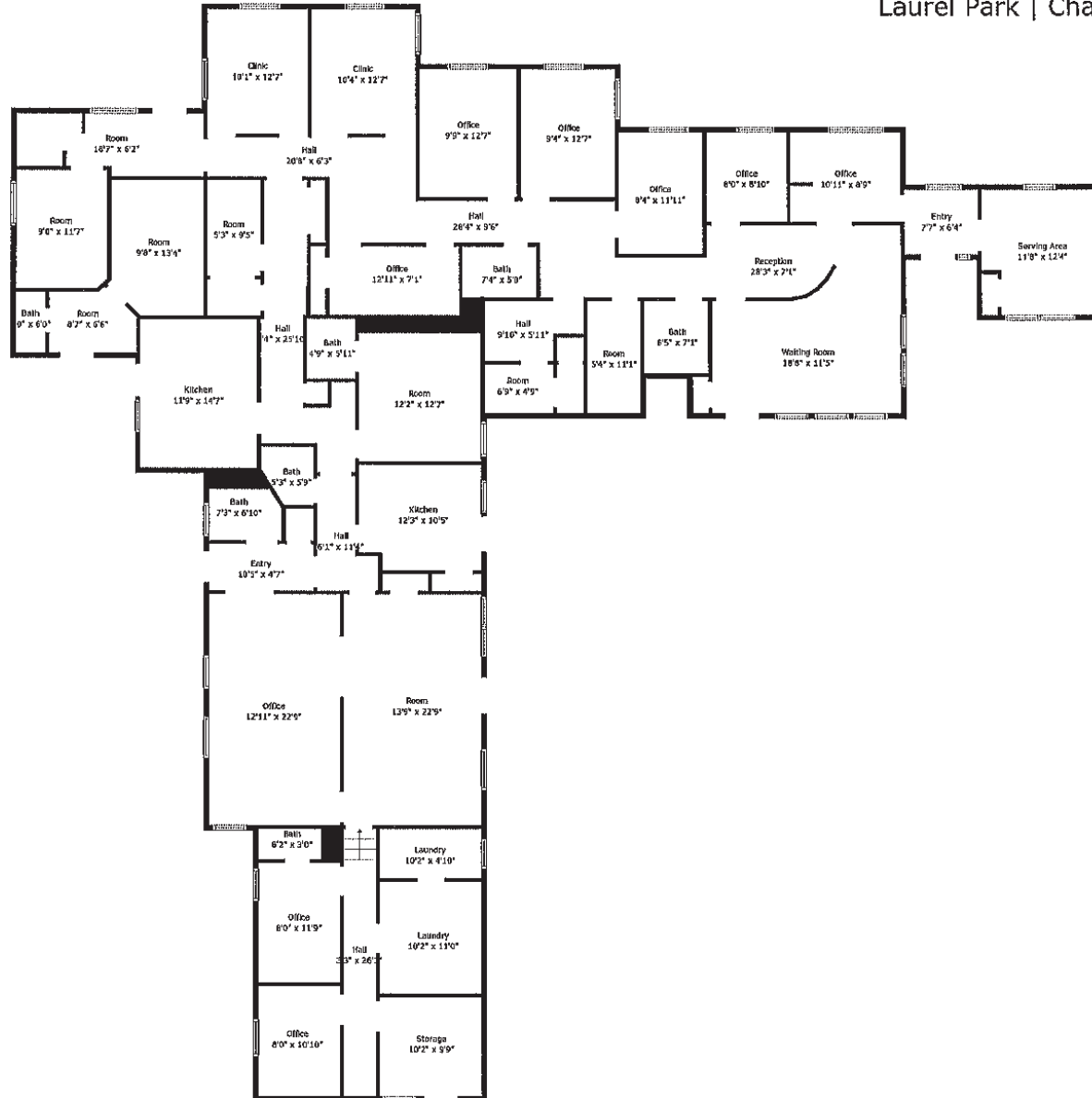
1963

## PROPERTY OVERVIEW

GREAT VISIBILITY & GREAT LOCATION!!! Located close to the James Island Connector. Recently updated dental practice, office being sold as-is where-is. New roof, paint, and handicap ramp. Building was renovated within the last 5+/- years. **New 10 year corporate lease. NNN. 7.18 Cap Rate.**



**531 Folly Road**  
Laurel Park | Charleston, SC 29412



# AERIAL

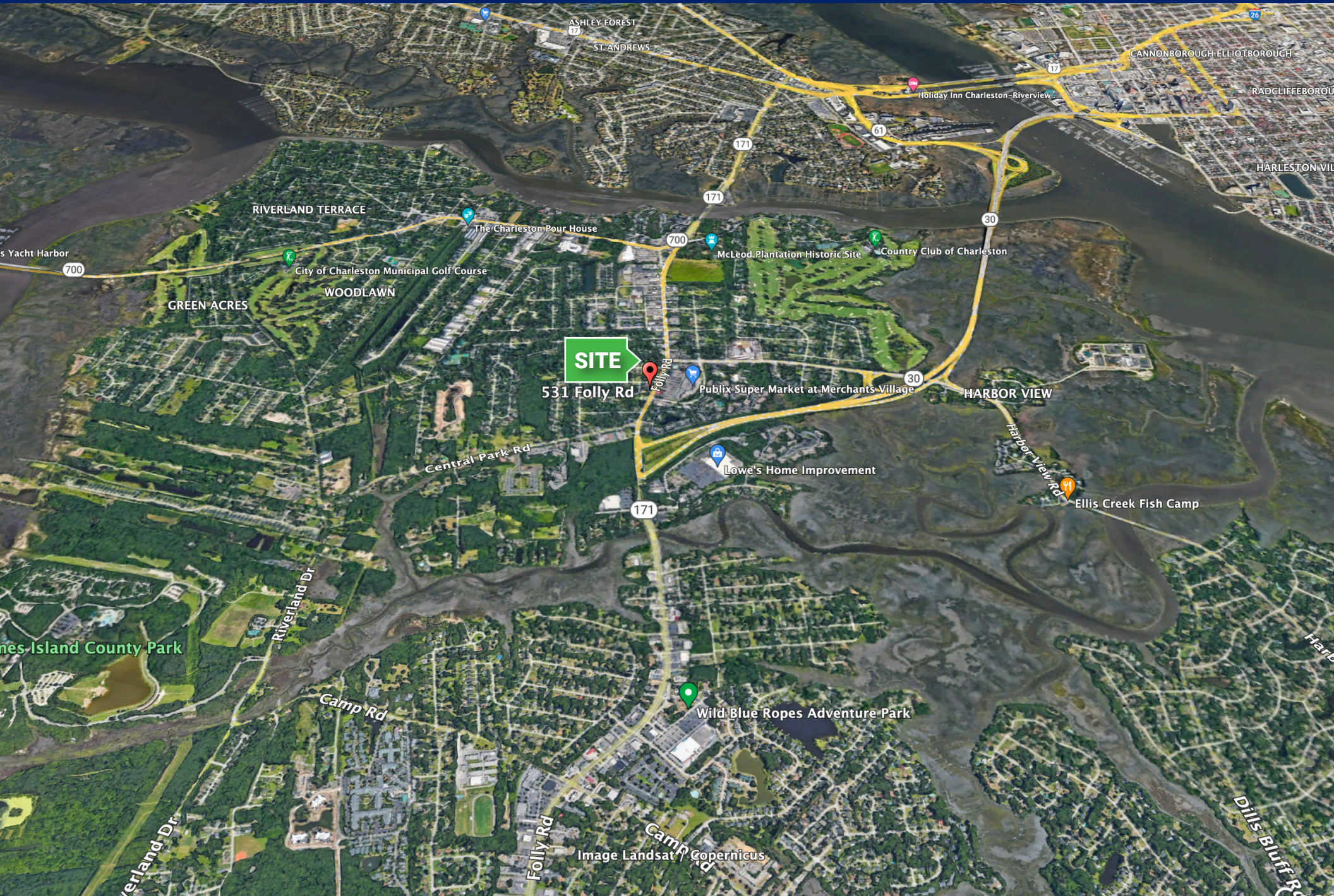


171

Image © 2024 Airbus

Google Earth

# AREA RETAILERS



**SITE**

531 Folly Rd

Publix Super Market at Merchants Village

Lowe's Home Improvement

Wild Blue Ropes Adventure Park

Image Landsat Copernicus

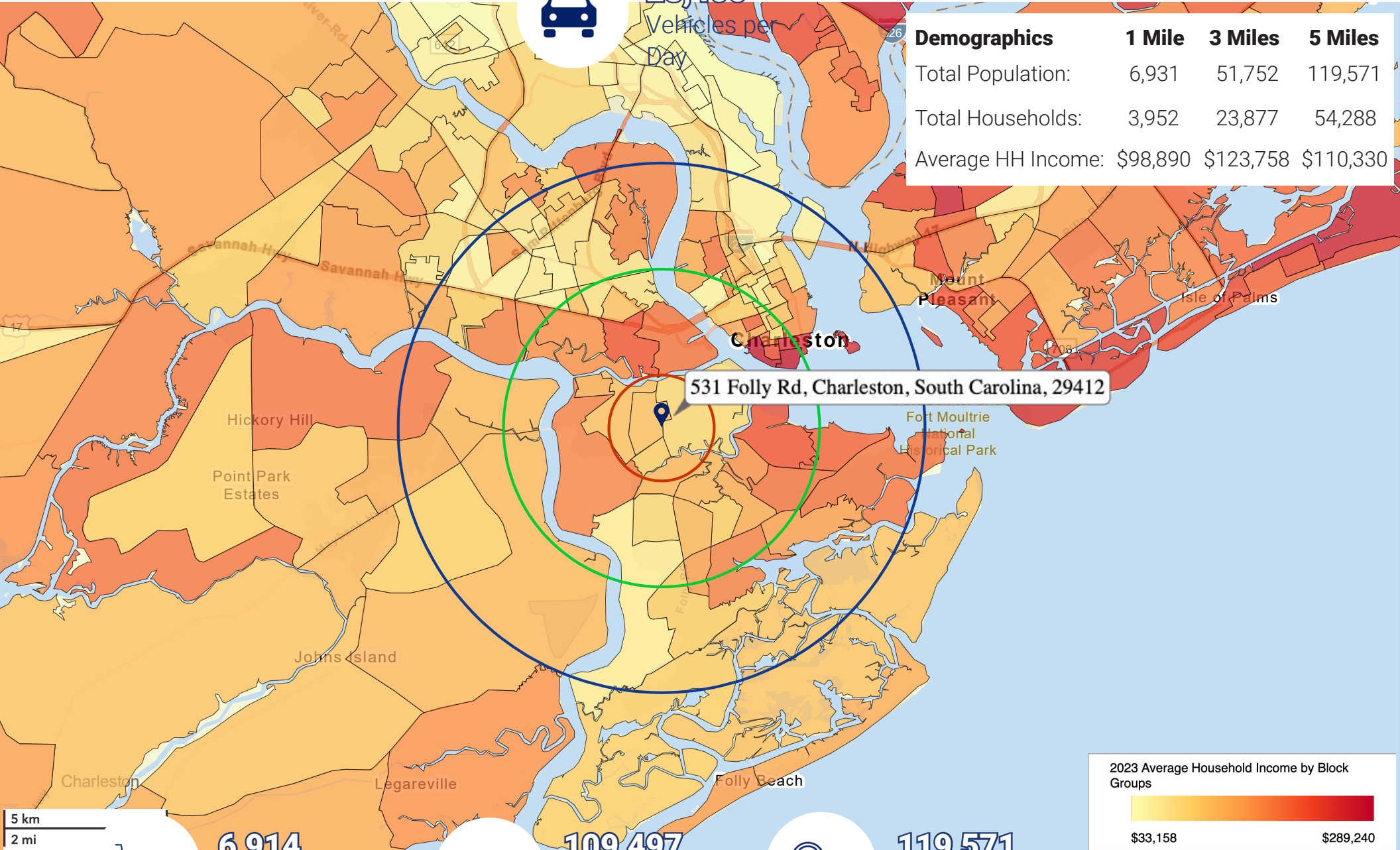
# DEMOGRAPHICS



28,400

Vehicles per Day

| Demographics       | 1 Mile   | 3 Miles   | 5 Miles   |
|--------------------|----------|-----------|-----------|
| Total Population:  | 6,931    | 51,752    | 119,571   |
| Total Households:  | 3,952    | 23,877    | 54,288    |
| Average HH Income: | \$98,890 | \$123,758 | \$110,330 |



531 Folly Rd, Charleston, South Carolina, 29412

2023 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2023

SCDOT AADT 2023

5 km  
2 mi



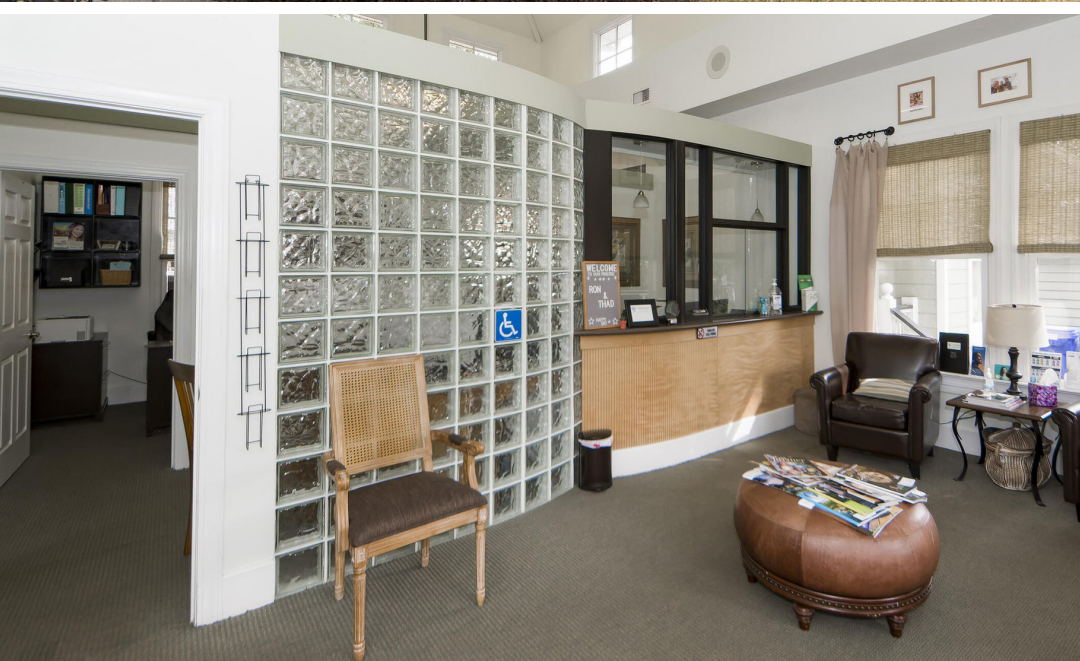
**6,914**  
Businesses  
within 5 Miles



**109,497**  
Employees  
within 5 Miles



**119,571**  
Population  
within 5 Miles



# ABOUT THE TENANT

**STAR** **DENTAL**  

---

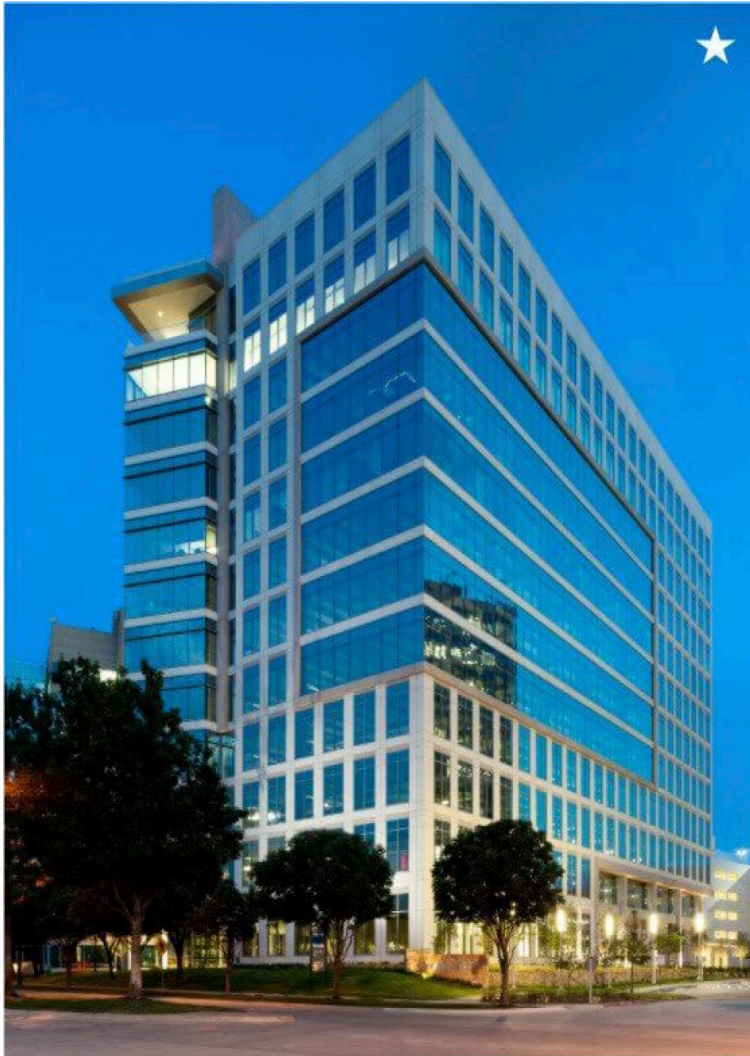
**PARTNERS**





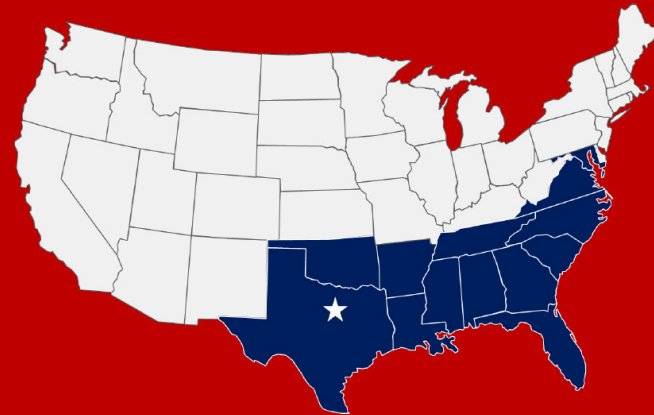
# Star Dental Partners

## A Leading Dental Support Organization



### Mission

Star Dental Partners' mission is to improve the lives of our dentists, staff, and patients by providing leading non-clinical support services in a collaborative environment.



- Founded in 2019 under the Clinical leadership of Dr. Stephen Hill - Hill Dental Studio, Allen Texas
- Headquartered in Plano, Texas
- Over 700 team members across 78 dental practices and growing!!!

*Confidential*

4

**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

3506 W Montague Ave Suite 200  
North Charleston, SC 29418  
843.744.9877  
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.