

1064 Clements Ferry Road, Wando, SC 29492

31007507 Commercial Lease Active

Provided as a courtesy of

Jon Chalfie

Landmark Enterprises Services
 311 Johnnie Dodds Blvd Ste 211
 Mt. Pleasant, SC 29464
 Direct - (843) 345-6000
jchalfie@landmark-enterprises.com



County:	Berkeley	Nearest MSA:	Charleston-North Charleston, SC	Submarket/Township:	78 - Wando/Cainhoy
Parcel Number:	2630003028	Opportunity Zone:	No		

Property Sub Type:	Office	Secondary Sub-Type:	Retail	Tertiary Sub-Type:	
Laydown Yard Y/N:		Listing Name:	1064 Clemants Ferry	Is Condo?:	No
Property Condition:	Updated/Remodeled	Build to Suit?:	No	Class of Space:	Class B
Space Type:	Relet	Date Available:	12/02/2025	Lease Term:	Negotiable
Sublease Expiration Date:		Building Area Total:	1,284	Minimum SqFt Available:	1,284
Maximum SqFt Available:	1,284	Typical SqFt Per Floor:	1,284	Lot Acres Min:	
Lot Acres:		Land Splits Available:		Smallest Parcel Available:	
Additional Parcels:	No	Additional Parcels Description:		Gross Rent Multiplier:	
LEED Certified:		Zoning:	Berkeley - GC - General Commercial	Taxing Authority:	
Property Visibility:	Excellent	Anchored?:		Lease Price/Acre:	
Leased Price/Acre:		Lease Price/SqFt:		Leased Price/SqFt:	
Monthly Lease Price:		Monthly High Price per SqFt/Acre:	2.73	Monthly Low Price per SqFt/Acre:	2.73
Monthly Leased Price per SqFt/Acre:		Legacy Transaction Number:		For Comp Purposes Only:	
Opt In to Crexi?:	Yes				

High Price:	32.75	Low Price:	32.75	Tax Legal Description:	
Cash On Cash:					

Percent Occupied:		Tenancy:	Single Tenant	General Condition:	Excellent
Stories Total:		Year Built:	2000	Year Renovated:	2,019
Parking Total:		Parking Ratio:		Number Of Buildings:	

Part of Planned Development?:	No	Development Name:		Frontage Length:	
Lot Depth:		In Flood Plain?:	No		

Tax Assessed Value:

Public Remarks: This is a nearly immaculate converted home that is a great office for a variety of users. A good mix of open space and private offices with 1.5 bathrooms. VCT wood flooring and windows everywhere make this an inviting and professional environment for your employees and your clients. Premium visibility with a traffic count of 25,000 cars per day and growing, but rather easy in and out with a center turn lane.

Directions: From Daniel Island/526 take exit 23B and proceed 8 miles and property is on the left. From Mt. Pleasant take SC-41N for 6 miles and the property will be just past the Spinx gas station.

Existing Lease Type: Net	Construction Materials: Brick	Cooling: Central Air
Property Sub Type: Office; Retail	Parking Type: Surface	Internet Access: Cable
Structure Type: Free Standing; House; Office; Retail	Heating: Heat Pump	Building Detail: CAM Expenses: 2.06; Kitchen/Breakroom: Yes; Office SqFt: 1,284; Operating Expenses: 6.03; Real Estate Taxes: 3.97
Roof: Metal		

Contingency Reason:	Leased Acres:	Leased SqFt:
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Days On Market: 5	Low Price to High Price: 32.75	Status Change Date: 12/07/2025
LA: Jonathan Chalfie; (843)345-6000; jchalfie@landmark-enterprises.com		LO: Landmark Enterprises Services; (843)884-8166; jchalfie@landmark-enterprises.com

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