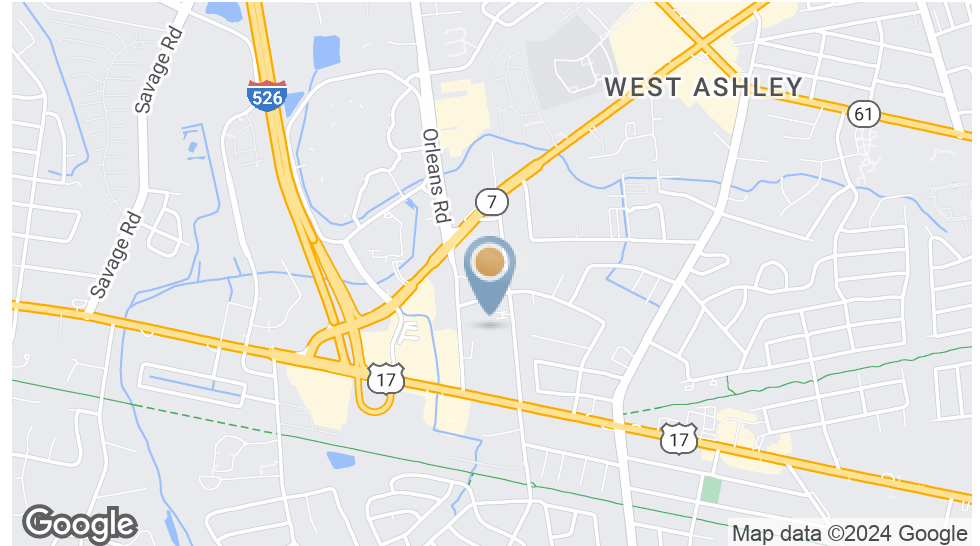


WEST ASHLEY CONDITIONED FLEX SPACE

701 DUPONT RD, CHARLESTON, SC 29407



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	4,300 SF
Available Space:	4,300 SF
Lot Size:	17,078 SF
Year Built:	1989
Renovated:	2024
Zoning:	General Business

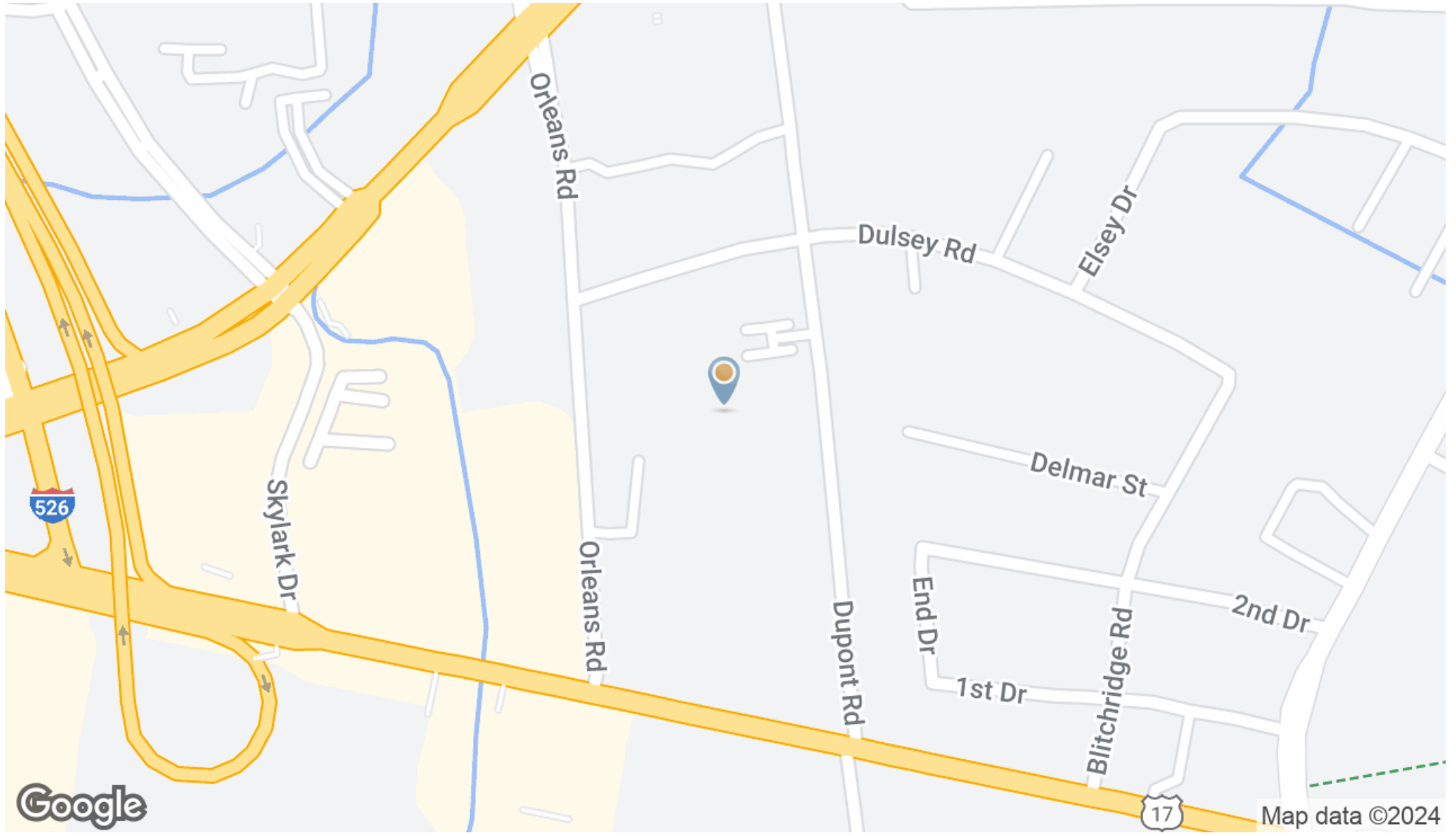
PROPERTY OVERVIEW

Turn Key Conditioned Flex/ Warehouse space, fully insulated with roll up doors and office space. Bays range from 1200SF to 4300SF.

PROPERTY HIGHLIGHTS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,638	51,219	126,196
Average Age	36.8	39.0	38.0
Average Age (Male)	35.0	37.1	36.9
Average Age (Female)	37.9	42.2	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,118	25,425	58,053
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$108,893	\$83,976	\$81,002
Average House Value	\$186,547	\$274,787	\$301,191

* Demographic data derived from 2020 ACS - US Census

