

4000 SQFT WAREHOUSE - SUMMERVILLE

3390 Von Ohsen Road | Summerville, SC



THE SPACE

Location	3390 Von Ohsen Road Summerville, SC 29485
County	Berkley
APN	388-00-00-147
Square Feet	4000
Annual Rent PSF	\$18.00
Lease Type	NNN

HIGHLIGHTS

- Located in an expanding industrial corridor 2 miles to I-26 and 0.7 miles to Hwy 78.
- 4,000 SF Free Standing Warehouse at the intersection of Lincolnville Rd and Von Ohsen.
- Zoned Light Industrial
- Three 12' x 16' drive-in roll-up doors and One Dock Height
- Phase 3 Power
- 20ft Ceiling Height
- 1.09 Acres w/ Ample Surface Parking



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,804	68,290	168,318

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$ 95,442	\$ 95,803	\$ 99,349

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,509	26,697	65,490

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	4,000
LAND SF	1
YEAR BUILT	2025
ZONING TYPE	Light Industrial
BUILDING CLASS	A
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	20
DOCK HIGH DOORS	1
GRADE LEVEL DOORS	3

MECHANICAL

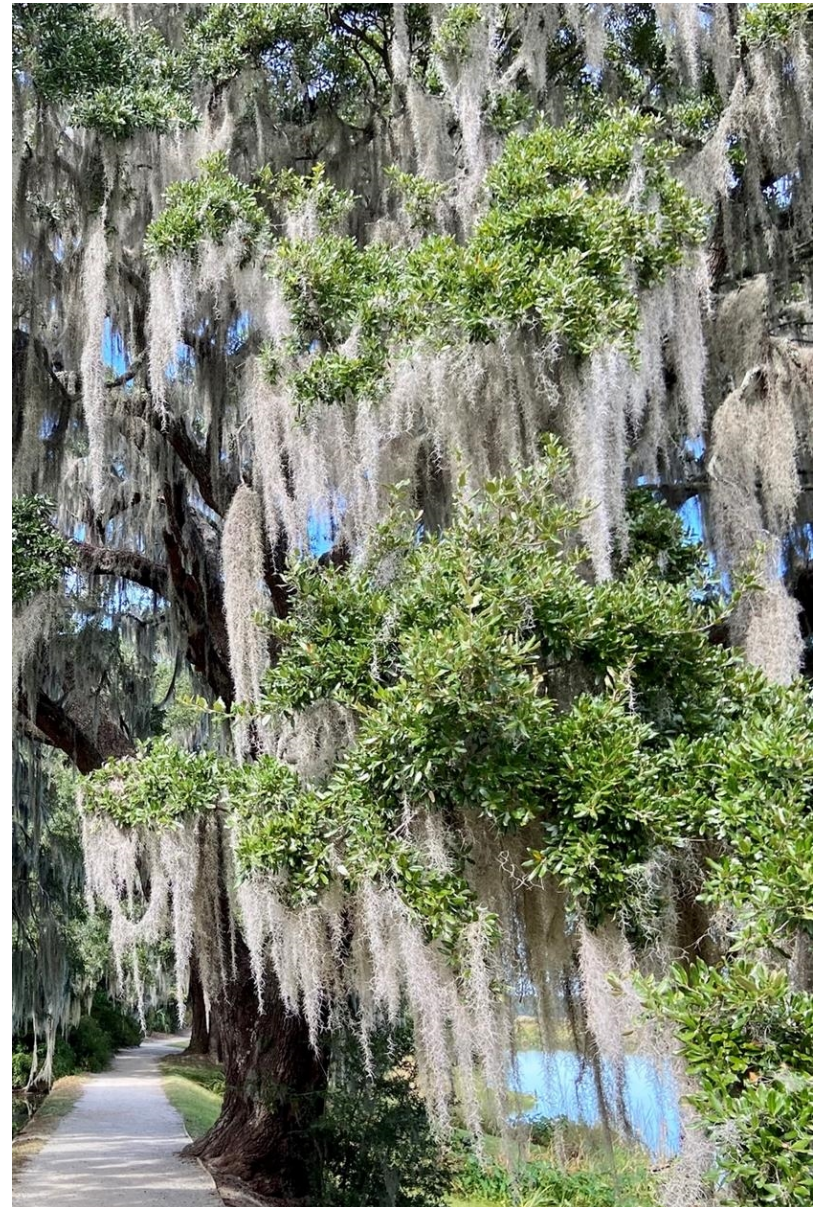
ELECTRICAL / POWER	Phase 3
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CONSTRUCTION

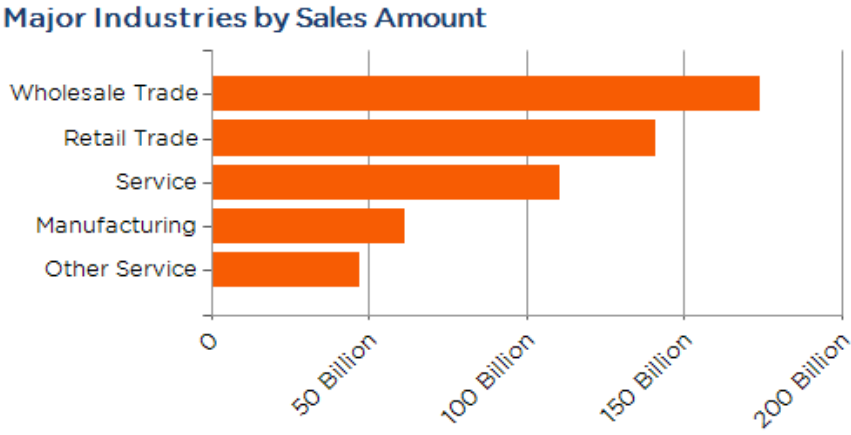
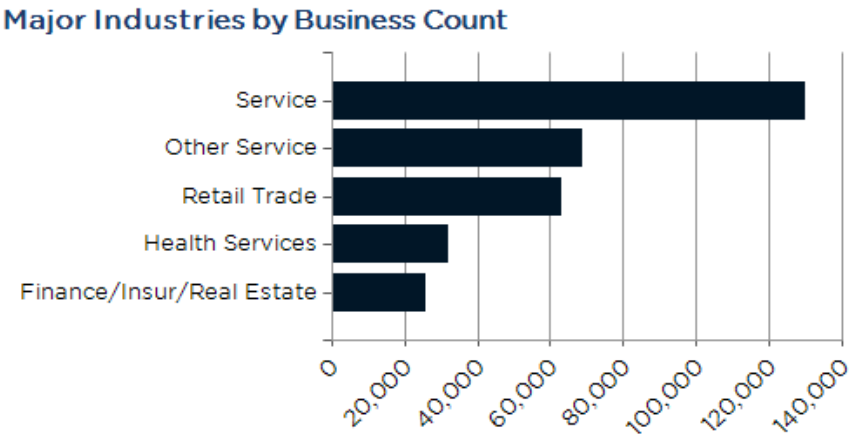
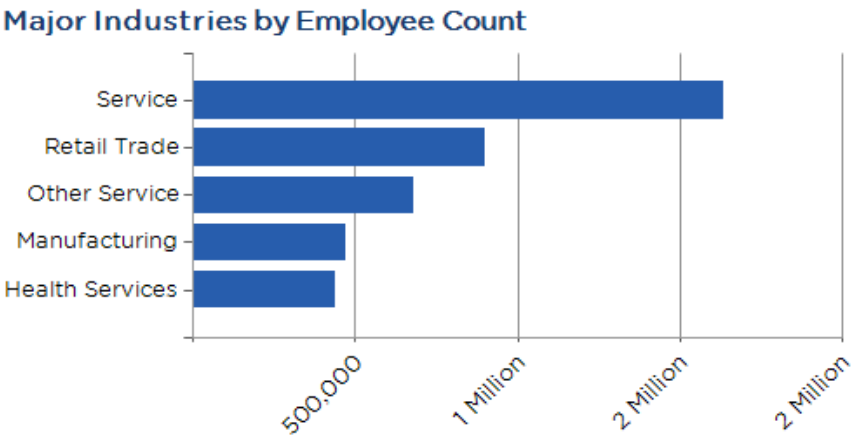
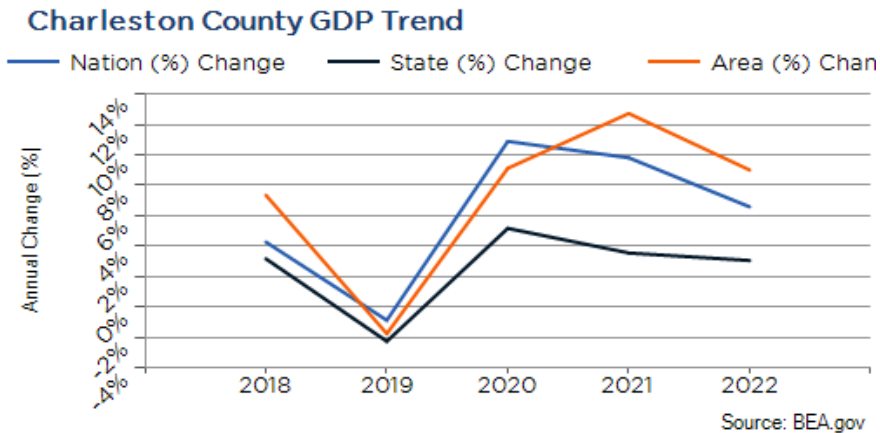
FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Metal

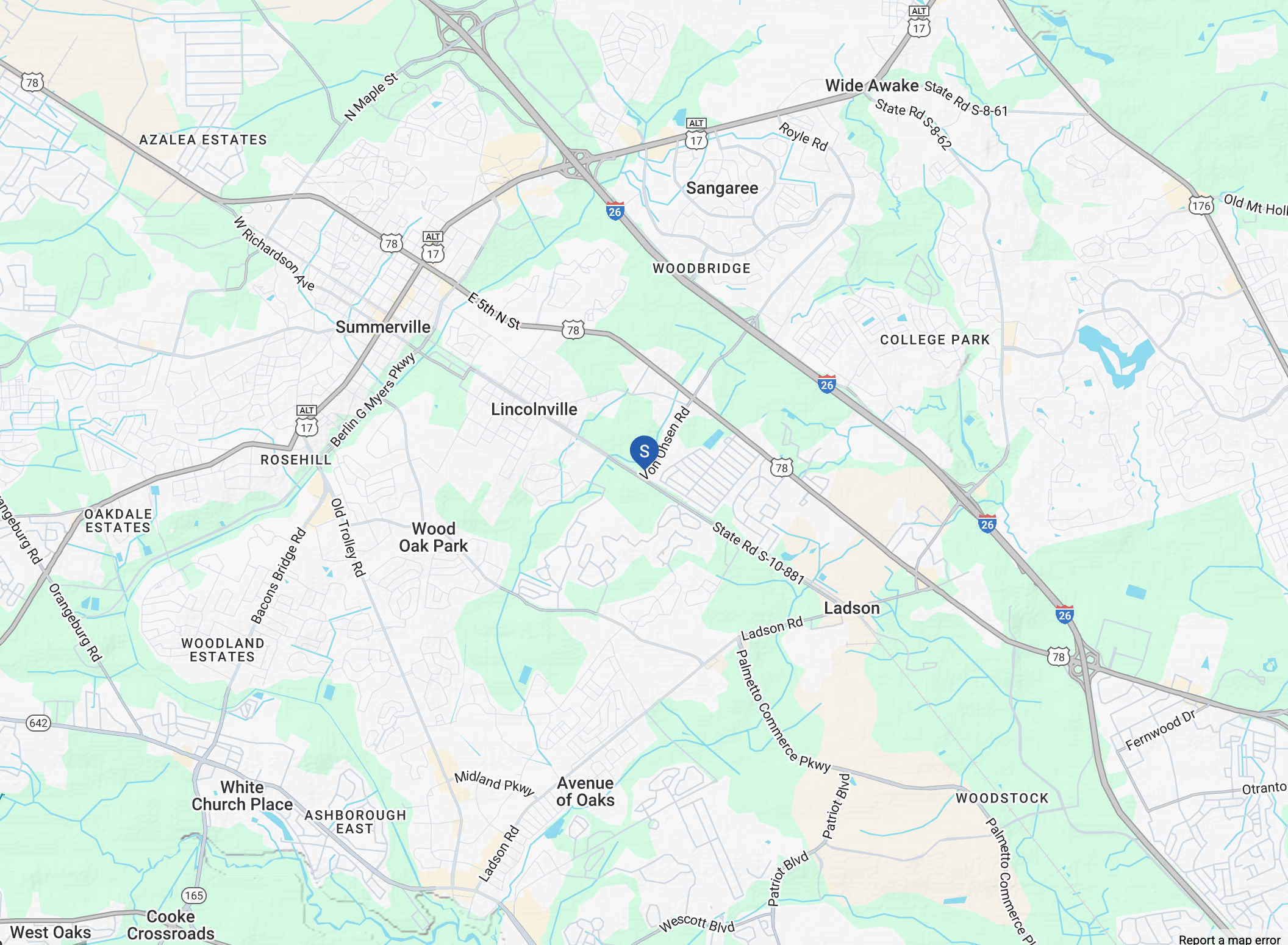
TENANT INFORMATION

LEASE TYPE	NNN
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- Summerville, South Carolina, a rapidly growing submarket of the Charleston metropolitan area known for its thriving industrial and logistics sectors. Positioned just minutes from major transportation arteries and key infrastructure, this property offers prime access to supply chains, ports, and workforce talent.
- Charleston Trade Center: 5 miles away, home to major distribution centers and manufacturers. Volvo Manufacturing Plant: 12 miles north, contributing to the industrial ecosystem and providing a strong labor pool. Camp Hall Industrial Campus: A 6,800-acre commerce park located 15 miles away, attracting logistics, automotive, and manufacturing industries.

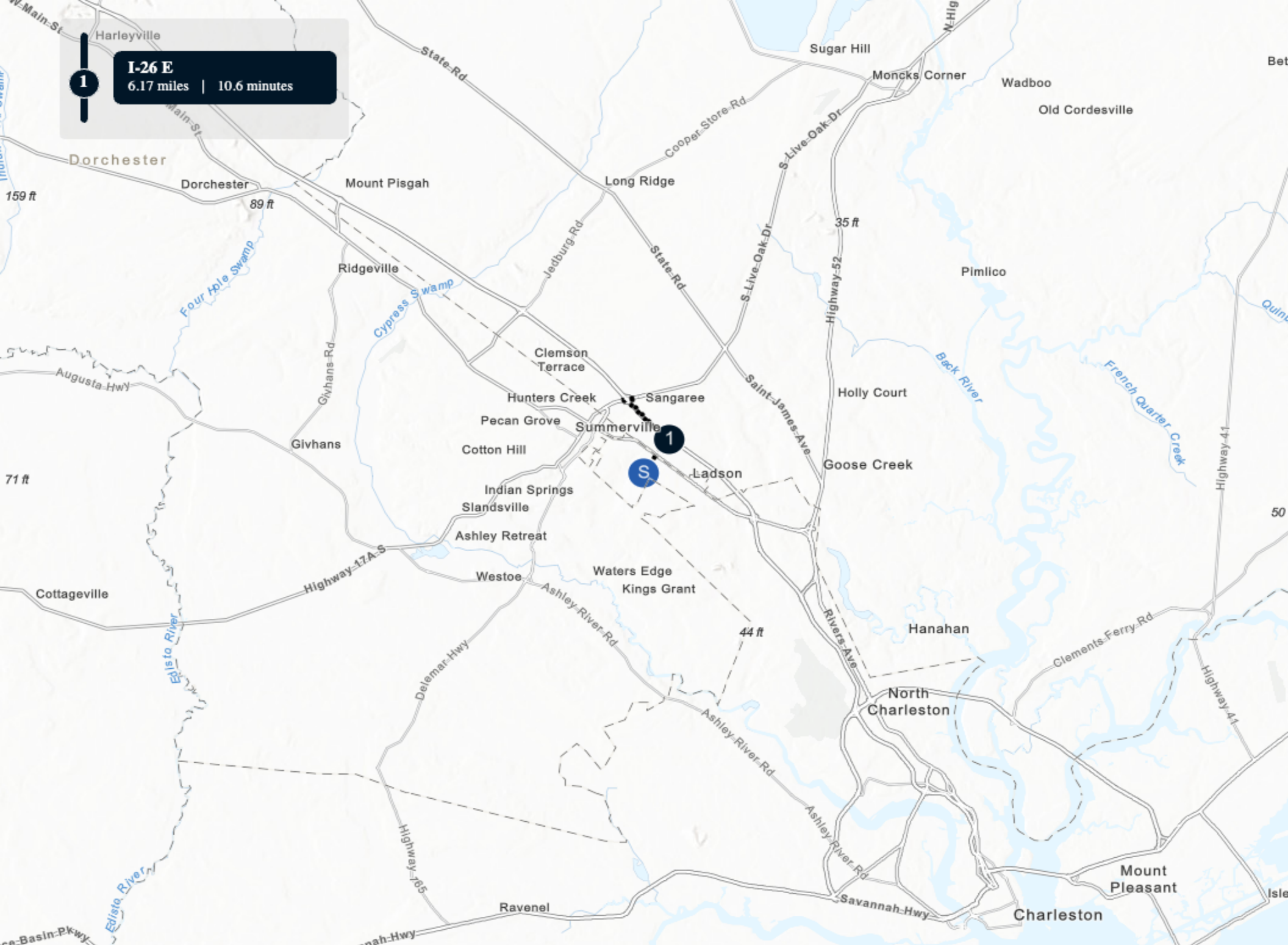




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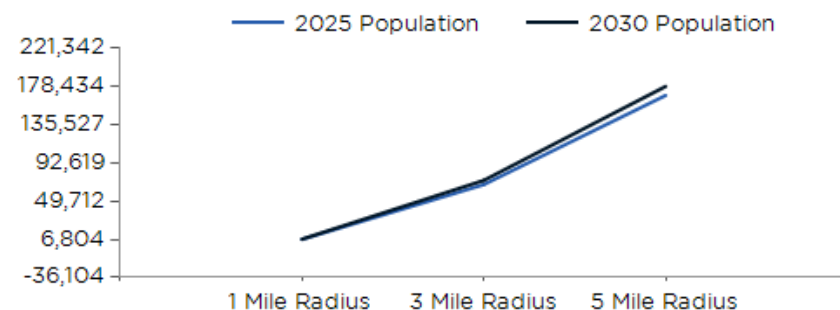
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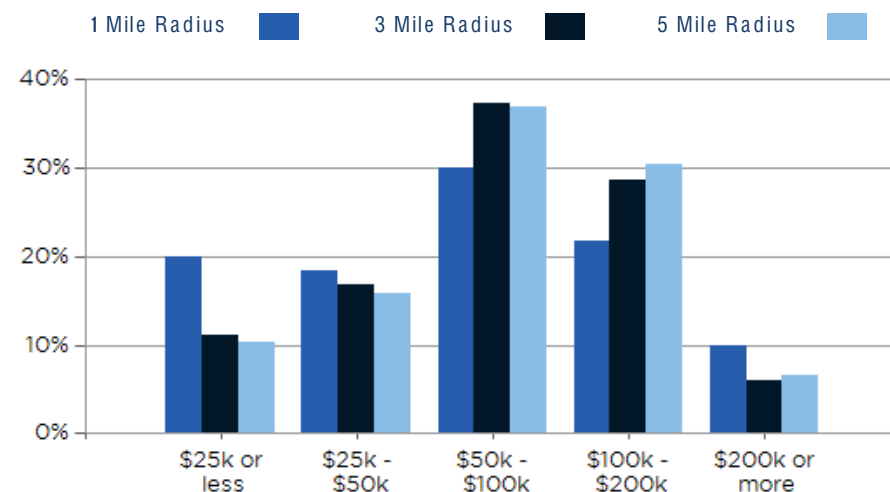
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,546	40,206	92,072
2010 Population	5,150	54,979	130,706
2025 Population	6,804	68,290	168,318
2030 Population	7,041	73,001	178,434
2025-2030: Population: Growth Rate	3.45%	6.70%	5.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	339	1,544	3,849
\$15,000-\$24,999	163	1,417	2,912
\$25,000-\$34,999	170	2,025	4,361
\$35,000-\$49,999	290	2,492	5,997
\$50,000-\$74,999	490	5,575	12,837
\$75,000-\$99,999	261	4,379	11,291
\$100,000-\$149,999	372	5,079	13,056
\$150,000-\$199,999	171	2,571	6,838
\$200,000 or greater	251	1,616	4,350
Median HH Income	\$62,443	\$76,233	\$79,758
Average HH Income	\$95,442	\$95,803	\$99,349

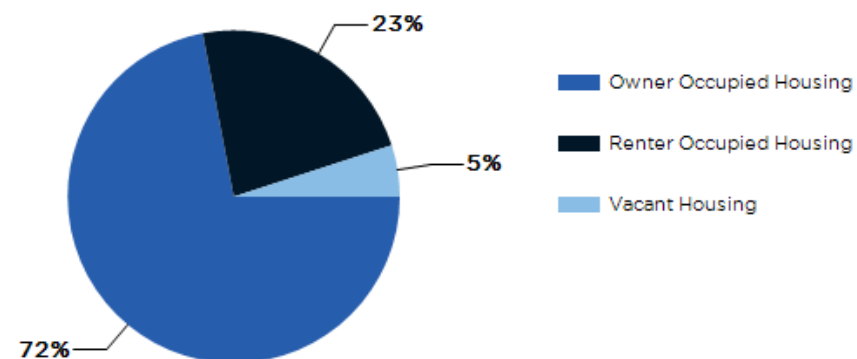
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,234	15,081	34,531
2010 Total Households	1,797	20,468	48,222
2025 Total Households	2,509	26,697	65,490
2030 Total Households	2,643	29,112	70,801
2025 Average Household Size	2.71	2.54	2.55
2025-2030: Households: Growth Rate	5.25%	8.75%	7.85%



2025 Household Income



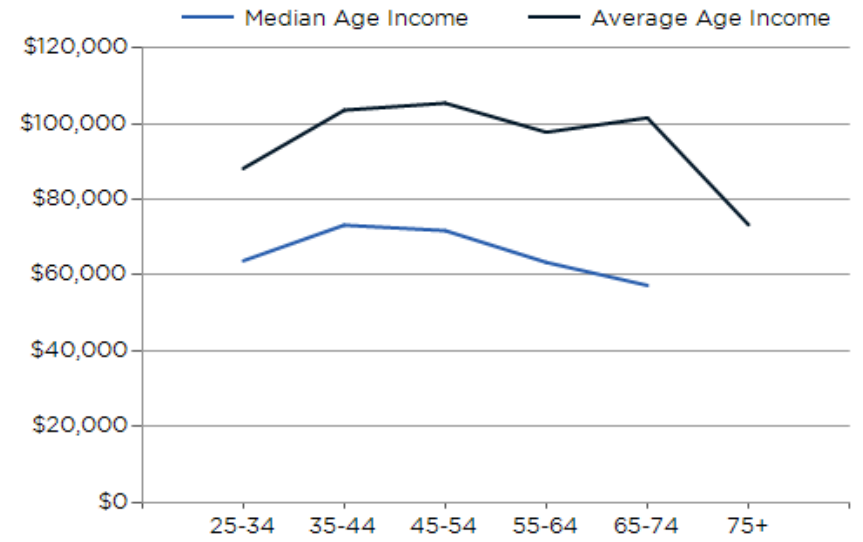
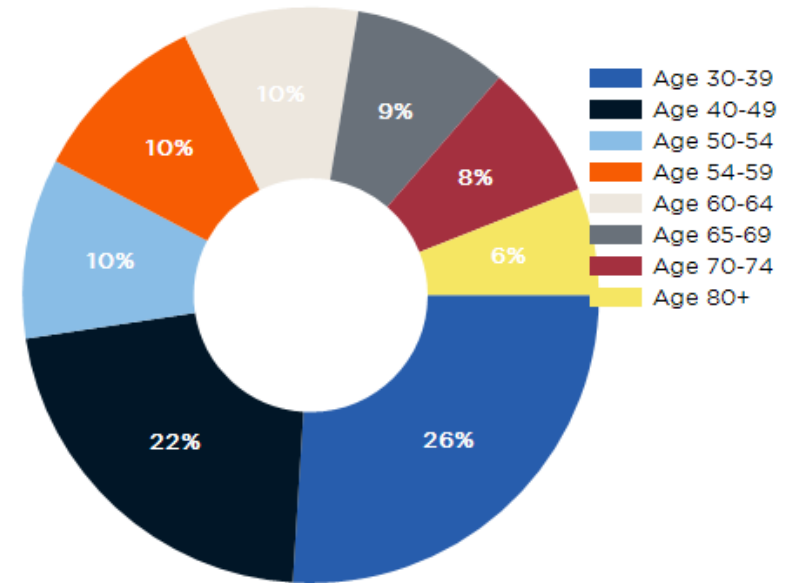
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	529	5,465	13,010
2025 Population Age 35-39	492	4,992	12,432
2025 Population Age 40-44	456	4,681	11,772
2025 Population Age 45-49	392	3,919	9,969
2025 Population Age 50-54	398	4,020	10,014
2025 Population Age 55-59	397	4,058	9,737
2025 Population Age 60-64	386	4,148	9,805
2025 Population Age 65-69	342	3,578	8,374
2025 Population Age 70-74	300	2,847	6,769
2025 Population Age 75-79	236	2,174	5,039
2025 Population Age 80-84	131	1,276	2,925
2025 Population Age 85+	101	941	2,336
2025 Population Age 18+	5,135	52,549	128,678
2025 Median Age	37	38	37
2030 Median Age	39	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$ 63,794	\$ 76,419	\$ 78,510
Average Household Income 25-34	\$ 88,197	\$ 95,356	\$ 95,647
Median Household Income 35-44	\$ 73,224	\$ 91,415	\$ 94,718
Average Household Income 35-44	\$ 103,601	\$ 110,132	\$ 114,284
Median Household Income 45-54	\$ 71,760	\$ 91,309	\$ 94,599
Average Household Income 45-54	\$ 105,444	\$ 109,028	\$ 112,464
Median Household Income 55-64	\$ 63,364	\$ 80,244	\$ 84,334
Average Household Income 55-64	\$ 97,772	\$ 100,218	\$ 105,550
Median Household Income 65-74	\$ 57,281	\$ 63,238	\$ 69,038
Average Household Income 65-74	\$ 101,572	\$ 86,242	\$ 90,938
Average Household Income 75+	\$ 73,334	\$ 64,315	\$ 68,635



4000 SqFt Warehouse - Summerville

Exclusively Marketed by:

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