

OFFERING MEMORANDUM

1242 WHITE FLAT RD

1242 White Flat Rd, Mount Pleasant, SC 29464



Amanda Reeves

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Managing Director

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Executive Summary



Sale Price	\$995,000
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Offering Summary

Building Size:	3,071 SF
Lot Sizes:	1242 White Flat Rd: 0.26 AC White Flat Rd (Vacant Lot): 0.21 AC
Zoning:	Office Professional

Property Description

This property at 1242 White Flat Rd, Mount Pleasant, SC, 29464, is zoned for Office Professional use and is situated in the south Mt. Pleasant submarket of Charleston. It presents a compelling opportunity for office building investors seeking a strategic office address in Charleston's thriving commercial real estate market. The sale also includes a 0.21 AC vacant lot across the street.

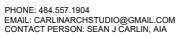
Highlights

- Prime location in the south Mt. Pleasant submarket of Charleston
- Zoned Office Professional
- Ideal for businesses seeking a strategic office address
- Includes a 0.21 vacant parcel
- Located in one of the most affluent areas in the Charleston MSA with average home prices close to \$800,000

Additional Photos



Year	Percentage (%)
1990	65
1991	65
1992	75
1993	75
1994	75
1995	65
1996	65
1997	60
1998	70
1999	70
2000	75
2001	80
2002	75
2003	75
2004	80
2005	85
2006	90
2007	90
2008	95
2009	90
2010	85



Project Address:
1242 WHITE FLAT ROAD
MOUNT PLEASANT, SC 29464

Seal

Any party who relies in part or whole on the content of these Construction Documents shall, before beginning any work, be responsible for fully inspecting the complete Construction Documents, including but not limited to Drawings, Specifications, and Addenda, for completeness, conflicts, scope of work, and suitability for constructing the building. All parties relying on these documents represent that they have expertise in the area of their responsibility and are knowledgeable regarding industry standards, product requirements and code requirements and therefore are qualified to fully evaluate and interpret the Construction Documents. All parties relying on the Construction Documents must, prior to beginning work, submit all requests for clarifications and additional information to the Architect in writing. **All parties who begin work hereby certify that the documents are suitable for their intended purposes unless noted in specific written exception beforehand.**

Warning: Actual conditions may vary from conditions shown on this drawing. Confirm all information in the field before proceeding with any work and notify the Architect in writing if a variation is discovered.

Job Number:	21.20
Scale:	1/4" = 1'-0"
Drawn By:	SJC
Checked By:	Checker
Approved By:	Approver
Sheet No.	

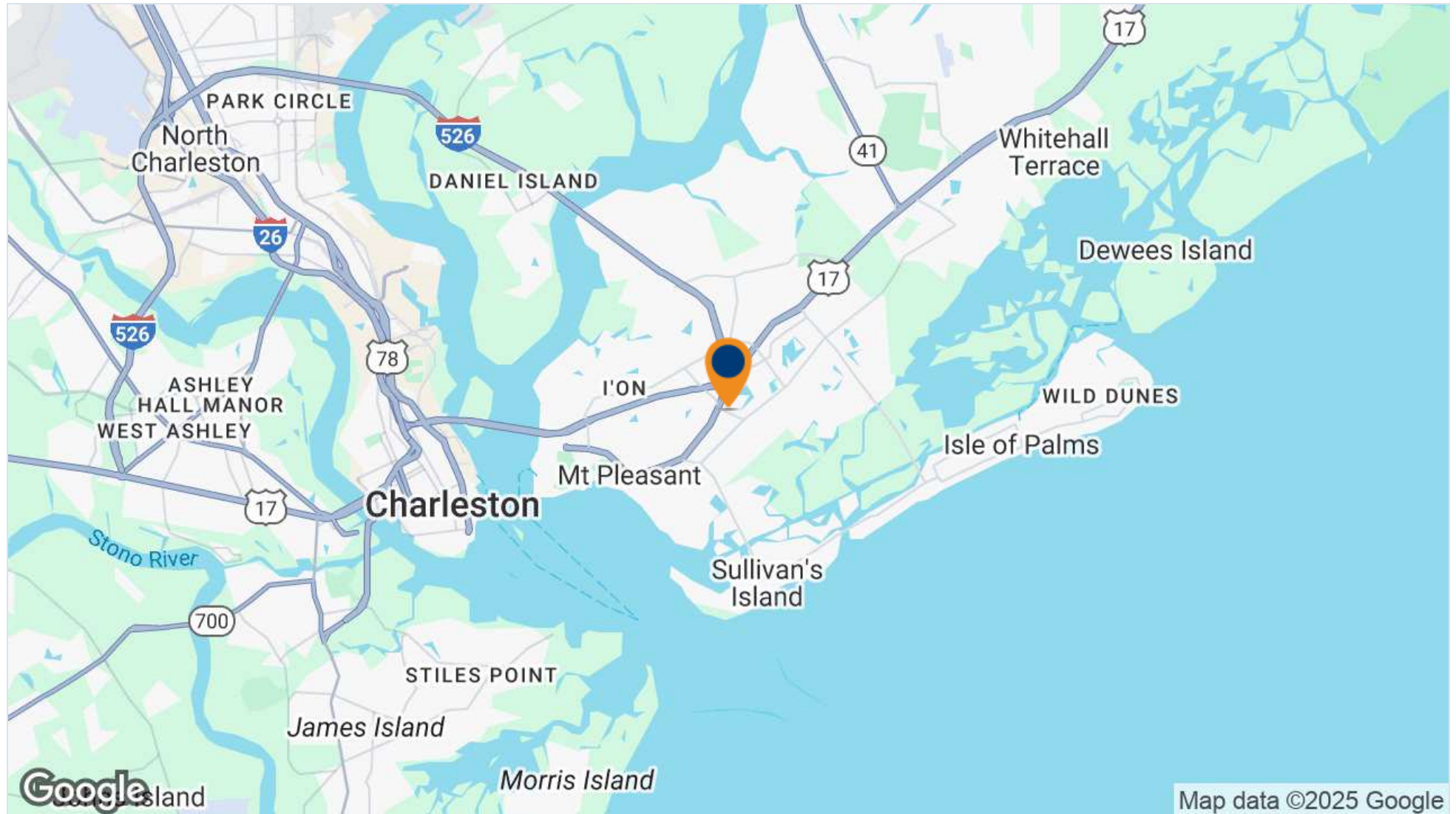
Sheet No. _____



Retailer Map

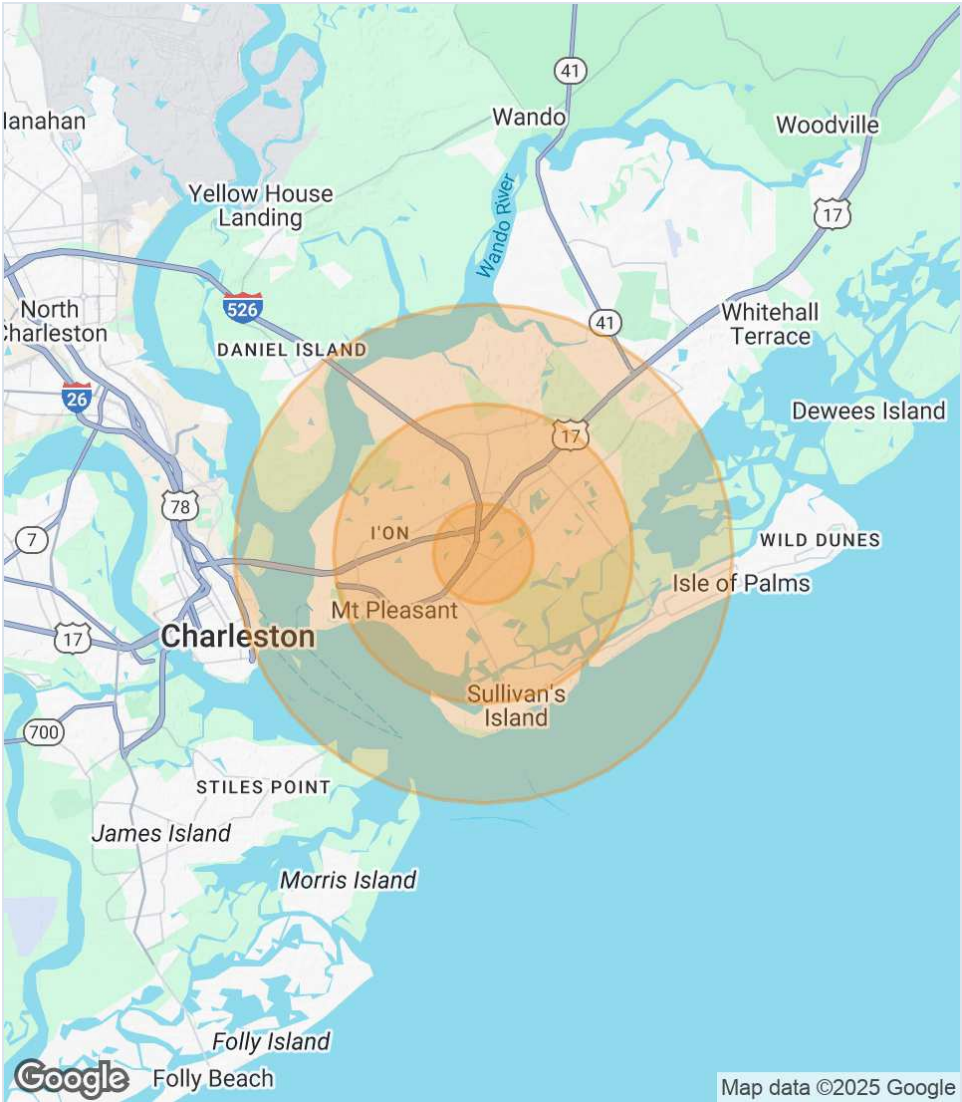


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	10,323	47,348	71,718
2024 Population	11,129	49,201	74,570
2029 Projected Population	11,614	50,337	76,601
Households			
2020 Household	3,753	17,280	25,208
2024 Households	4,677	20,690	30,738
2029 Projected Households	5,474	22,702	33,899
Income			
2024 Average Household Income	\$139,833	\$169,793	\$167,340
2029 Projected Avg. Household Income	\$167,172	\$194,934	\$191,843



Advisor Biographies Page



Amanda Reeves

Managing Director

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Amanda Reeves is the Managing Director of the Charleston, SC office. She has been working in commercial real estate since 2006 and has an extensive background in landlord and seller representation as well as site selection for tenants and buyers. In her role as Managing Director, Amanda is our South Carolina market leader and works with a variety of commercial real estate owners and tenants to maximize value.

Prior to joining Skyline Seven, Amanda founded Reeves Commercial Real Estate, a brokerage firm specializing in investment sales and site selection. Amanda previously worked for Sands Investment Group (SIG) and Lee & Associates where she gained valuable experience in investment sales and all aspects of retail and office brokerage. Amanda is a licensed real estate broker in South Carolina and Georgia.

Amanda graduated from the University of Georgia with a degree in Management Information Systems and resides on Daniel Island with her husband Joshua, triplet sons and their dog, Kirby. In her free time, you can find her on the sidelines for her sons' lacrosse and football games, cheering on the Georgia Bulldogs, exercising and spending time on the water.

Disclaimer

CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.