



SPERRY
COMMERCIAL

RADEKOPF & ASSOCIATES

627

JOHNNIE DODDS BLVD

9,000 & 11,250 SF
RETAIL FOR LEASE

Newly remodeled



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SC #23726



Property Summary



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PROPERTY DESCRIPTION

Highly Visible Shopping Center being renovated. With two spaces left, 9,000 +/- SF and 11,250 SF - could be combined for 20,250 +/- SF
 Close to downtown Charleston with over 700' frontage on Hwy 17. Very competitive rates and one of the lowest TICAM East Cooper.

PROPERTY HIGHLIGHTS

- Newly renovated spaces
- High Ceilings
- Sprinklered
- Open with 30' column spacing
- High Visibility Neighborhood Center
- Easy Access to Hwy 17, I-26, I-526
- Close to Beaches and Daniel Island, Isle of Palms & Sullivans Island

OFFERING SUMMARY

Lease Rate:	\$30.00 - 34.00 SF/yr (NNN)
Number of Units:	2
Available SF:	9,000 - 20,250 SF
Lot Size:	9.1 Acres
Building Size:	103,036 SF

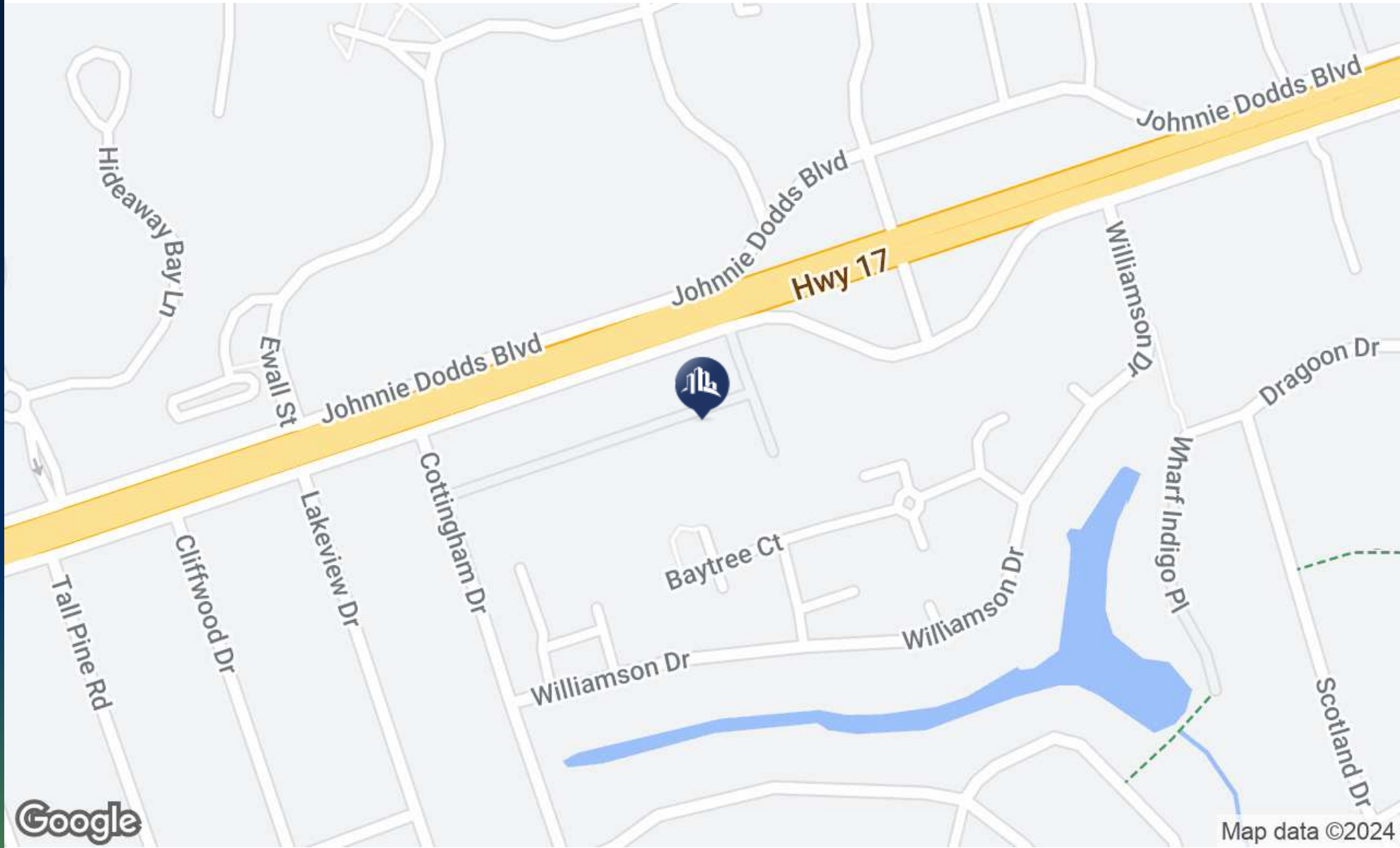
DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Total Households	7,727	35,434	97,145
Total Population	18,453	86,980	240,551
Average HH Income	\$104,617	\$87,042	\$76,088

Location Map



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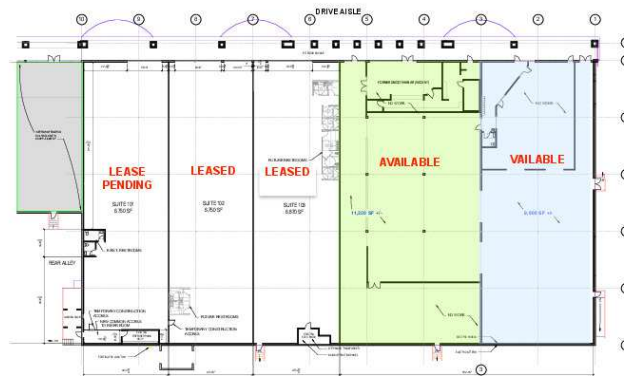
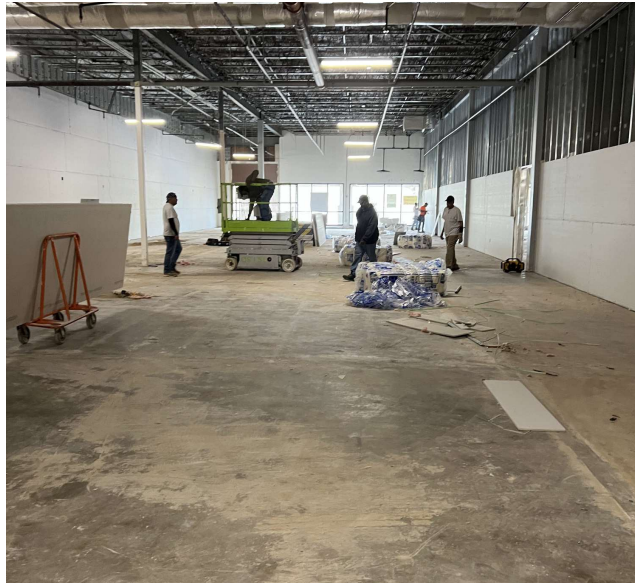


Map data ©2024

Additional Photos



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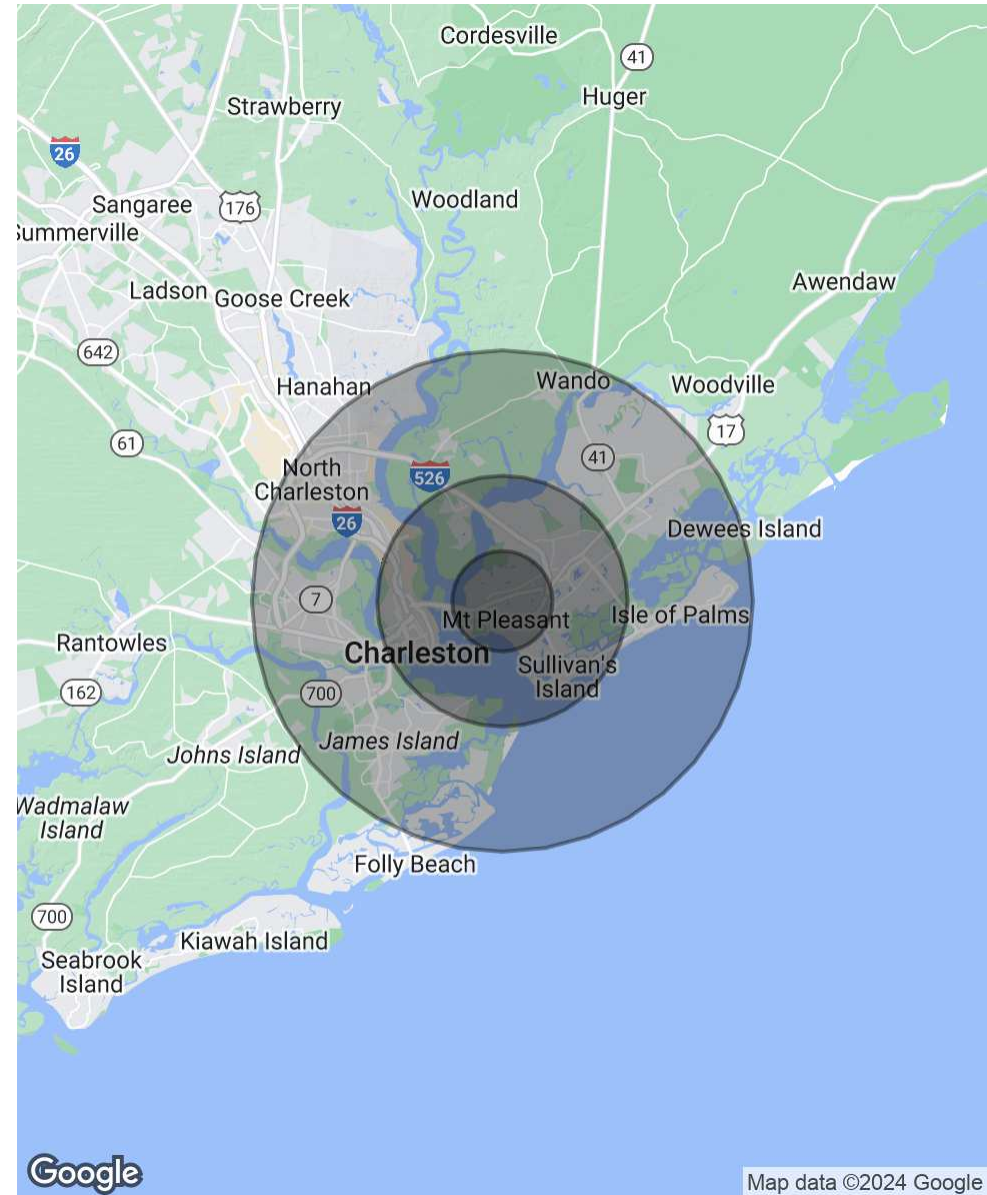
Demographics Map & Report



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POPULATION	2 MILES	5 MILES	10 M
Total Population	18,453	86,980	
Average Age	39.1	35.3	
Average Age (Male)	37.5	34.6	
Average Age (Female)	40.3	35.9	
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 M
Total Households	7,727	35,434	
# of Persons per HH	2.4	2.5	
Average HH Income	\$104,617	\$87,042	
Average House Value	\$392,435	\$415,050	

* Demographic data derived from 2020 ACS - US Census



Lease Spaces



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LEASE INFORMATION

Lease Type: NNN Lease Term: 60 months
 Total Space: 9,000 - 20,250 SF Lease Rate: \$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #101	-	6,791 SF	NNN	\$30.00 SF/yr	-
Suite #101 (copy)	-	6,791 - 20,414 SF	NNN	\$30.00 SF/yr	-
Suite #102	-	6,826 - 20,414 SF	NNN	\$32.00 SF/yr	-
Suite #105	3	1,841 - 20,250 SF	NNN	\$40.00 SF/yr	-
Suite #103	3	5,891 - 20,414 SF	NNN	\$32.00 SF/yr	-
Suite #104	Available	11,250 - 20,250 SF	NNN	\$30.00 SF/yr	-

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Lease Spaces



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail #107	Available	9,000 - 20,250 SF	NNN	\$34.00 SF/yr	-