

FOR LEASE

8,729 SF OFFICE
SPACE AVAILABLE



1025 SAM RITTENBERG BLVD.,
Charleston, SC, 29407

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1025 SAM RITTENBERG BLVD, Charleston, SC, 29407



8,729 SF
TOTAL BUILDING SIZE

\$22/SF
PRICE

NNN
LEASE TYPE

PROPERTY DESCRIPTION

Free-standing professional office/specialty building for lease with marsh and Ashley River views. Located in West Ashley on Sam Rittenberg Blvd, at the base of the Cosgrove Bridge. This lease offering includes the 8,729 SF property which was designed to include open spaces, natural light and takes advantage of the expansive 3.53 acres (2.68 acres highland). The property offers a unique opportunity for office, medical, retail/showroom, or event space users situated in an extremely convenient and central location in the West Ashley submarket, with quick access to I-26, Park Circle, and Downtown. The building includes a large 2nd floor unconditioned attic/storage space which is not included in the total SF. The property is currently owner occupied and being used as a professional photography studio. The owners will consider an offer to purchase.

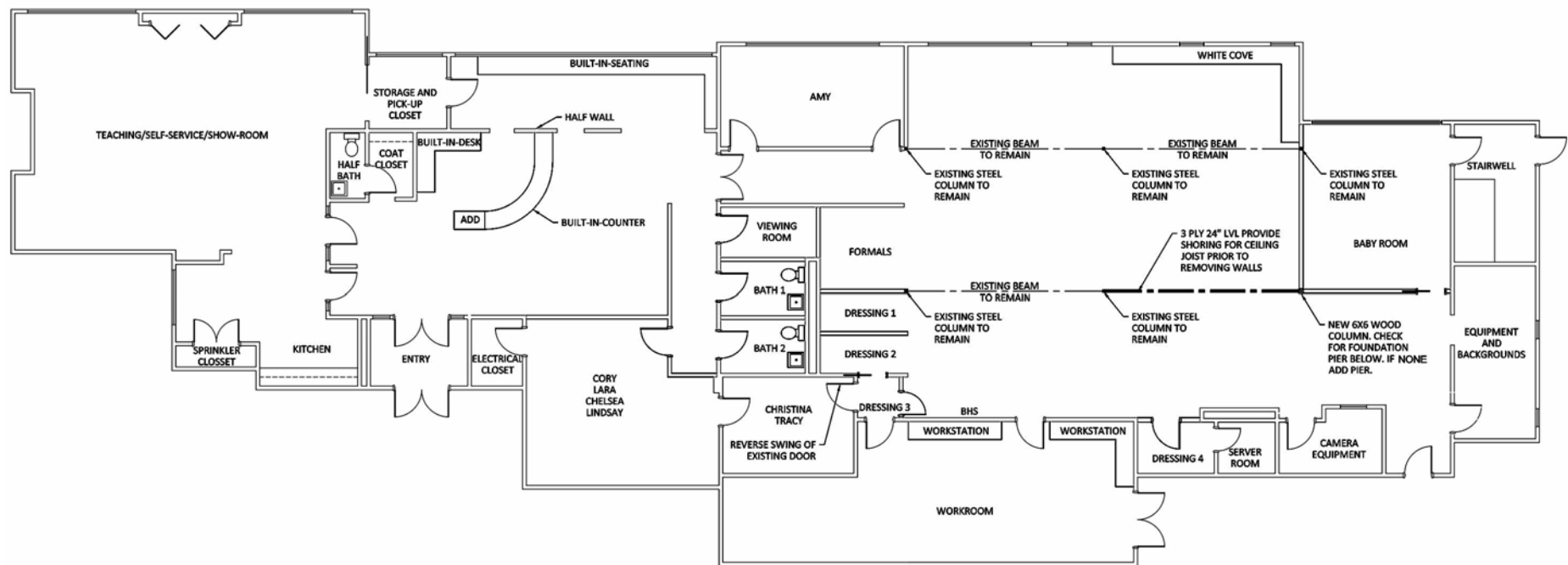
PROPERTY SUMMARY

1025 SAM RITTENBERG BLVD, Charleston, SC, 29407



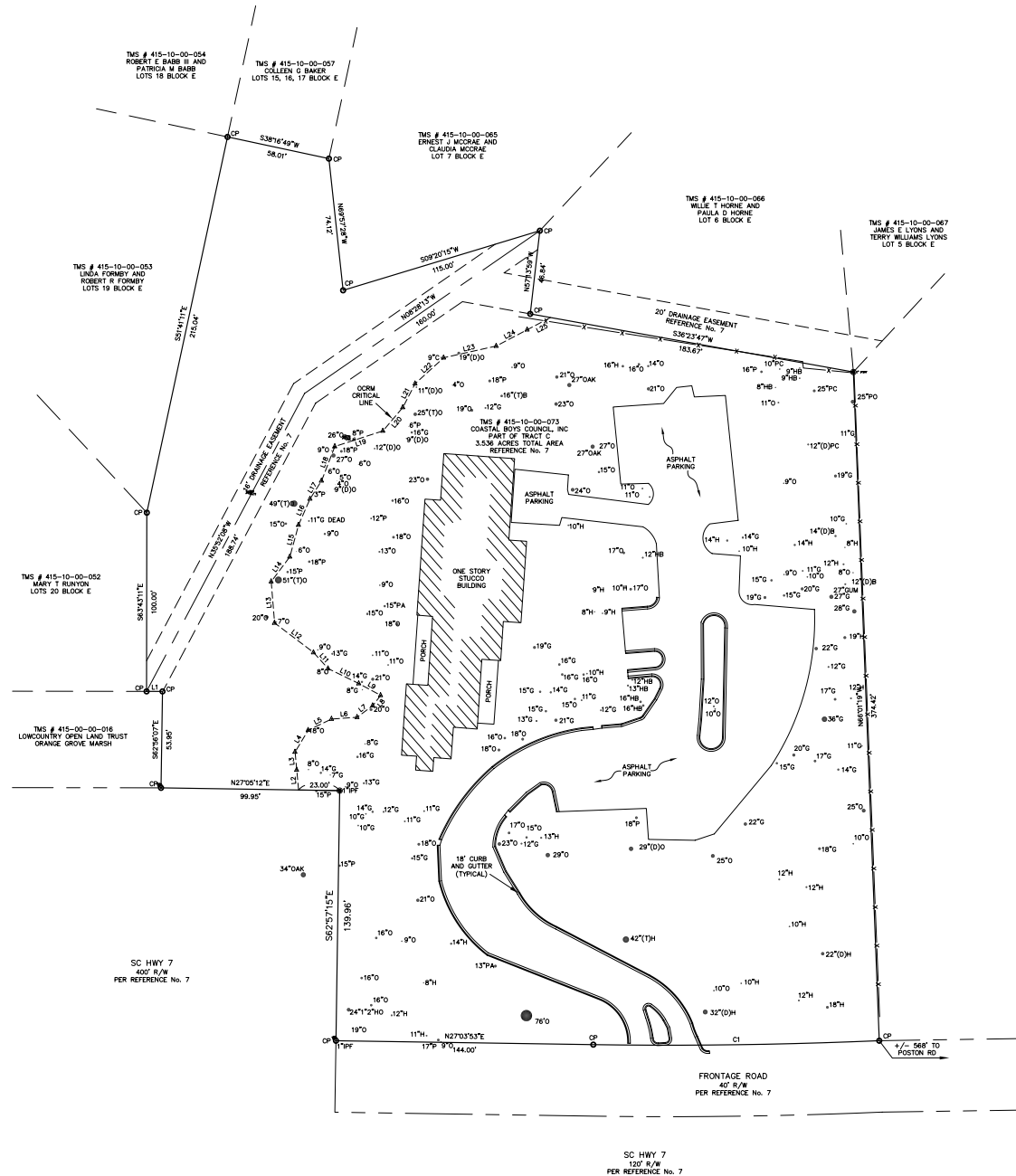
BUILDING SPECS

TOTAL BUILDING SIZE:	8,729 SF
LOT ACREAGE:	3.53 Acres
PRICE:	\$22/SF
LEASE TYPE:	NNN
NNN (AMOUNT):	\$4.20/SF
ZONING:	LB
COUNTY:	Charleston
TAXING AUTHORITY:	City of Charleston
TAX ID/APN:	415-10-00-073
YEAR BUILT:	1990
RENOVATED:	2018
PROTECTED BY:	Sprinklered
PARKING SPACES:	40 (Surface Parking)
NUMBER OF FLOORS:	2

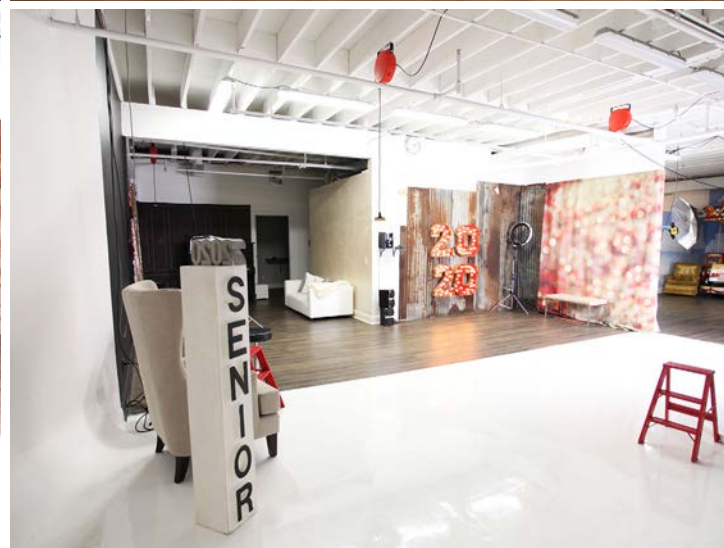


PLAT MAP

1025 SAM RITTENBERG BLVD, Charleston, SC, 29407

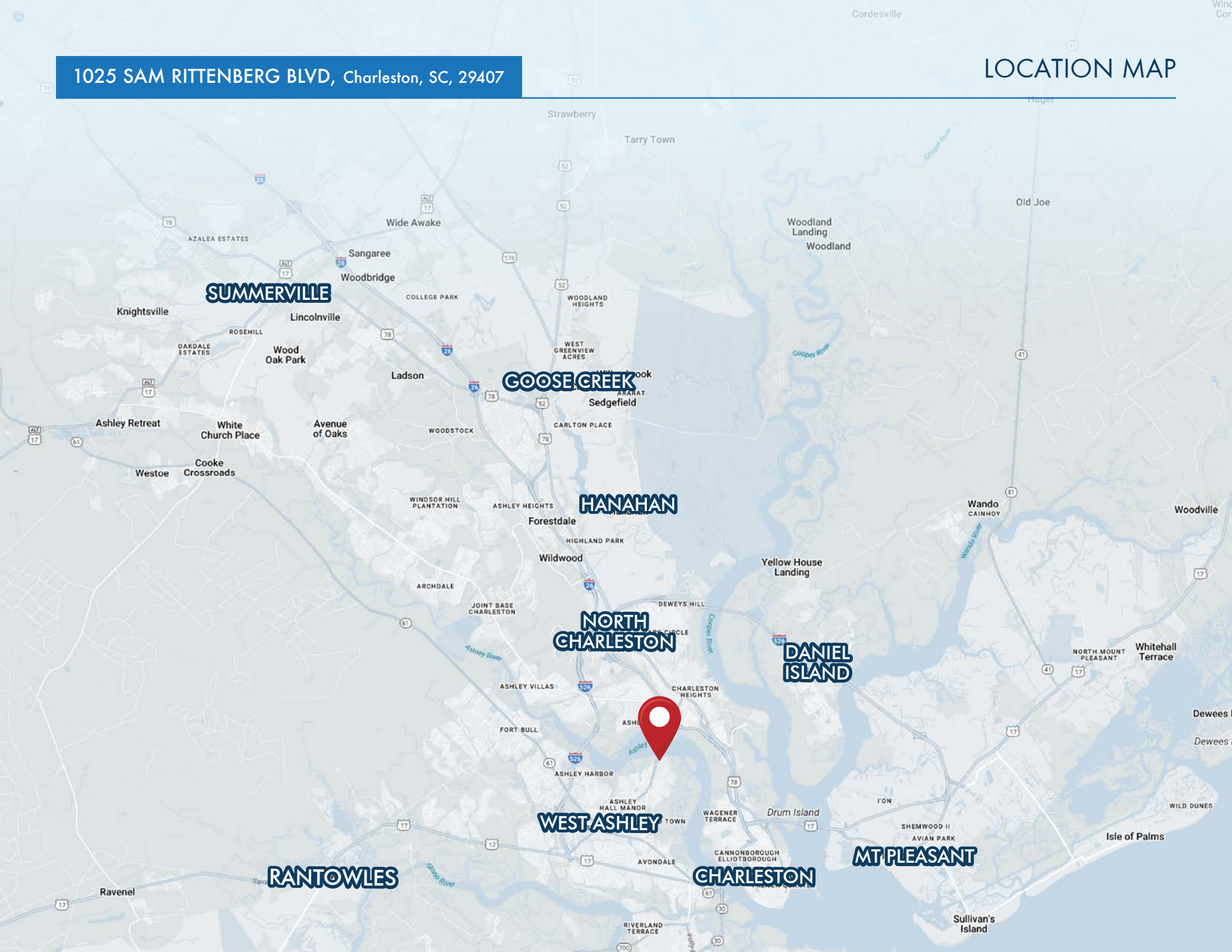






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LOCATION MAP



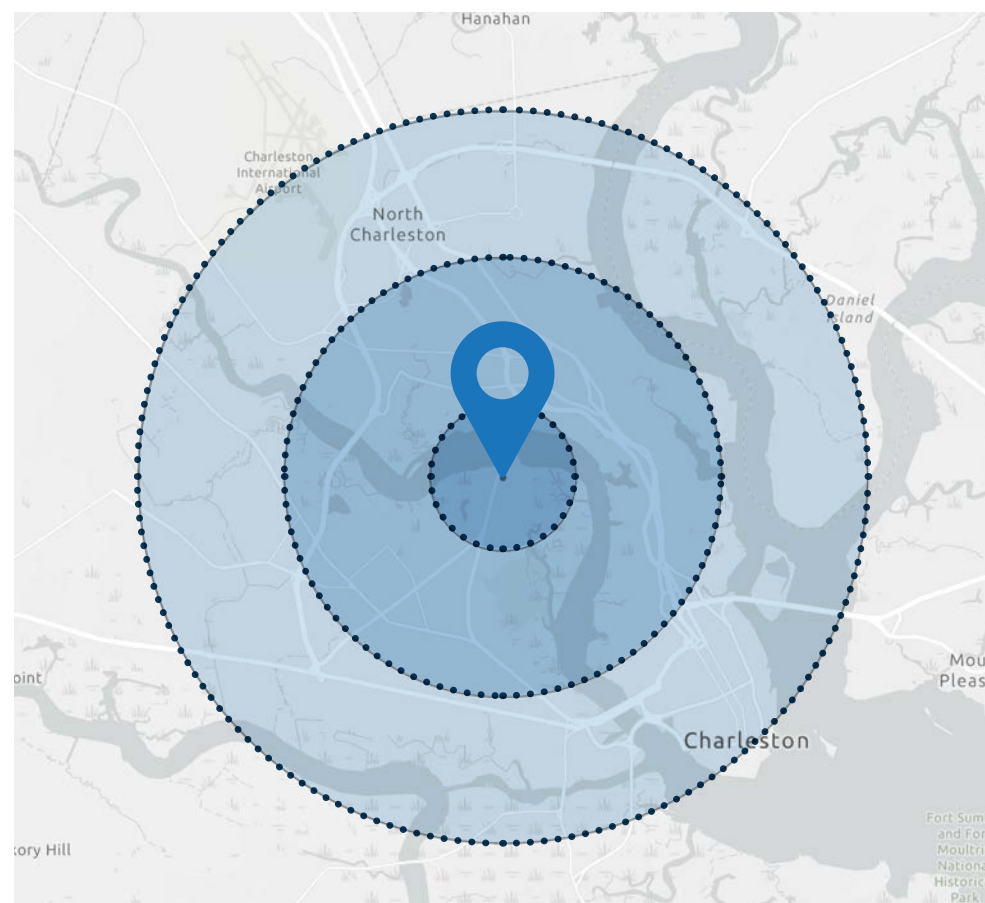
AMENITIES MAP

1025 SAM RITTENBERG BLVD, Charleston, SC, 29407



2024 Summary	1 miles	3 miles	5 miles
Population	2,301	55,953	149,868
Households	1,077	24,300	67,022
Families	653	12,289	33,587
Average Household Size	2.11	2.16	2.15
Owner Occupied Housing Units	767	11,086	33,548
Renter Occupied Housing Units	310	13,214	33,474
Median Age	42.4	36.7	36.3
Median Household Income	\$98,367	\$59,467	\$70,307
Average Household Income	\$141,961	\$90,581	\$106,930

2029 Summary	1 miles	3 miles	5 miles
Population	2,289	58,348	158,502
Households	1,092	25,783	72,252
Families	661	13,012	36,096
Average Household Size	2.07	2.13	2.11
Owner Occupied Housing Units	794	11,969	35,991
Renter Occupied Housing Units	298	13,814	36,261
Median Age	43.7	38.5	38.1
Median Household Income	\$111,566	\$69,789	\$84,038
Average Household Income	\$163,776	\$107,321	\$125,900



BUSINESSES - 5 MILES

10,644
TOTAL
BUSINESSES

156,052
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$70,307
AVERAGE HH
INCOME

\$47,862
PER CAPITA
INCOME

\$122,270
MEDIAN
NET WORTH



LEASING CONTACTS:

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