

FOR SALE



**2728 SPRUILL AVENUE
NORTH CHARLESTON, SC 29405**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	2.67 Acres
Building Area Total:	16,026 SF
Zoning:	M-2 Heavy Industrial
Tax ID/APN:	466-04-00-001, 017
County:	Charleston
Submarket/Township:	31- North Charleston Inside I-526

PROPERTY OVERVIEW

This property is located in an excellent central location in lower North Charleston for access to the former Naval Shipyard, North Charleston, and Downtown Charleston. Centrally located for businesses serving the Tri-County area. This is a 2.67-acre parcel consisting of approximately 16,036sf of buildings. The main office is approximately 3,000sf with 8 Offices, Conference Room, Kitchenette, Reception Area, Foyer/Waiting Area, 3 Bathrooms, Safe Room, Electrical/IT Room, and 4 Storage Closets. There are 4 modular office units connected to the main office building totaling approximately 3,036sf. The Modular Offices have been recently painted and carpets replaced/cleaned as needed. In addition, there is an approximate 8,400sf warehouse and 1,600sf warehouse on the property. The remainder of the property is used for parking or storage yards. The property is zoned M-2 Heavy Industrial in the City of North Charleston. All tenants are short term tenants with a year or less on their respective leases. This is an ideal property for an owner/occupant or redevelopment.

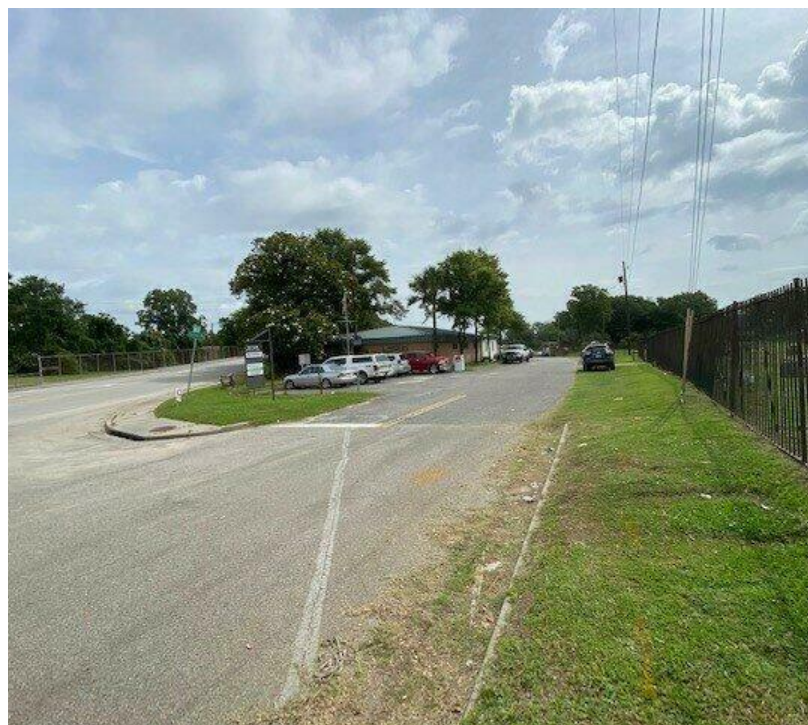


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ADDITIONAL PHOTOS

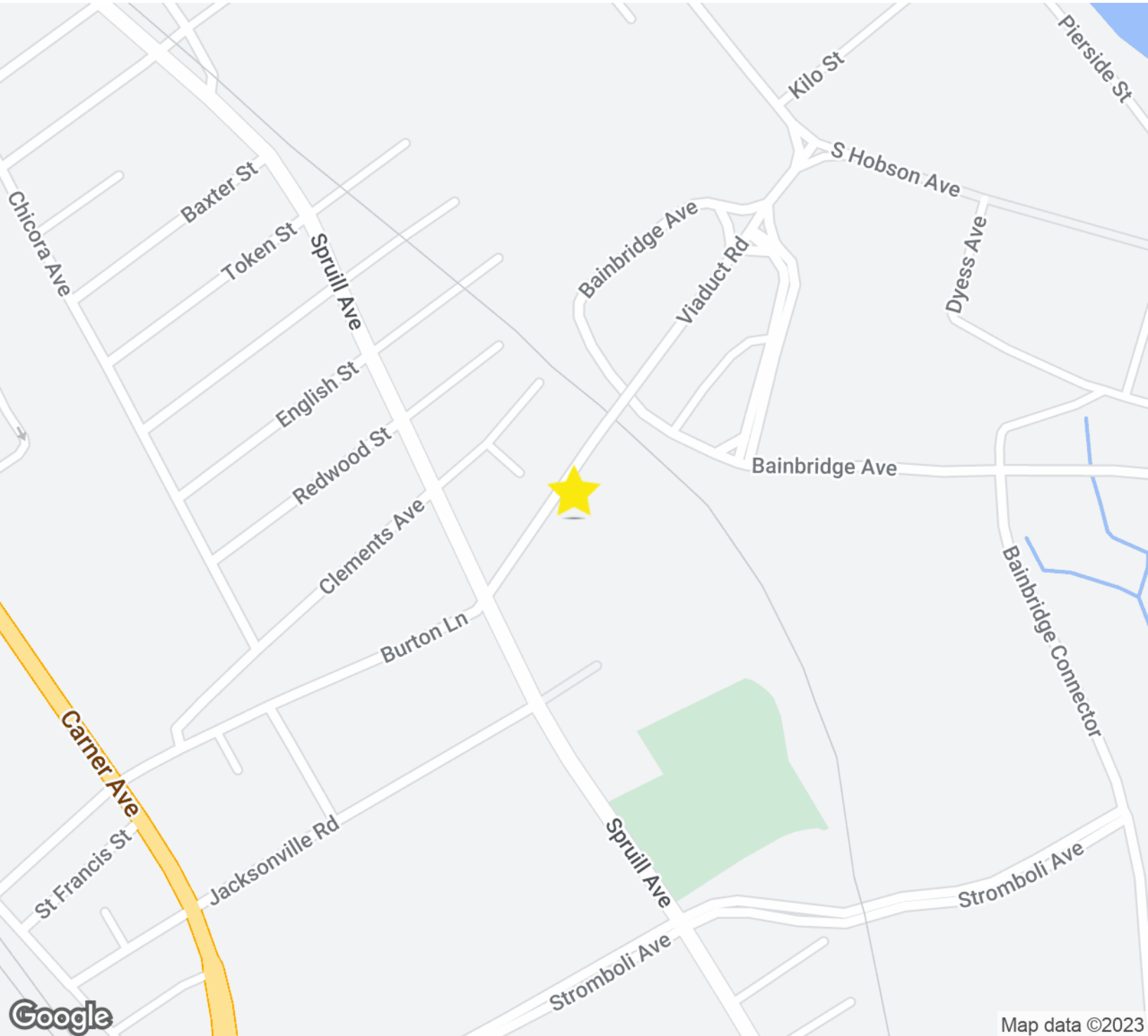


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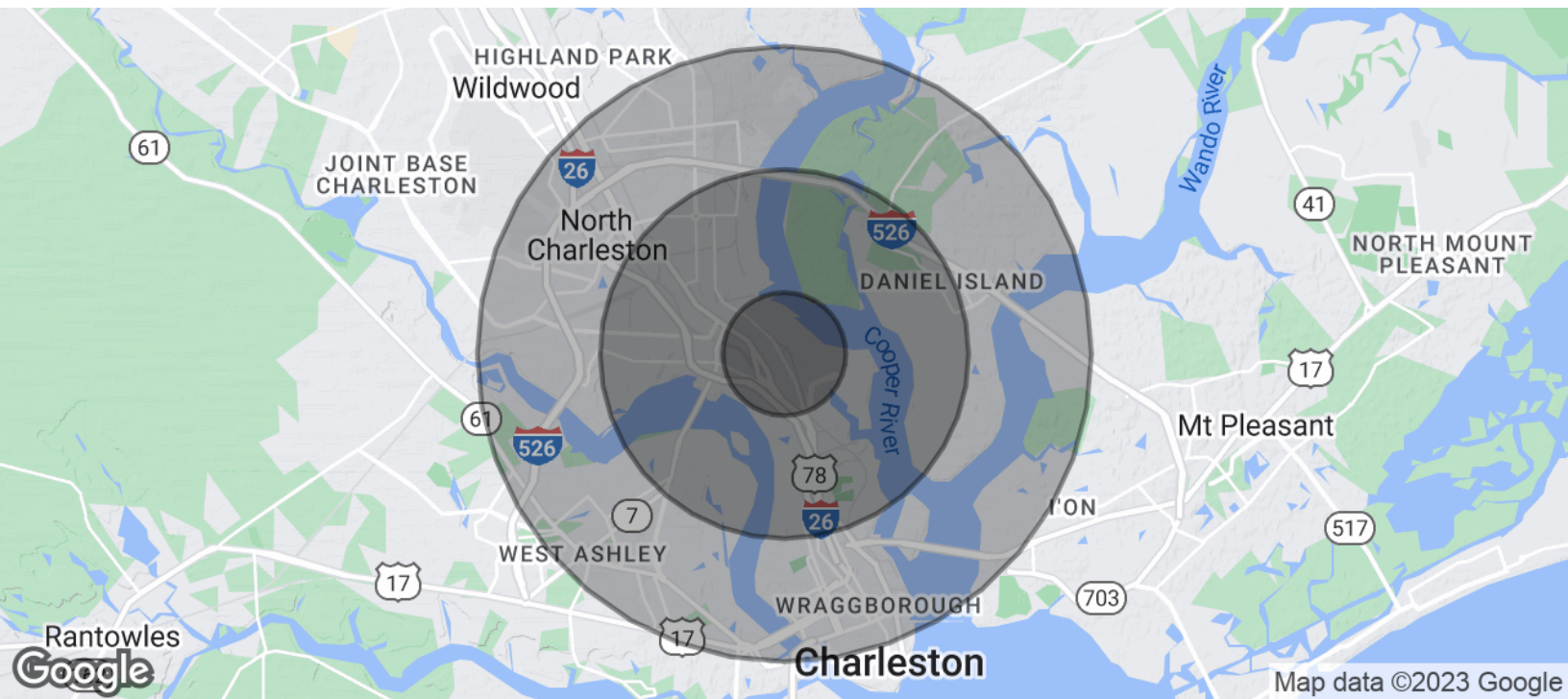
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,664	32,037	113,124
Average Age	33.5	33.1	32.6
Average Age (Male)	31.5	32.1	31.8
Average Age (Female)	37.1	34.7	34.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,791	12,182	43,498
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$24,867	\$45,763	\$53,647
Average House Value	\$96,313	\$230,912	\$270,520

* Demographic data derived from 2020 ACS - US Census



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