



**Renovated Multi-Tenant Office Building -
Income Producing with Space for Owner/Occupant!**



**Multi-Tenant Food and Beverage Investment Sale-
Fully Equipped Kitchens, Owner/User Potential**



**OPPORTUNITY ZONE - CONTIGUOUS, MULTI-BUILDING
OFFERING - OWNER-OCCUPANT OR INVESTOR!**

OFFERING MEMORANDUM

**3265 N Carolina Avenue
North Charleston, SC 29405**

**1813 Reynolds Avenue
North Charleston, SC 29405**

Scott Peavy, CCIM
843.637.1974
speavy@naicharleston.com



CONFIDENTIALITY DISCLAIMER

NAI Charleston ("Broker") in its capacity as Exclusive Agent for the "Owner", is presenting you with this Confidential Offering Memorandum in connection with the sale of "Owner's" fee interest in 3265 N Carolina Avenue/1813 Reynolds Avenue.

This Memorandum was prepared by "Broker" and has been reviewed by "Owner." It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective investors may desire. All financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of the "Owner" and "Broker". Additional information and an opportunity to inspect the Property will be made available upon request. Neither "Owner" nor "Broker", nor any of their respective directors, officers, advisors or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligations shall arise by reason of this Memorandum or its contents.

Any sketches, plats, or drawings included in the offering are included to assist the reader in visualizing the Property. "Broker" has made no survey of the Property and assumes no responsibility in connection with such matters.

"Broker" has had neither a legal review relating to title of the Property nor an engineering review with regard to the physical and mechanical integrity of the Property performed, and no representations with respect to either are made hereby. The Properties are being sold "as is," subject to full inspection by the prospective purchaser but without representation and warranties with respect to the physical conditions of the Property.

"Owner" expressly reserves the right, at its discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. "Owner" shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by "Owner" and any conditions to the "Owner's" obligations thereunder have been satisfied or waived.

This Memorandum has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Memorandum and its contents are of a proprietary nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of "Owner" and "Broker", nor will the recipient use the Memorandum or any of its contents in any fashion or manner detrimental to the interest of the "Owner", its affiliates or "Broker".

In the Memorandum, certain documents are described in summary form. The summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved. The purchaser is expected to review independently all such documents. All information concerning the Property furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all information strictly confidential, provided however, that any of such information may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

INVESTMENT SUMMARY

NAI Charleston is pleased to present a rare opportunity to purchase **one or two Opportunity Zone properties** in the highly desirable Charleston, SC MSA.

Available for sale individually or as a contiguous portfolio, the offering is ideal for an owner-occupant seeking additional income and/or an opportunistic investor seeking to capitalize on the favorable opportunity zone benefits offered.

➤ **Owner-Occupant, Opportunistic Investor, or 1031 Exchange**

Up to ±3,503 SF of vacant office space presents a move-in option for the owner-occupant with offsetting existing rental income, or a rare, value-add opportunity for the savvy investor.

➤ **Recent Renovations and Tenant Improvements**

Both properties have been significantly improved in recent years.

➤ **Income in Place**

- 3265 N Carolina Ave. - approximately 75% leased (office)
- 1813 Reynolds Ave. - 100% leased (retail)*

➤ **Transformational Area**

Located in the rapidly transforming Reynolds Avenue district of North Charleston

Summary	3265 N Carolina Ave.	1813 Reynolds Ave.
Sale Price:	\$2,784,000	\$1,141,000
Type:	Two-story office building	Single-story retail/flex building
Occupancy:	75% Occupied - 5 tenants	100% Occupied - 3 tenants*
Tenants:	Five office tenants	Three retail/restaurant tenants
Available SF:	Up to ±3,503 SF	Fully leased
Year Built:	1970 & renovated in 2020	1980 & renovated in 2020
Total Size:	±14,278 SF on ±0.62 AC	±4,736 SF on ±0.19 AC
Construction:	Masonry	Masonry
Flood Zone:	X (minimal flood hazard)	X (minimal flood hazard)
Zoning:	B-2 (General Business District, City of North Charleston)	B-2 (General Business District, City of North Charleston)

*1813 Reynolds Ave - Suite 1 (±1,613 SF) will be available 3/1/26 (or possibly sooner), presenting a functioning restaurant space for an owner/occupant

3265 N CAROLINA AVENUE



FLOOR PLAN

3265 N CAROLINA AVE

FIRST FLOOR

1

CTD Soccer Academy

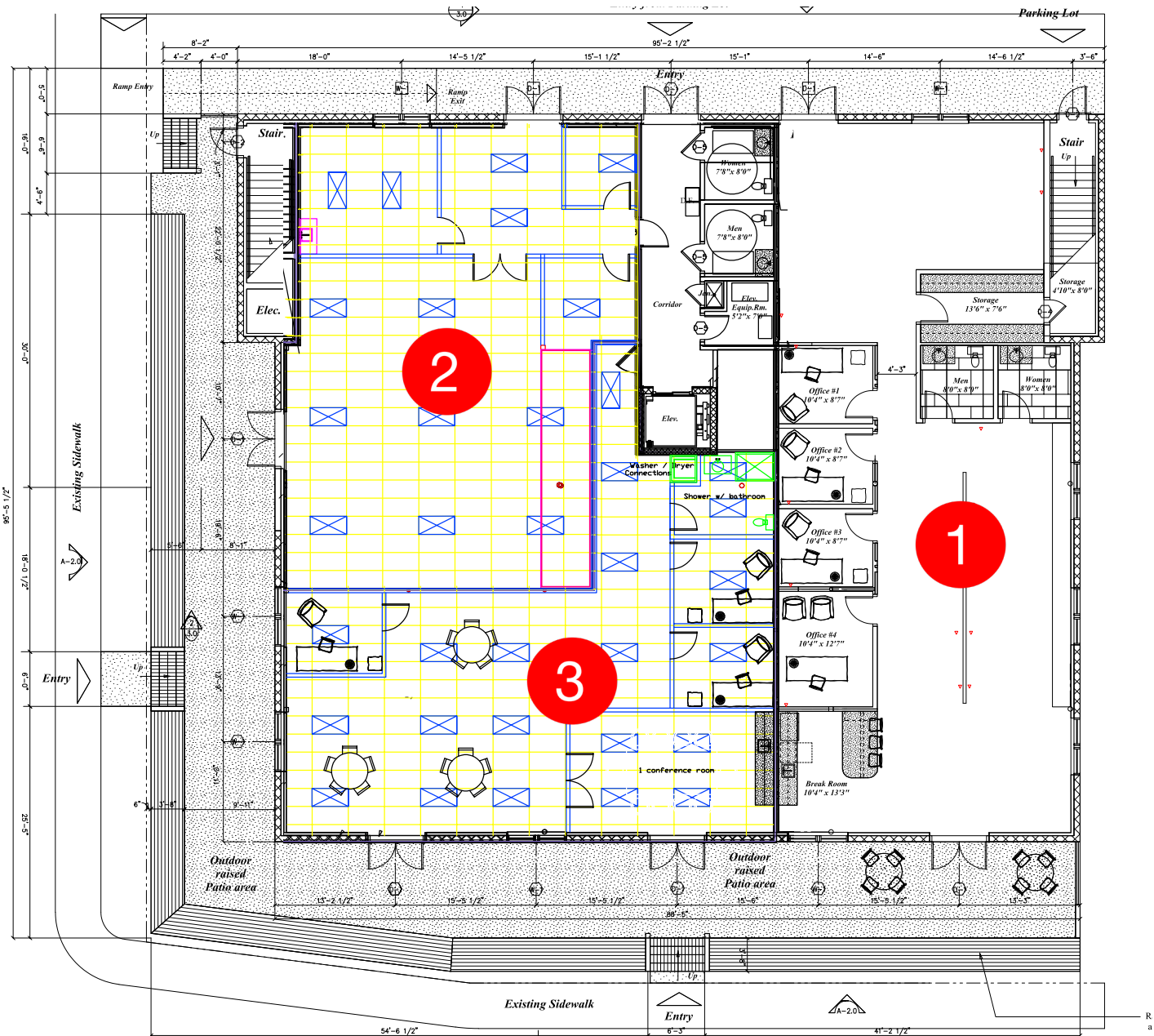


2

Greater Joy Tabernacle



3

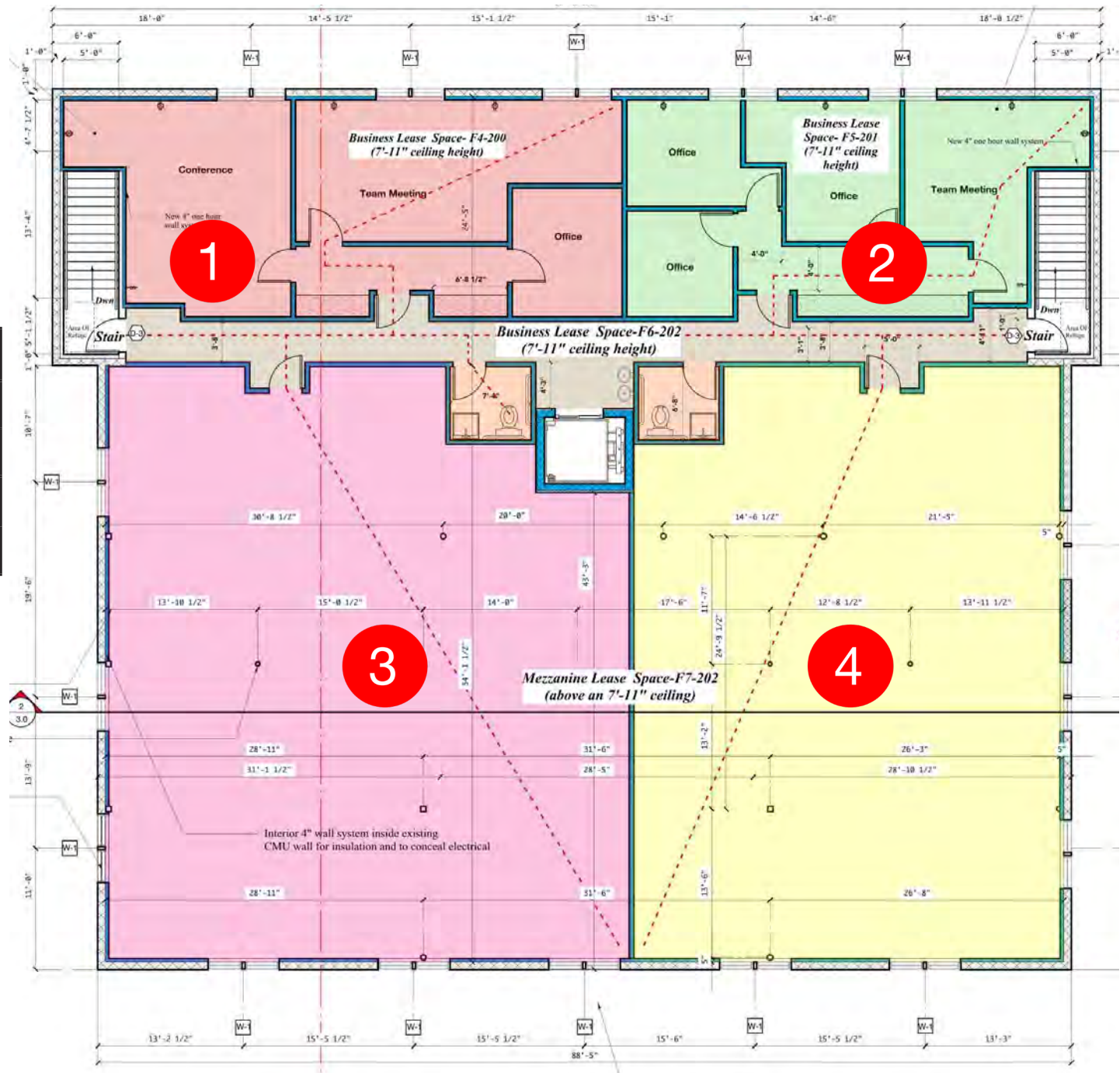


FLOOR PLAN

3265 N CAROLINA AVE

SECOND FLOOR

#		TENANT	SF
1	201	Aim Counseling	1,108
2	202	We are Family	2,824
3	203	Vacant	1,103
4	204	Vacant (Shell)	2,400



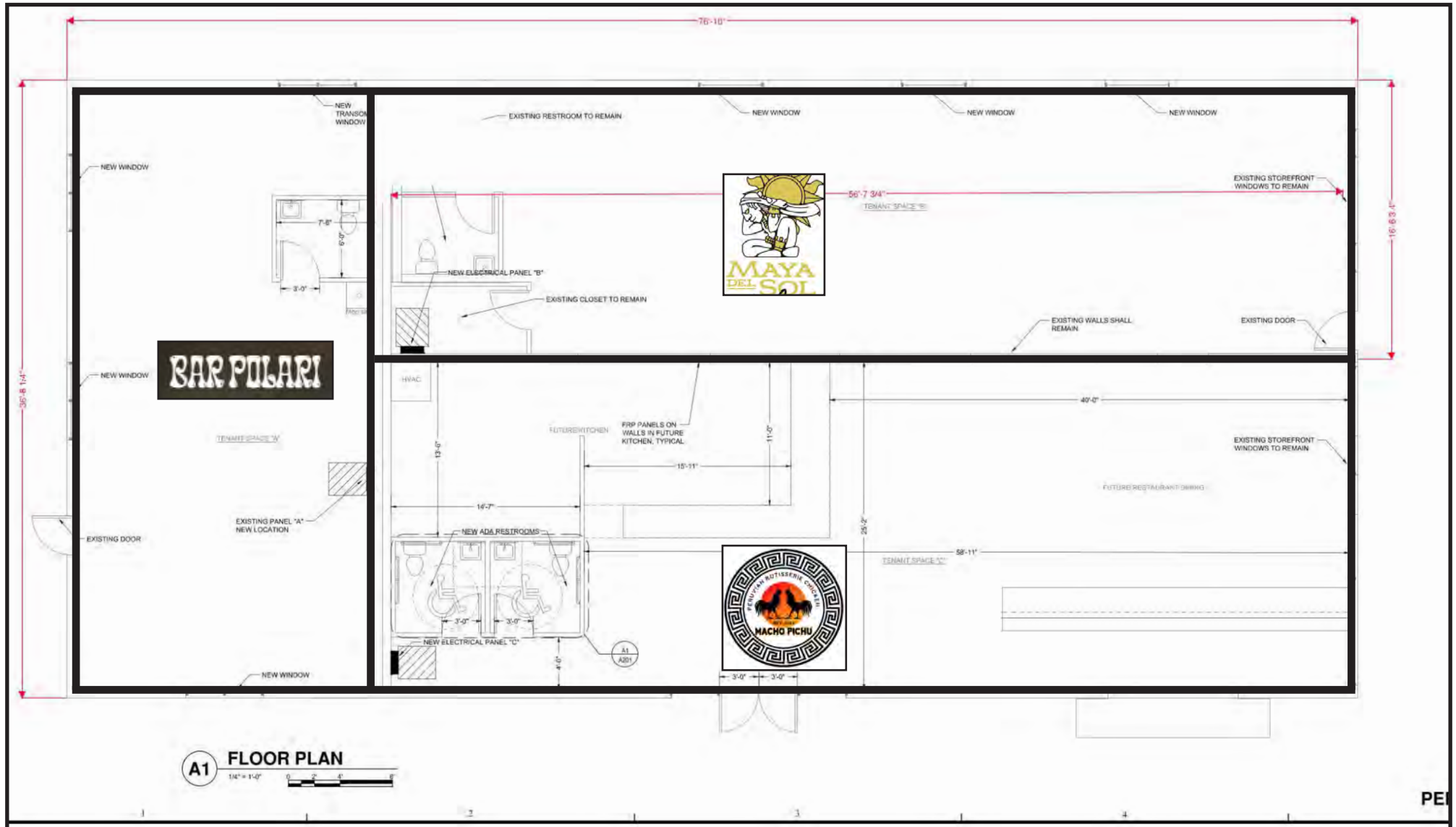
1813 REYNOLDS AVENUE



FLOOR PLAN

1813 REYNOLDS AVE

*Suite 1/Maya Del Sol ($\pm 1,613$ SF) will be available 3/1/26 (or possibly sooner), presenting a functioning restaurant space for an owner/occupant



LOCATION MAP



Contact Us

Scott Peevy, CCIM

Broker

843.637.1974

speevey@naicharleston.com

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.