

# 4515 Spruill Avenue

north charleston, south carolina 29405

**±2,876 SF office/retail available**



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4515 spruill avenue

# the opportunity

Bridge Commercial is pleased to present 4515 Spruill Avenue for sale or lease. This free-standing, single-story office building is centrally located in the Park Circle area offering a unique opportunity for retailers or office professionals.

The property features unparalleled access from multiple major thoroughfares including I-26 and I-526 making it easy to access multiple municipalities within the Lowcountry. An abundance of amenities are nearby including a variety of restaurants, retail shops, convenient stores, coffee shops and hotels.

## property info + specs

**ADDRESS** 4515 Spruill Avenue

**AVAILABLE SPACE** Est. ±2,876 SF

**ASKING RENT** \$30 PSF NNN

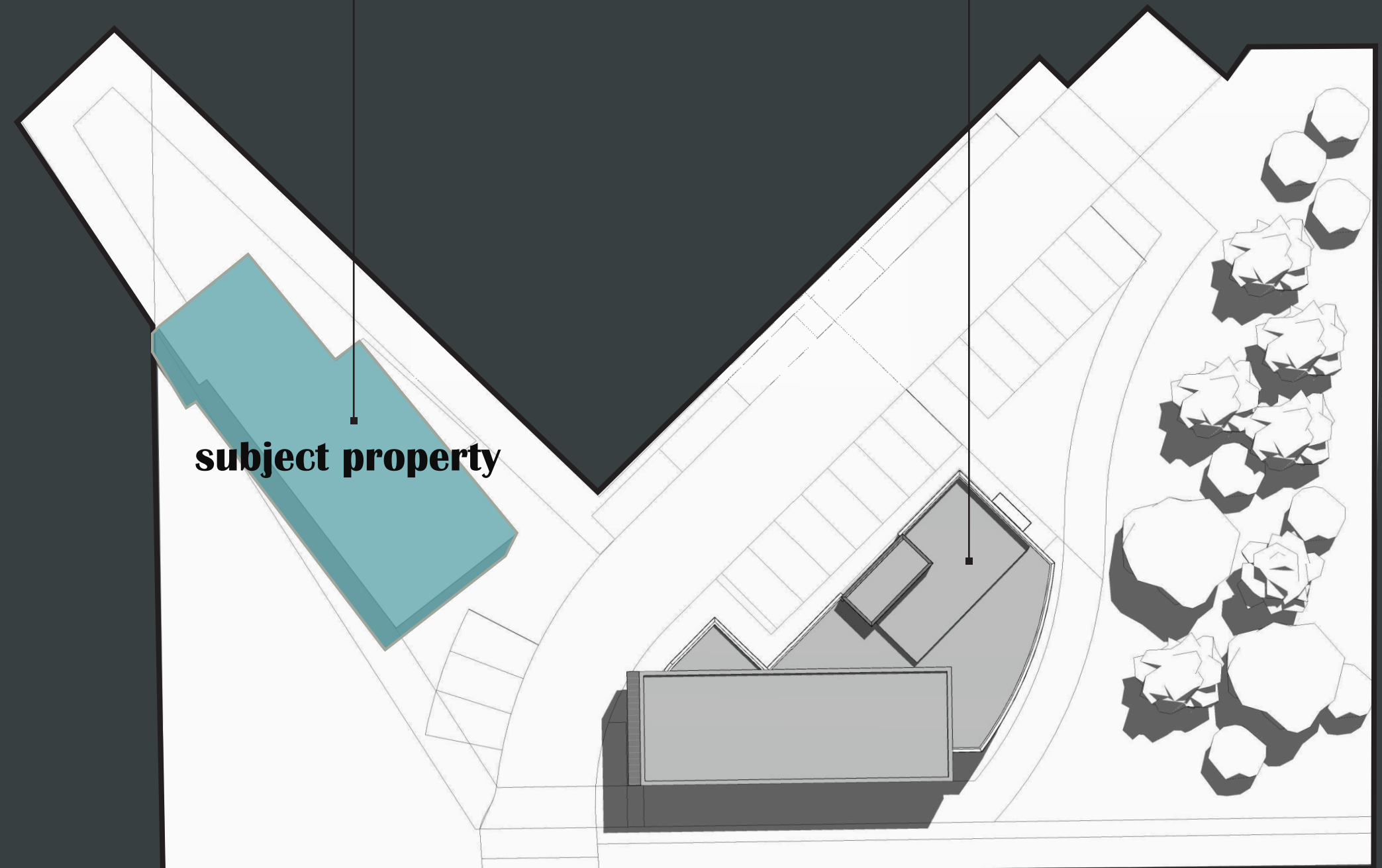
**DELIVERY** Est. 4 - 6 months from Lease Execution

**RENTAL TYPE** NNN (Est. \$9.50)

**DELIVERY CONDITION** Warm Dark Shell

**TOTAL PROJECT SF** ±11,500

**PARKING RATIO** 4/1000



subject property

# planned site plan

LOT 1, BLOCK 112  
TMS#470-07-00-178  
PATRICK JENNINGS &  
GINA JENNINGS

LOTS 2 & 3, BLOCK 112  
TMS#470-07-00-177  
H AND B PROPERTY MANAGEMENT, LLC

LOTS 4 & 5, BLOCK 112  
TMS#470-07-00-176  
ELIZABETH LEE INVESTMENTS, LLC

TRACT A-1  
TMS#470-07-00-183  
BROTHERS OF HOME, LLC

TRACT A-2

N 381183.8420  
E 2312966.6690

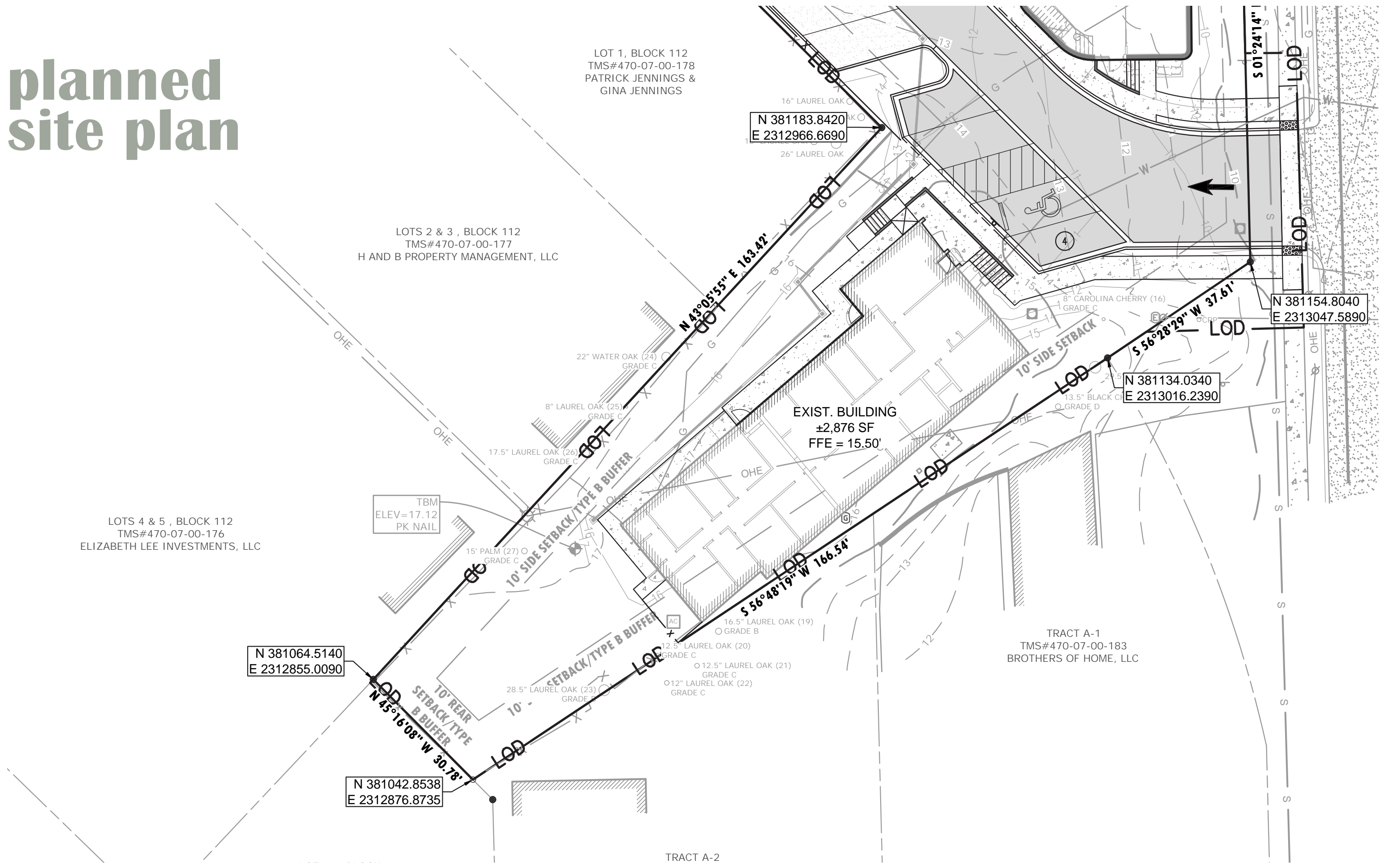
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E 2313047.5890

N 381134.0340  
E 2313016.2390

N 381064.5140  
E 2312855.0090

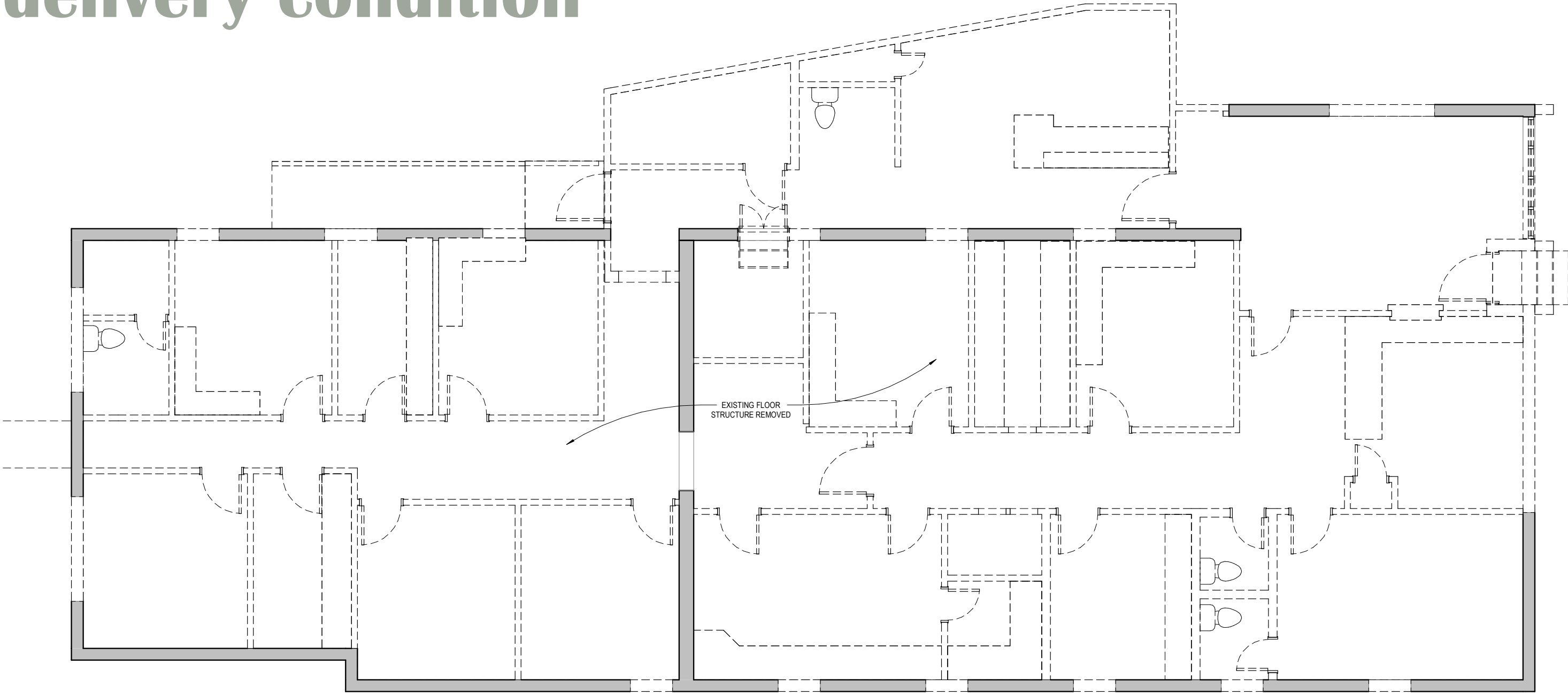
N 381042.8538  
E 2312876.8735

EXIST. BUILDING  
±2,876 SF  
FFE = 15.50'



# floorplan of delivery condition

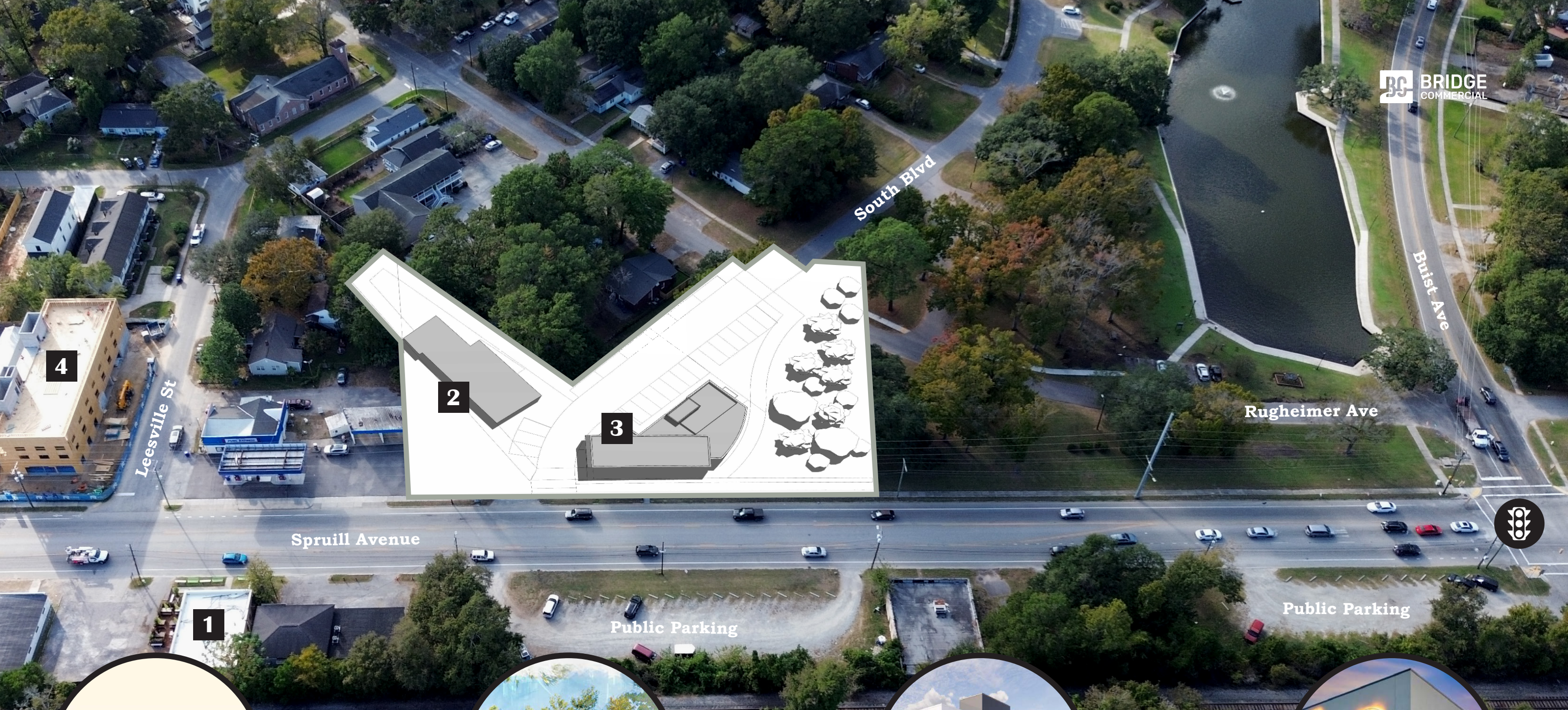
----- non structural walls  
———— structural walls





# renderings





**1**  
Junction Kitchen  
Adjacent Restaurant



**2**  
Subject Property  
3,000 SF For Lease or Sale



**3**  
Neighboring Project  
Fully Leased or Sold



**4**  
Currently Open  
Hotel Circulo

# in the neighborhood



admirals house

navy base redevelopment

naval hospital redevelopment

firefly distillery

mixson development

4515 spruill ave

ice house office

north charleston high school

park circle recreation

cooper river center - advanced studies

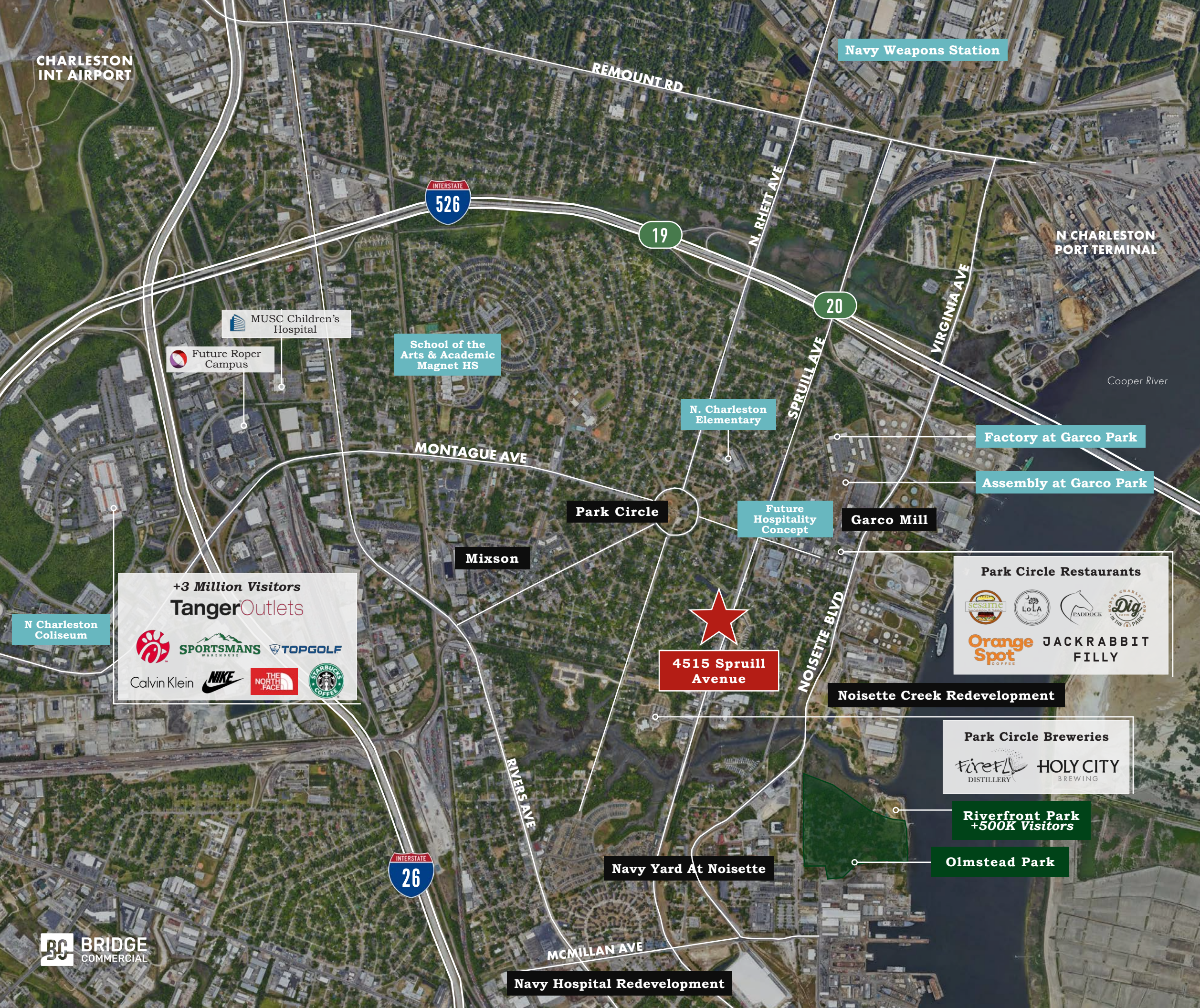
E Montague Ave

Spruill Ave

N Rhett Ave

E Montague Ave

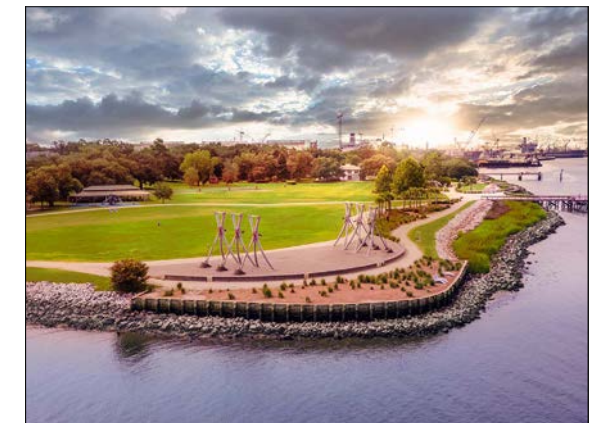




**James Town Development**



**Riverfront Park**



**4515 Spruill Avenue**



**Navy Yard At Noisette**

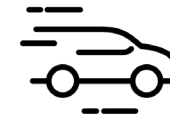


**park circle**

**charleston's hidden gem**



# park circle overview



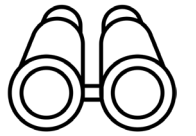
Park Circle -  
12,211 VPD



surrounding  
population: 115,000



nearby employers:  
57,600



1.7M  
visitors/year

## & more on the way!





5 minutes

10 minutes

15 minutes

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