

N. CHARLESTON, SC

9125 UNIVERSITY BLVD

0.83 ACRES AVAILABLE FOR GROUND LEASE OR BTS



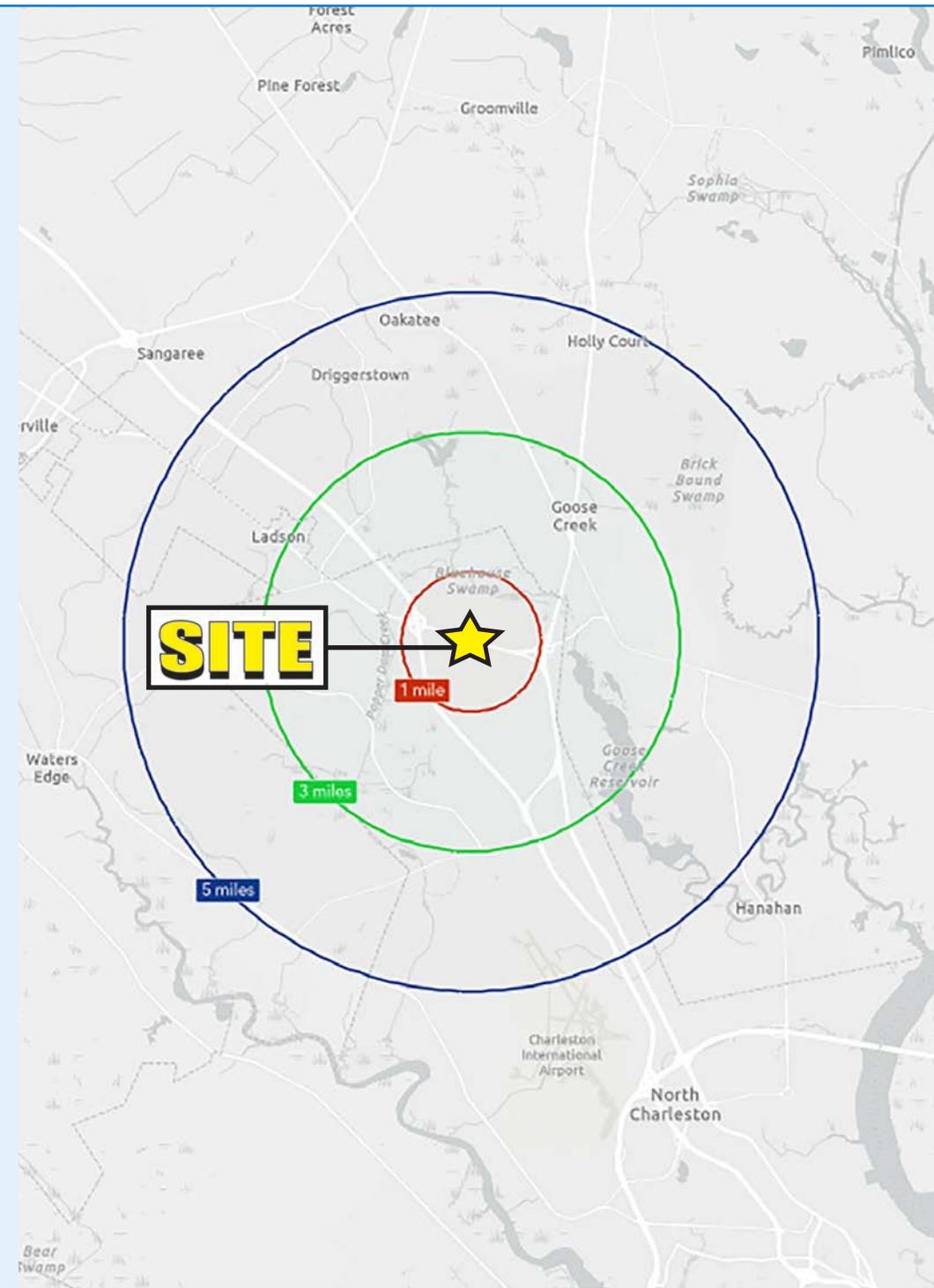
PROJECT DETAILS

9125 UNIVERSITY BLVD • 0.83 ACRES AVAILABLE FOR GROUND LEASE OR BTS • RETAIL

- AVAILABLE SPACE** 3,048 SF | 0.83 Acres
- TRAFFIC COUNTS** 48,800 ADT on University Blvd
- PROPERTY HIGHLIGHTS**
 - Former Car Wash available on University Blvd, a busy retail corridor
 - 0.83 Acres
 - TMS# 486-06-00-021 & TMS# 486-06-00-020
 - The site is situated less than a half mile from Trident Medical Center (312 beds) and Charleston Southern University (3,874 students)
 - 40,800 VPD traffic counts on University Blvd
 - Full access to University Blvd via Dantzler Dr
 - Zoning: B1 (Limited Business District) - N Charleston & R1 (Single-Family Residential District) Zoning for rear parcel
 - Nearby retailers include: CVS, Starbucks, Cookout, Firehouse Subs, Zaxby's, Wendy's and more
 - Lease Rate: Call broker for details

COUNTY Charleston

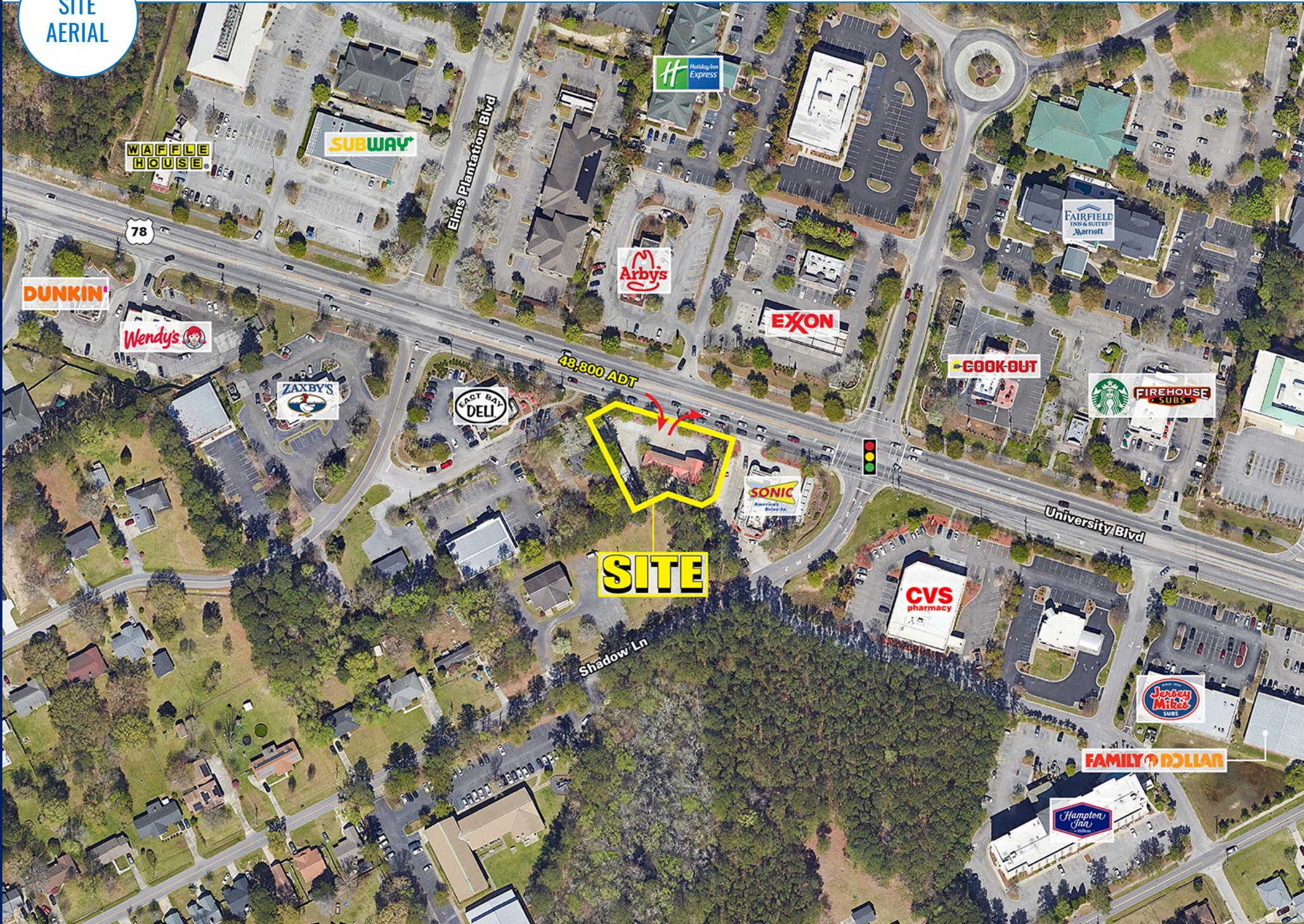
	1 MILE	3 MILE	5 MILE
 POPULATION	7,436	57,387	177,011
 DAYTIME POPULATION	11,196	58,195	146,079
 TOTAL HOUSEHOLDS	2,763	24,124	70,299
 MEDIAN HH INCOME	\$61,530	\$79,180	\$78,379



SITE
AERIAL



SITE
AERIAL





SOUTH CAROLINA

CHARLESTON

Charleston is the most populous city in the U.S. state of South Carolina. It is a major port on the Atlantic coast, a historic centre of Southern culture, and the hub of a large urbanized area that includes Mount Pleasant, North Charleston, Hanahan, and Goose Creek. The city lies just south of the geographical midpoint of South Carolina's coastline on Charleston Harbor, an inlet of the Atlantic Ocean formed by the confluence of the Ashley, Cooper, and Wando rivers. Historic Charleston is bursting with Southern charm and hospitality. The city feels a bit like it's suspended in time, thanks to its antebellum architecture and surrounding plantation landscapes. The city of Charleston is the county seat and is home to the College of Charleston (founded 1770) and The Citadel (a military college founded in 1842).

Known for its iconic Rainbow Row, Pineapple Fountain and Angel Oak Tree, Charleston offers a unique blend of historical landmarks, scenic beaches and a thriving arts and culinary scene. For the 12th consecutive year, Travel + Leisure has ranked Charleston as the No. 1 city in the U.S.- and it's easy to see why. From ghost tours to cobblestone streets to world-class dining and outdoor adventures, the opportunities are endless.

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