



**SPERRY**

RADEKOPF & ASSOCIATES

**2039**

2039 SAVANNAH HWY  
CHARLESTON, SC 29414

**URGENT CARE**

NNN Single Tenant Building for Sale



**Steve Radekopf**

**BROKER / PRINCIPAL**

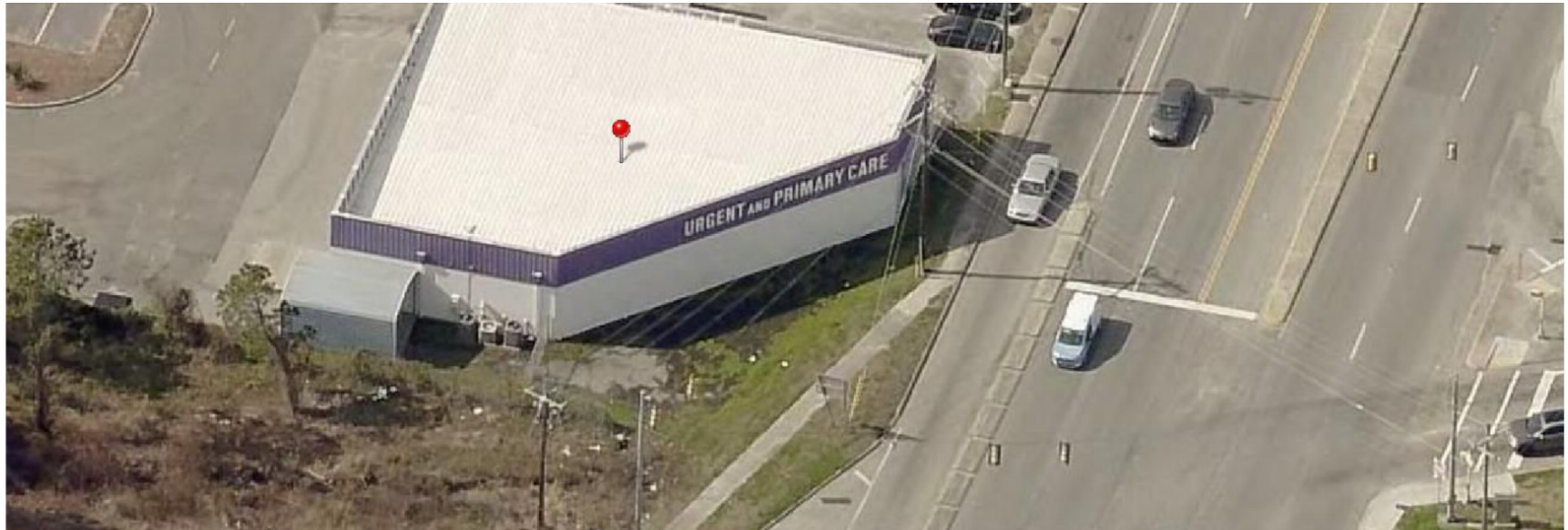
843.514.0761

steve.radekopf@sperrycga.com

SC #23726



# Property Summary



## PROPERTY DESCRIPTION

Presenting the prime opportunity to invest in a thriving medical property, this 5,567 SF building boasts unparalleled appeal for Office / Medical investors. With a strategic location in Charleston, SC, this property offers a solid foundation for success. Renovated in 2019 and currently zoned GB, the building enjoys 100% occupancy under a favorable Triple Net Lease. The lease term is 10 years and annual rent increases of 3%, and a compelling Cap Rate of 6.65%. Positioned for long-term success, this property represents a lucrative investment in the burgeoning Charleston market.

## OFFERING SUMMARY

Sale Price:	\$1,895,000
Number of Units:	1
Lot Size:	15,869 SF
Building Size:	5,567 SF

## PROPERTY HIGHLIGHTS

- Building Size: 5,567 SF
- Renovated in 2019
- Zoned GB
- 100% Occupancy
- Triple Net Lease (NNN)
- Lease Term: 10 years through 12/31/35
- Annual Rent Increases: 3%
- Asking Price: \$1,895,000
- Cap Rate (Avg NOI): 6.65%
- Year 6 NOI: \$118,461.58
- Escalated Year 10 NOI: \$133,329.55

# Property Description



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity for the discerning Office/Medical investor. This Urgent and Primary Care Facility, located at 2039 Savannah Hwy, Charleston, SC, offers a 5,567 SF building with one unit, renovated in 2019, and boasting a 100% occupancy rate. Built in 1986 and zoned GB, this prime location in the desirable Charleston area presents a solid investment with excellent potential. Don't miss the chance to own a fully-occupied, renovated property in a thriving market, ideal for Office and Medical use.

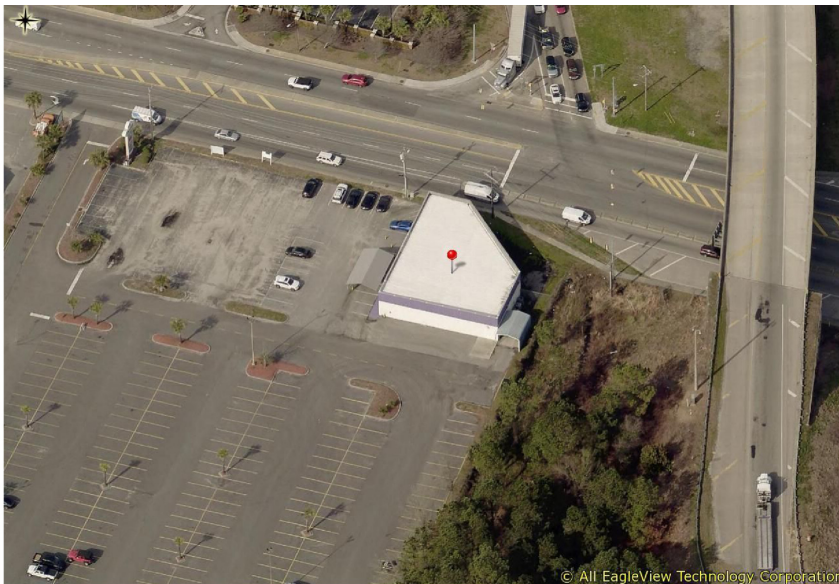
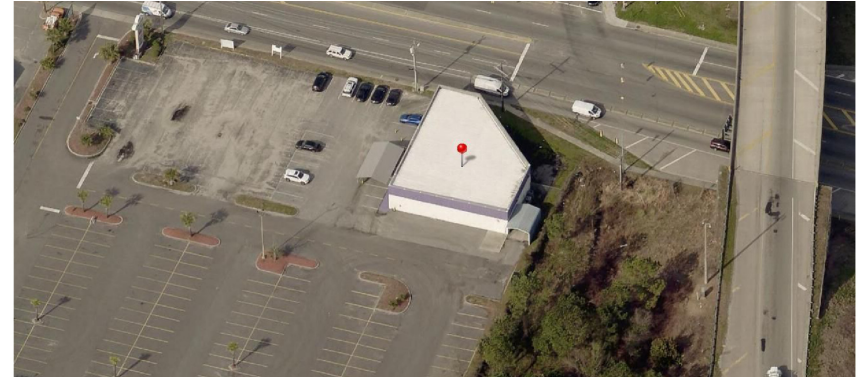
## LOCATION DESCRIPTION

Strategically positioned at the intersection of Savannah Highway and I-526, Charleston Urgent Care offers unparalleled accessibility in one of Charleston's most active commercial corridors. The location is directly across from Comfort Suites and near Home2Suites, surrounded by several national retailers, hotels, and dining options. Just minutes from Costco, Citadel Mall, and major medical centers including Roper St. Francis Healthcare and MUSC Health, the area is ideally suited for office or medical use. Charleston's strong population growth, historic appeal, and dynamic healthcare ecosystem make this a prime destination for investment, providing outstanding visibility and convenience for both patients and professionals.

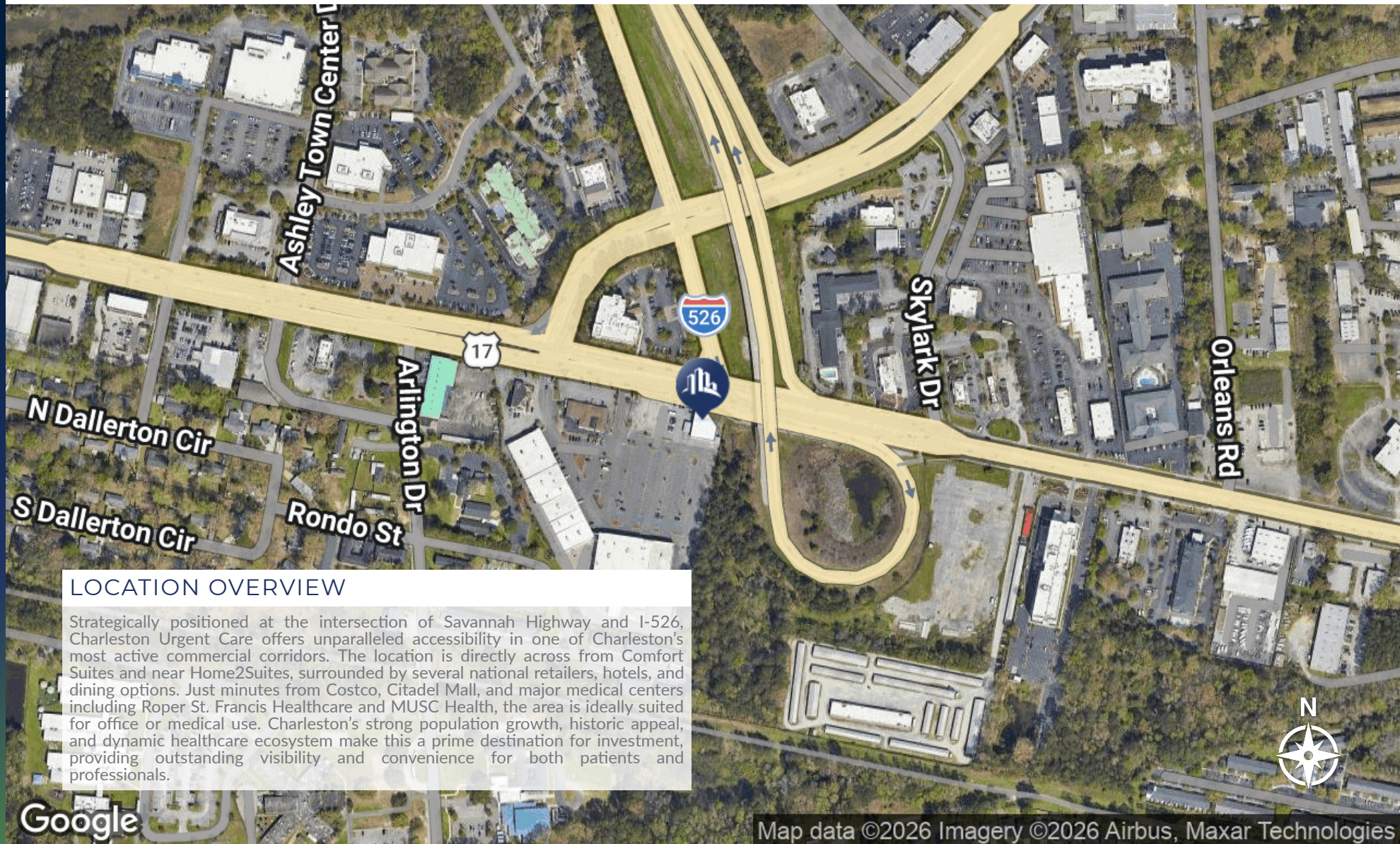
## PARKING DESCRIPTION

Surface - 25 spaces

# Additional Photos



# Location Map



## LOCATION OVERVIEW

Strategically positioned at the intersection of Savannah Highway and I-526, Charleston Urgent Care offers unparalleled accessibility in one of Charleston's most active commercial corridors. The location is directly across from Comfort Suites and near Home2Suites, surrounded by several national retailers, hotels, and dining options. Just minutes from Costco, Citadel Mall, and major medical centers including Roper St. Francis Healthcare and MUSC Health, the area is ideally suited for office or medical use. Charleston's strong population growth, historic appeal, and dynamic healthcare ecosystem make this a prime destination for investment, providing outstanding visibility and convenience for both patients and professionals.

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

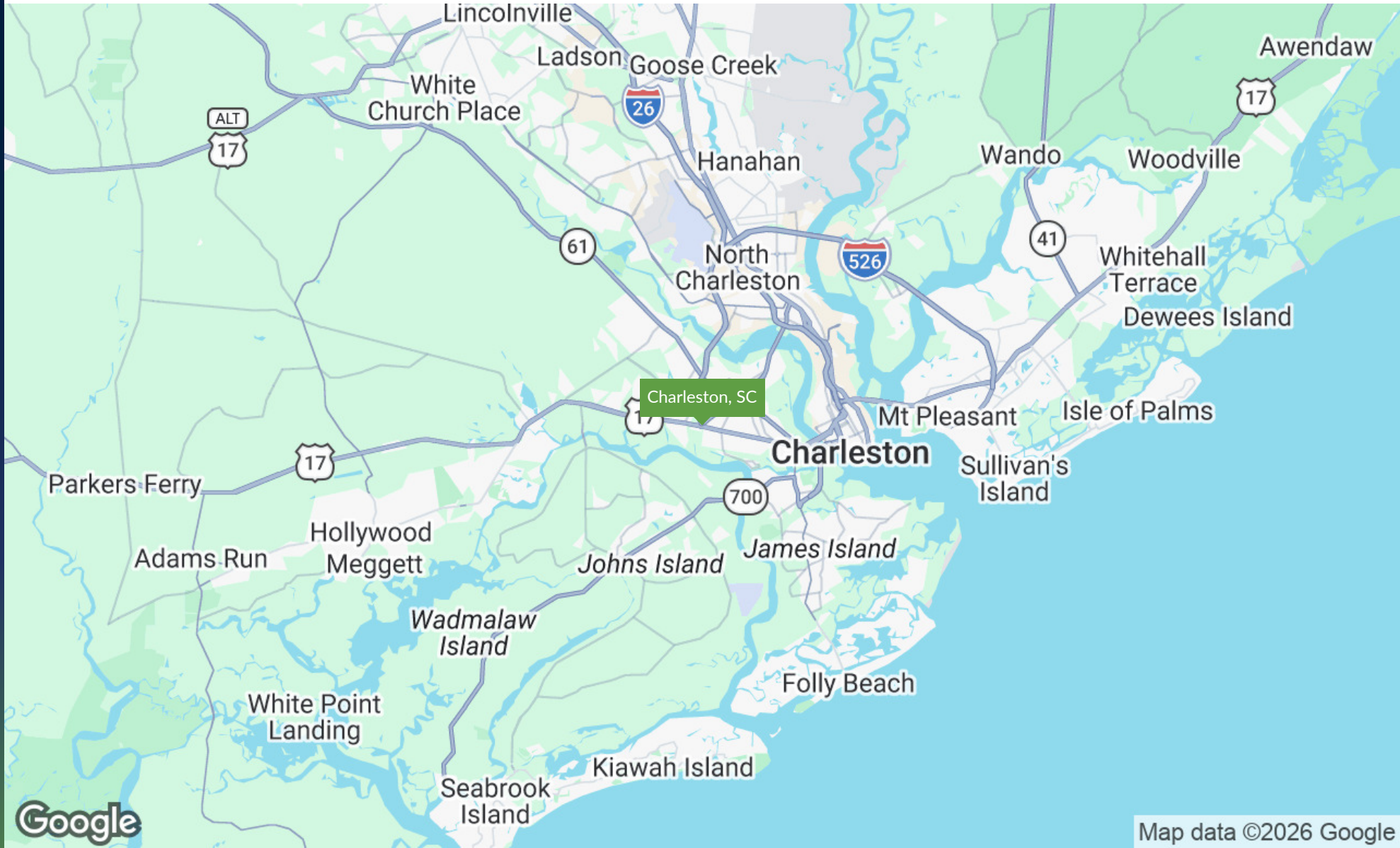
# Retailer Map



Google

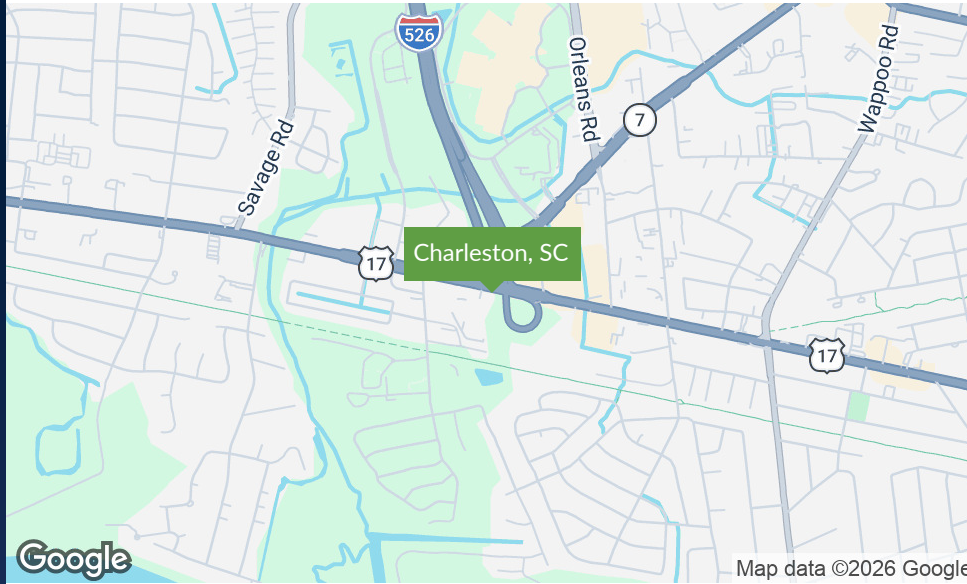
Map data ©2026 Google

# Regional Map



Map data ©2026 Google

# City Information



## LOCATION DESCRIPTION

Located in West Ashley this property at 2039 Savannah Highway, is situated at the intersection of I-526, This Urgent and Primary Care is strategically positioned across from Comfort Suites and in close proximity to Home2Suites and several other hotels. Additionally, the area boasts convenient access to Costco, just 2/10 of a mile away, and Citadel Mall, located 3/10 of a mile from the property. This prime location provides excellent visibility and accessibility for clients and employees, making it an appealing prospect for Office/Medical investors seeking to capitalize on the numerous nearby amenities and attractions in the thriving Charleston market.

## LOCATION DETAILS

Market	Charleston
Sub Market	West Ashley
County	Charleston



# Advisor Bio 1



## STEVE RADEKOPF

Broker / Principal

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## PROFESSIONAL BACKGROUND

Steve Radekopf was born in Watford, England and moved to Charleston in 1979 with the US Navy. He is the owner of Radekopf & Associates with offices in Charleston, SC and Charlotte, NC. Since 1991, Steve has been involved in Residential and Commercial Real Estate Brokerage, Franchise Sales, and Business Brokerage. He received his Certified Business Intermediary designation with the IBBA (International Business Brokers Association) in 1997 and is a Certified Franchise Consultant with the IFPG (International Franchise Professionals Group). Steve is also a CCIM (Certified Commercial Investment Member) candidate. Steve received the Costar Power Broker award for retail leasing for the Charleston Market.

Steve Radekopf is a Realtor and member of the following professional organizations:

- International Business Brokers Association (IBBA)
- Certified Commercial Investment Member Candidate (CCIM)
- International Franchise Professionals Group (IFPG)
- Carolinas Virginia Business Brokerage Association (CVBBA)
- National, SC and Charleston Trident Association of Realtors
- Charleston Business Leads Association (CBLA)

## MEMBERSHIPS

Steve Radekopf is a Realtor and member of the following professional organizations:

Radekopf & Associates  
Charleston, SC Charlotte, NC  
Mount Pleasant, SC 29466  
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