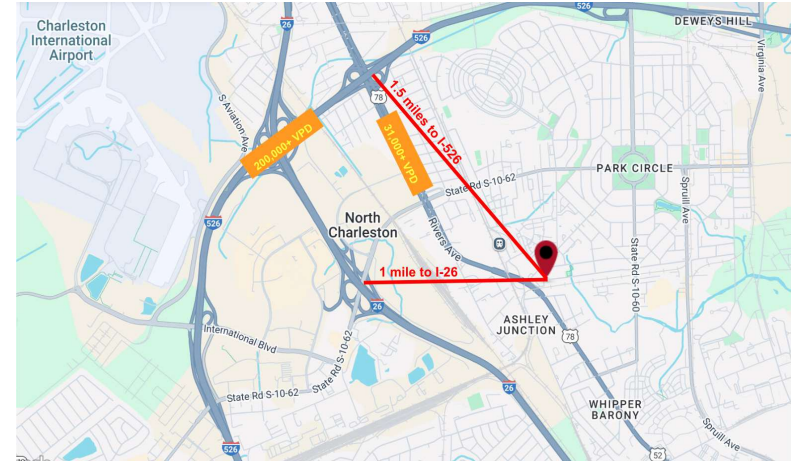


WAREHOUSE/FLEX SPACE FOR LEASE



4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405



OFFERING SUMMARY

County	Charleston
Available SF	1,420
Lease Rate	\$13.50 SF/yr (NNN)
Lot Size	0.31 Acres
Average HH Income (0.5 Miles)	\$86,227

PROPERTY OVERVIEW

- Secured parking area, option for warehouse and car
- Flex space with conditioned office
- Roll up Doors
- 1 mile to I-26 interchange
- 1.5 miles to I-526 interchange
- Perfect for contractor
- High residential growth areas

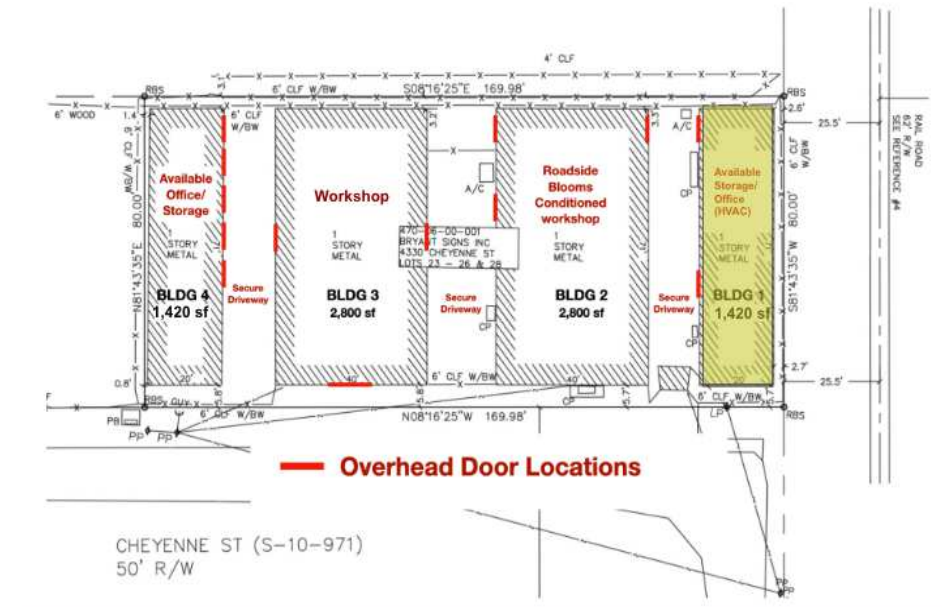
WAREHOUSE/FLEX SPACE FOR LEASE



4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405

LEASE TYPE | NNN
LEASE SPACE | 2,840 SF
LEASE TERM | Contact Brokers
LEASE RATE | \$13.50 SF/yr

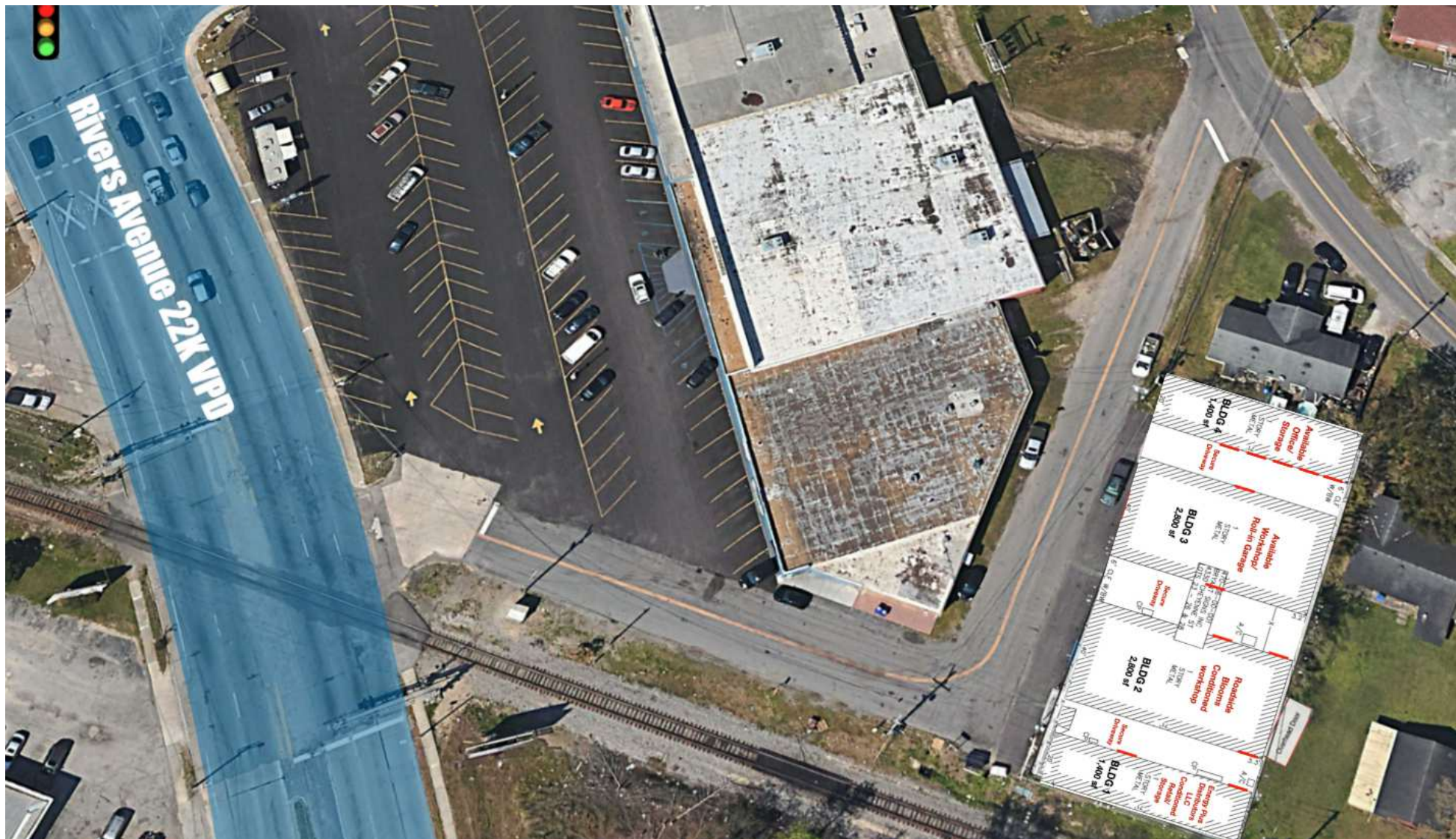
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1	Available	1,420 SF	NNN	\$13.50 SF/yr



WAREHOUSE/FLEX SPACE FOR LEASE



4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405



realtylinkdev.com
3520 West Montague
North Charleston, SC 29418

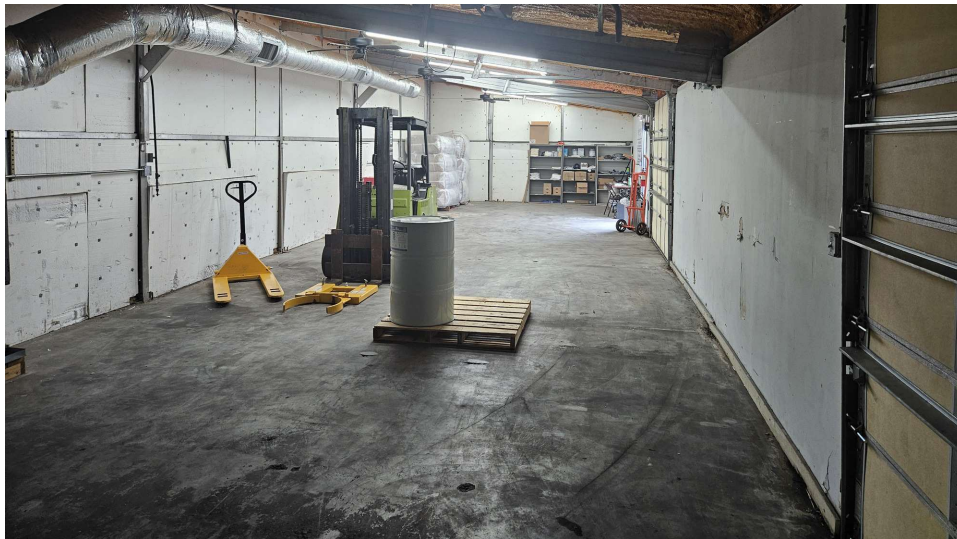
PHIL ROSE
843.270.3280
prose@realtylinkdev.com

CHARLES M. FITZHENRY, II
843.637.1935
cfitzhenry@realtylinkdev.com

BUILDING 1



4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405



WAREHOUSE/FLEX SPACE FOR LEASE

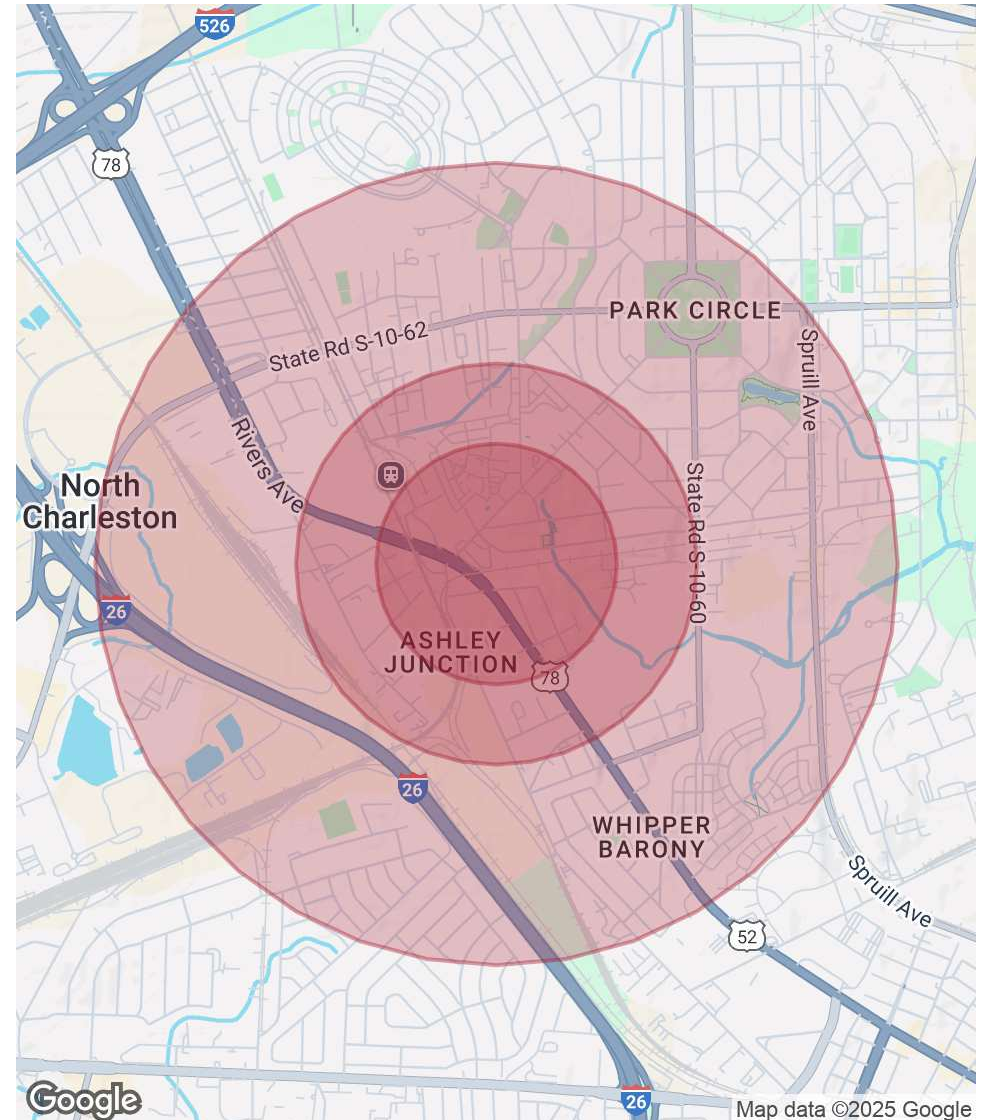


4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	734	1,692	8,316
Average Age	39	39	39
Average Age (Male)	39	39	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	374	842	3,864
# of Persons per HH	2	2	2.2
Average HH Income	\$89,332	\$86,227	\$74,616
Average House Value	\$366,961	\$351,778	\$306,982

Demographics data derived from AlphaMap



WAREHOUSE/FLEX SPACE FOR LEASE



4330 CHEYENNE ST, NORTH CHARLESTON, SC 29405

PHIL ROSE

Broker

Direct: 843.270.3280 **Cell:** 843.270.3280
prose@realtylinkdev.com

CHARLES M. FITZHENRY, II

Leasing Director

Direct: 843.769.6065 **Cell:** 843.637.1935
cfitzhenry@realtylinkdev.com

SC #53041 // GA #345107 NC #271651