

Office/Retail Space Available

FOR
LEASE

WEST ASHLEY LOCATION



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677 KING STREET, 3RD FLOOR | CHARLESTON, SC 29403

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,000 to \$2,5000 per month
Available SF:	800 SF
Year Built/Renovated:	1973/2023
Building Size:	4,796 SF

PROPERTY DESCRIPTION

Recently Renovated! Convenient West Ashley location for Office or Retail. There are three (3) units available. Unit 1: 800 square feet at \$2,500/month + utilities; Unit 5: 800 square feet at \$2,500/month + utilities; Unit 3B: 800 square feet at \$2,000/month + utilities. The spaces have great natural light and onsite parking. Offering flexible terms and open to upfit requests.

West Ashley is a vibrant district of Charleston and accounts for almost half of the city's 120,000+ residents. It is flanked by the scenic waterfront marshes of the Ashley and Stono Rivers and the ancient moss draped oak trees. West Ashley's commercial and residential popularity exploded with the construction of Interstate 526 in the early 80's and the Glenn McConnell Parkway in the 1990's. Today, it has inviting neighborhoods and funky retailers and restaurants as well as big box retailers and it's own "auto mile". Wappoo Road is positioned close to all the major areas of Charleston.

937 Wappoo Rd
Charleston, SC 29407

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ADDITIONAL PHOTOS

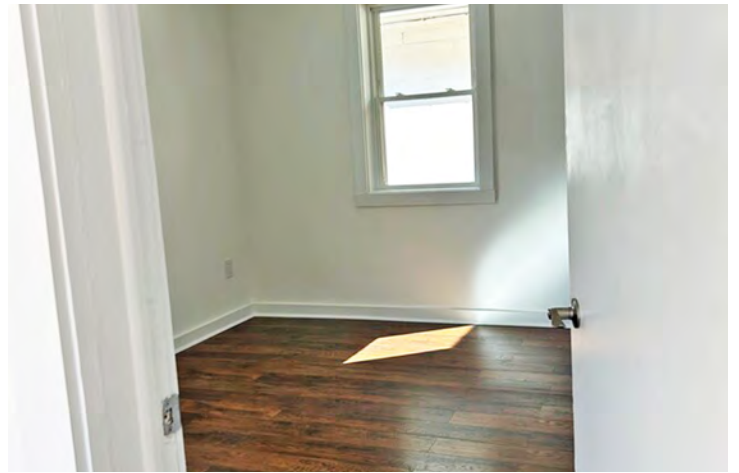


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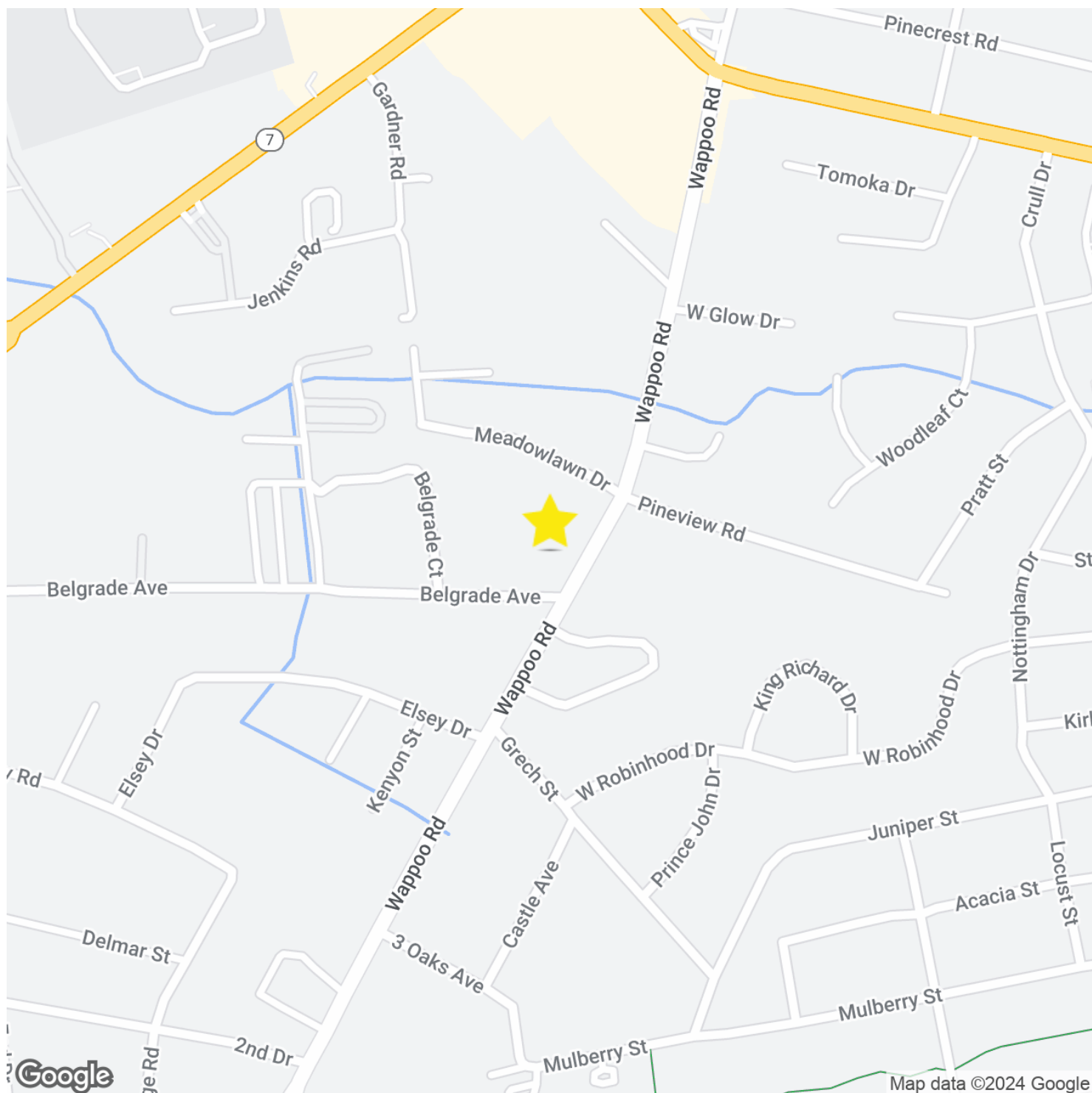


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LOCATION MAP



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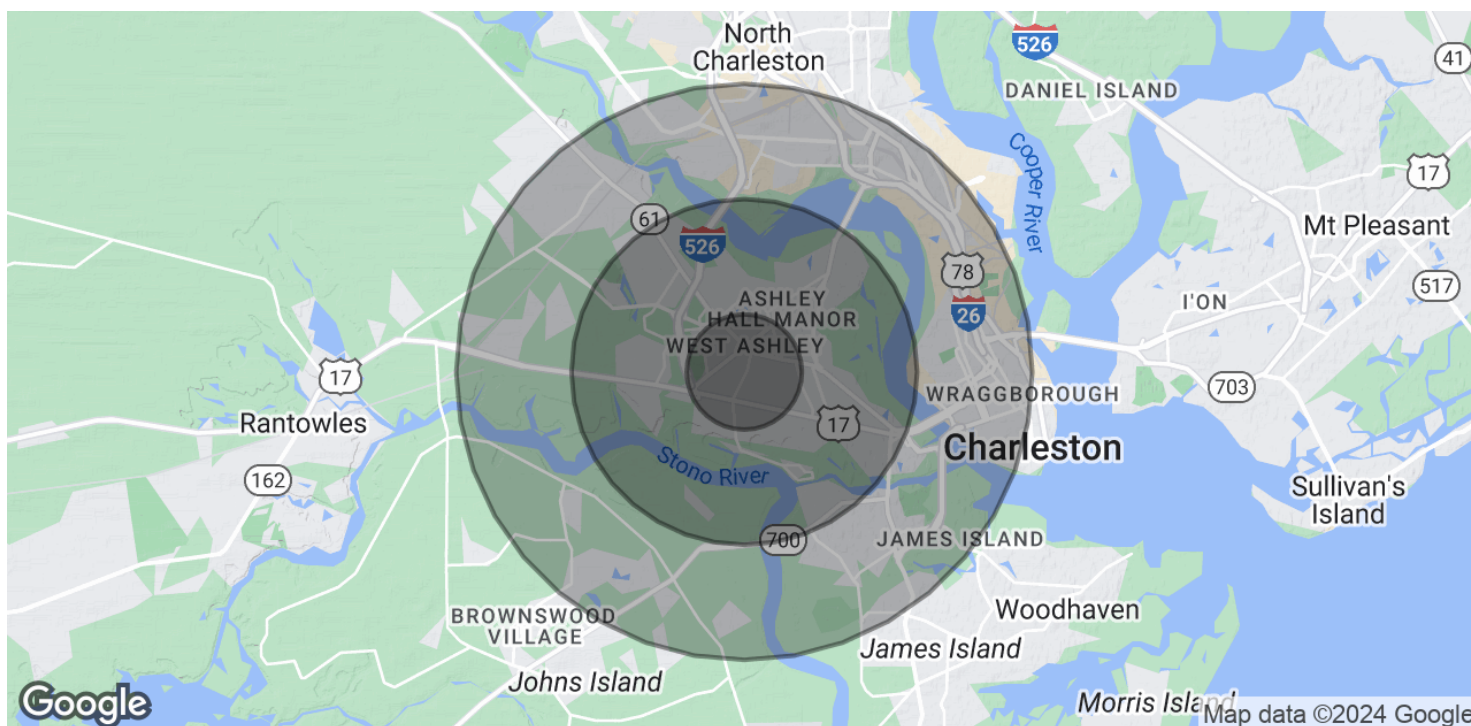
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,714	53,243	137,383
Average Age	35.7	38.8	37.6
Average Age (Male)	34.3	37.0	36.6
Average Age (Female)	37.6	42.1	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,881	25,693	63,761
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$84,074	\$84,418	\$78,997
Average House Value	\$172,955	\$279,033	\$312,294

* Demographic data derived from 2020 ACS - US Census



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