

OFFERING MEMORANDUM

# 1242 WHITE FLAT RD

1242 White Flat Rd, Mount Pleasant, SC 29464



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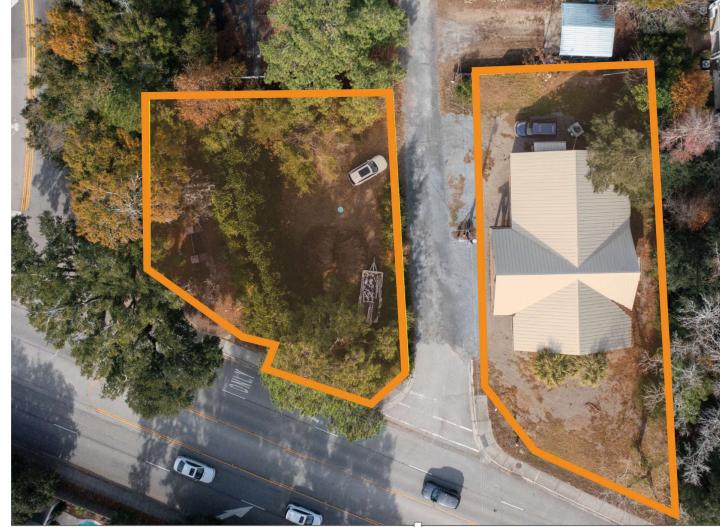
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# Executive Summary



**Sale Price**

**\$995,000**

## 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.

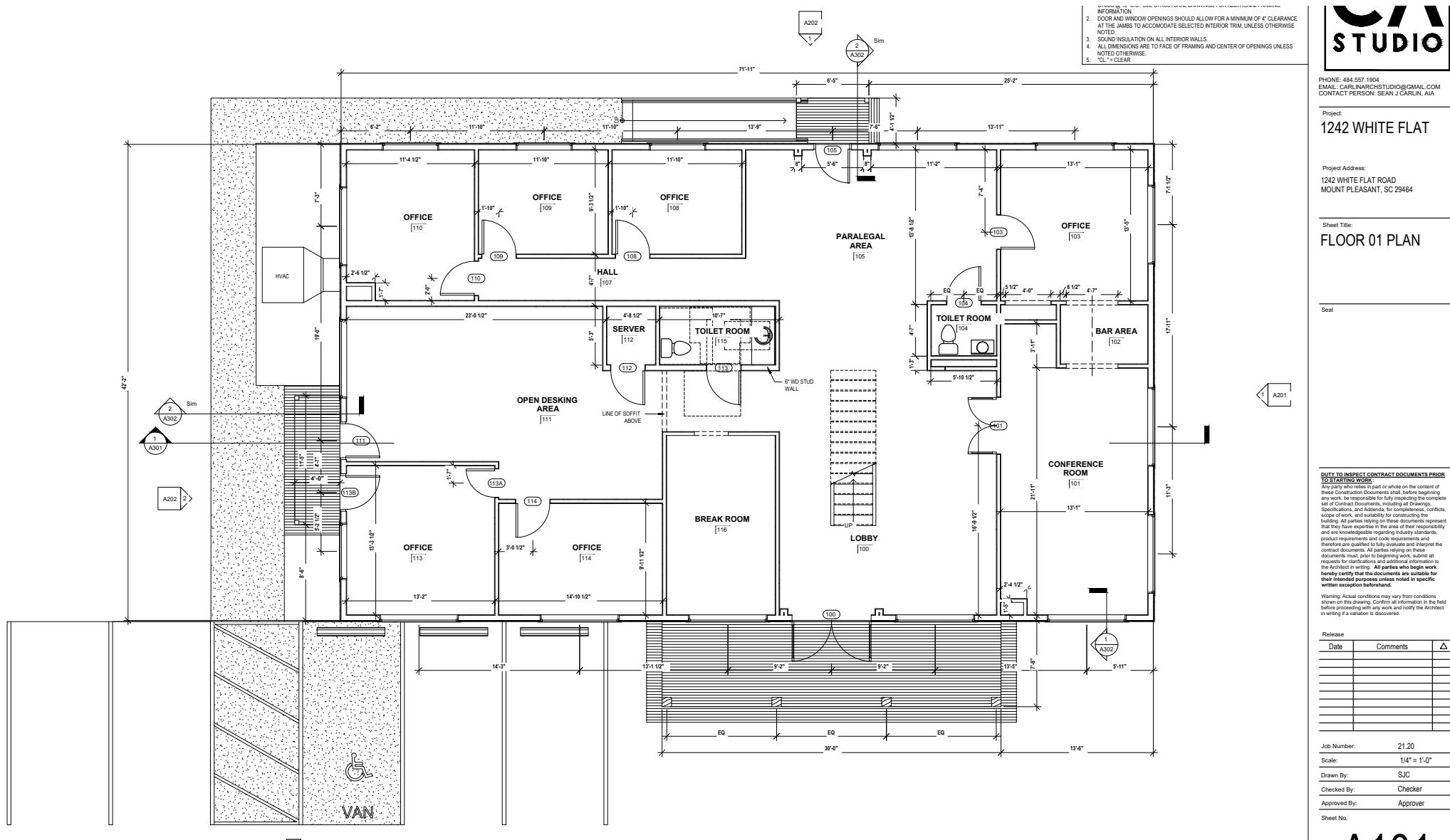
## Highlights

- 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



## Floor Plan - Ground Floor



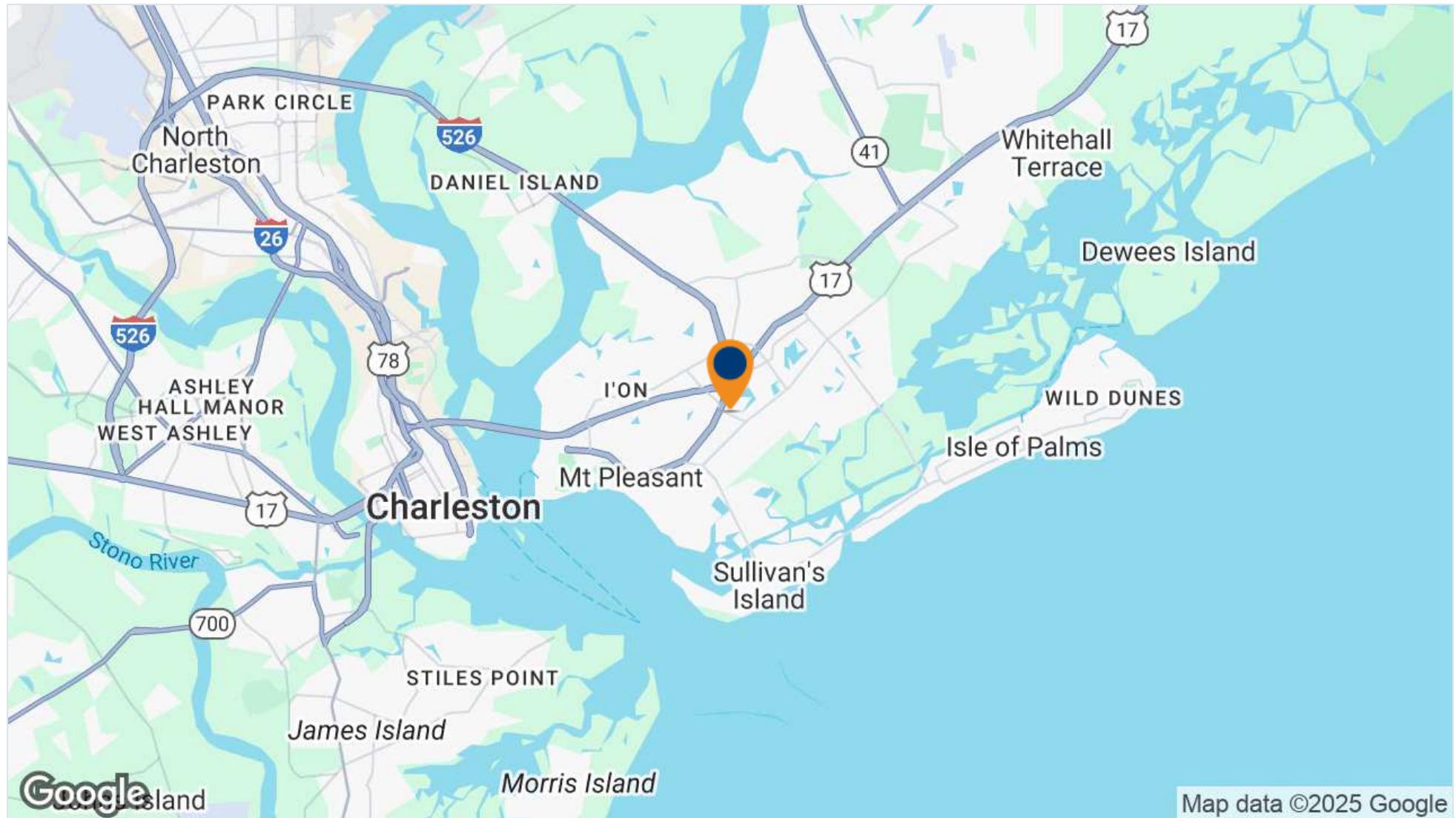
1242 White Flat Rd

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# Retailer Map



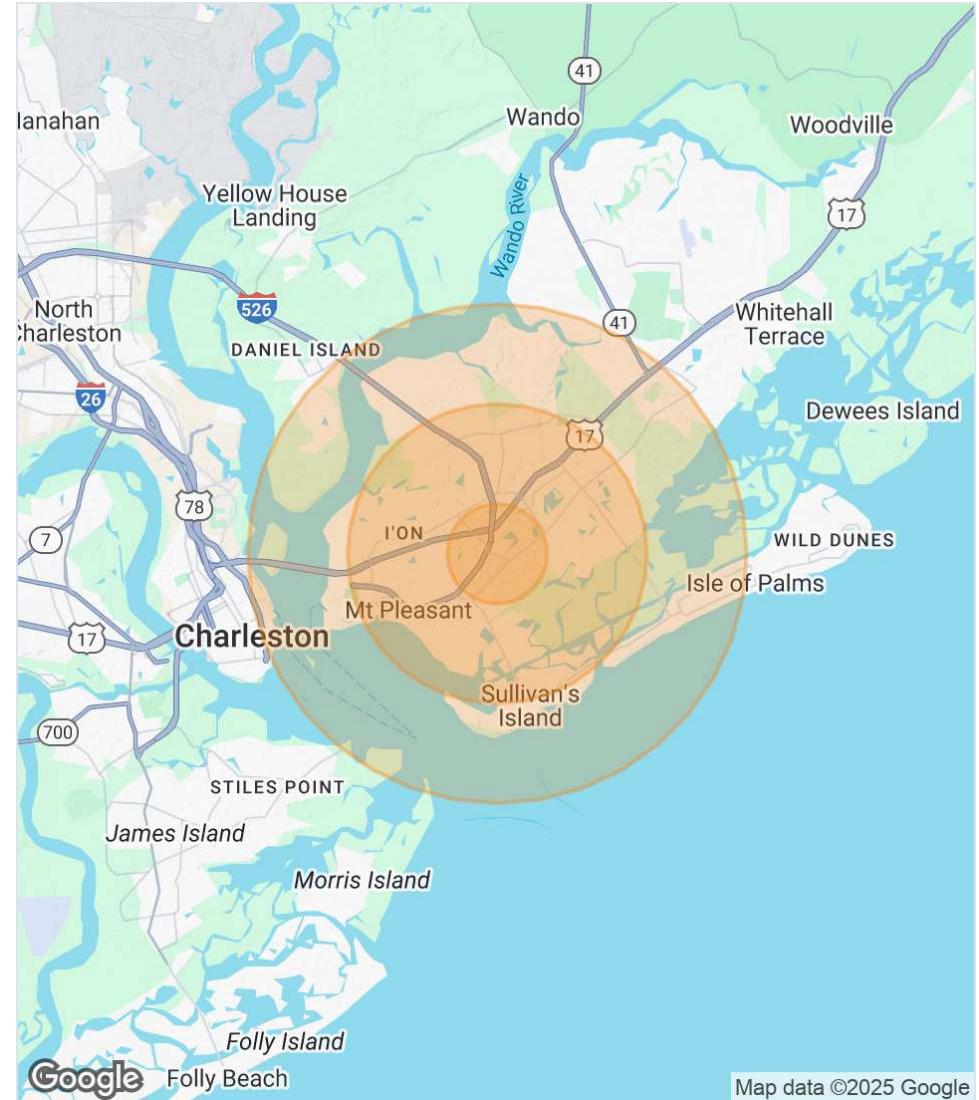
# Location Map



# Demographics



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