



WINDSOR HILL FLEX SPACE FOR SALE

8120 Windsor Hill Blvd
North Charleston, SC

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



100% Leased. This flex space property is just received its CO. Flex space for office, retail or some warehouse. This is an investment sale. Tenants in place have new 5 and 10 year leases. The building has three phase power, 10x12 roll up doors. Drive in dock. 22 foot eave height, however it is not sprinkled. Rent roll will be proved with NDA and registration of client. [View the Updated Property Video Here.](#) [View the Property Video Here.](#)

WINDSOR HILL FLEX SPACE FOR SALE

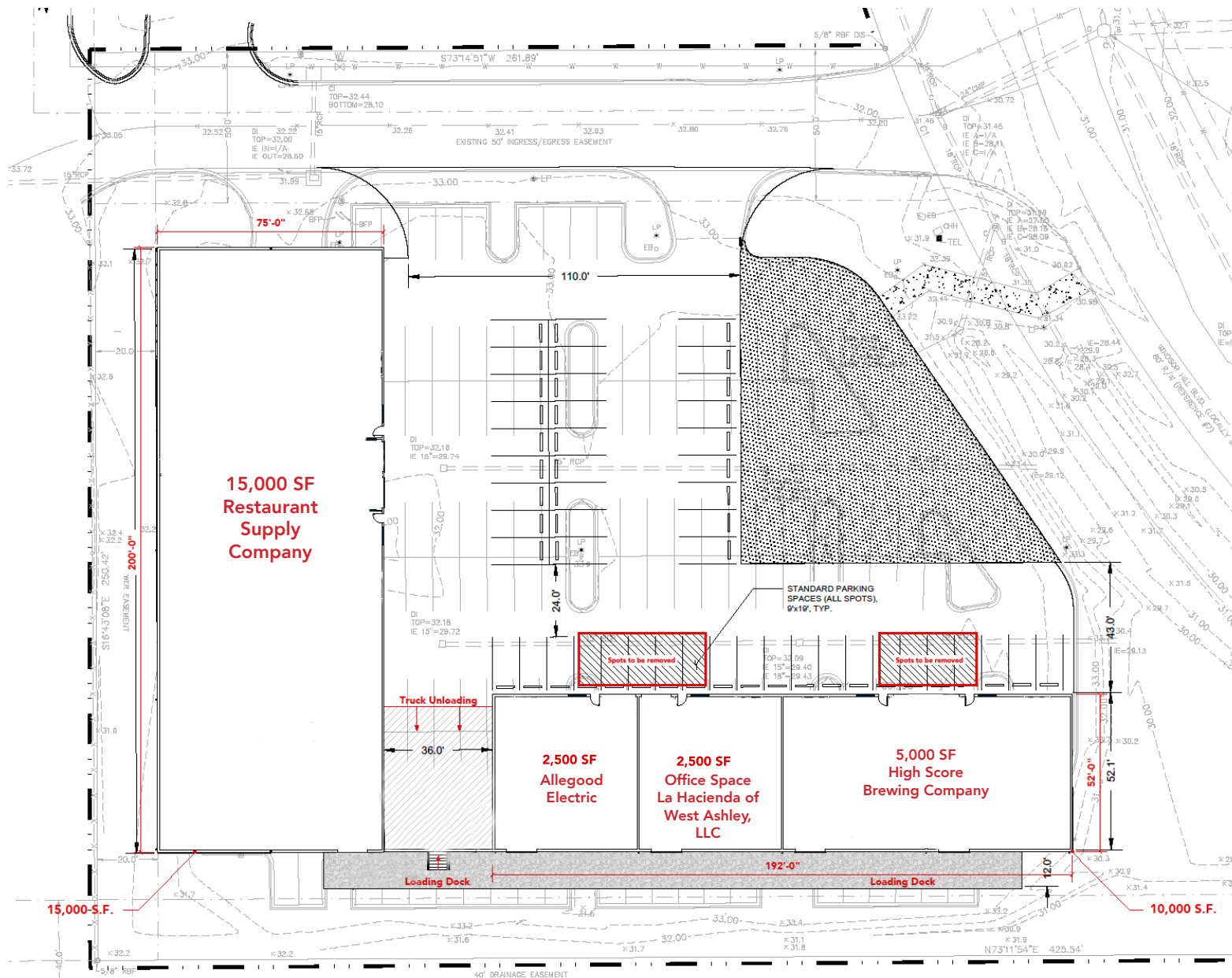


OFFERING SUMMARY

Sale Price:	\$5,500,000	Acres	2.48 AC
Total SF:	25,000 SF	Tax ID:	172-00-00-041
Building 1	10,000 SF	County:	Dorchester
Building 2	15,000 SF	Zoning:	B2 - North Charleston

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SITE PLAN



ALL ABOUT THE CITY OF NORTH CHARLESTON

- North Charleston is the 3rd largest city in the state, the #1 city in the state for retail sales.
- The only city in the country to produce both commercial airplanes and automobiles.
- North Charleston is the center of the Low Country and is the epicenter of the state's economy.

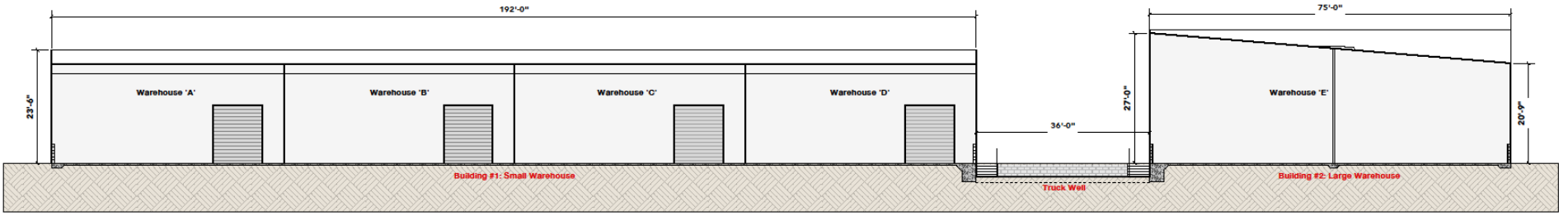
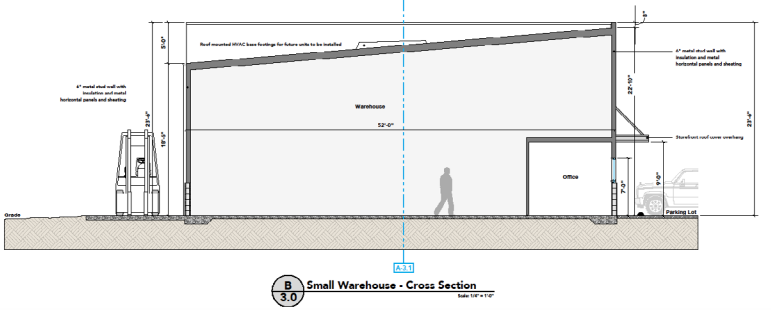
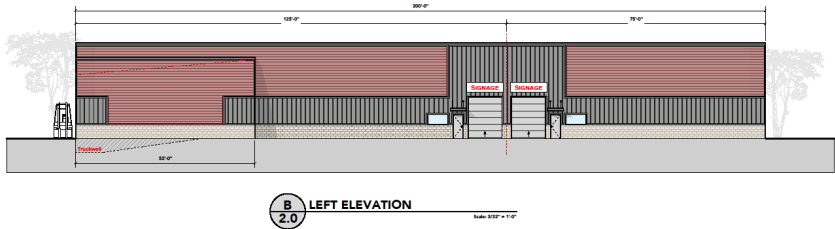
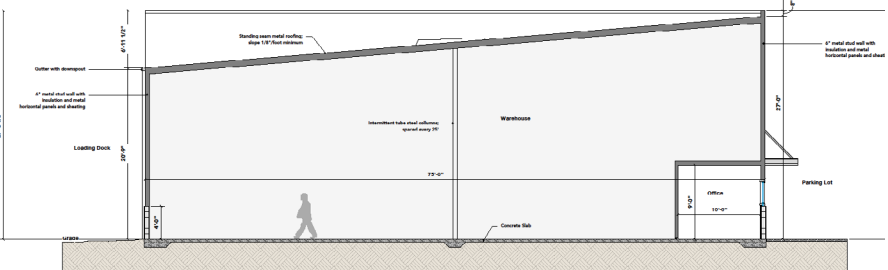
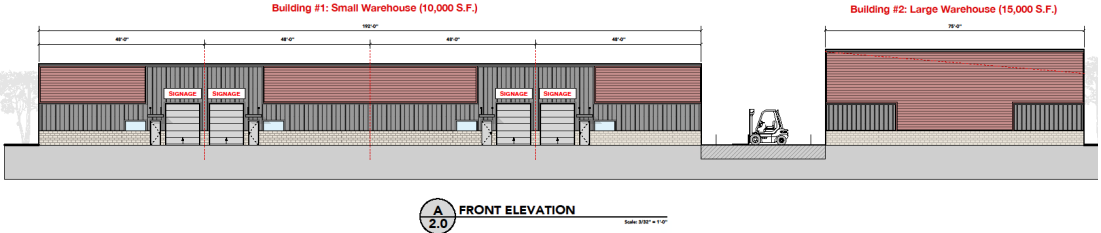
AREA ECONOMY

- One of the top places for jobs, according to Forbes and WalletHub
- Large and growing tech scene nicknamed "Silicon Harbor"
- Local worldwide brand reach such as Boeing, Volvo, Benefitfocus, BMW, Google, Mercedes Benz
- Top ten largest shipping container terminals in North America
- Growing global importance due to deepening of Charleston Harbor and added transatlantic flight
- Growing pool of 380,000+ skilled workers

AREA CULTURE & CONTEMPORARY LIFE

- Major tourism industry, rich historical value, well-preserved architecture, award-winning restaurants
- Growing number of luxury hotels, inns, hotel chains, diverse shopping
- Top 25 art destination, growing music and performing arts scene
- Highly regarded golf destination, 95 miles of coastline to enjoy in a desirable climate
- Weekly festivals, events, concerts, fundraisers, pop-up sales and farmer's markets

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DEMOGRAPHICS

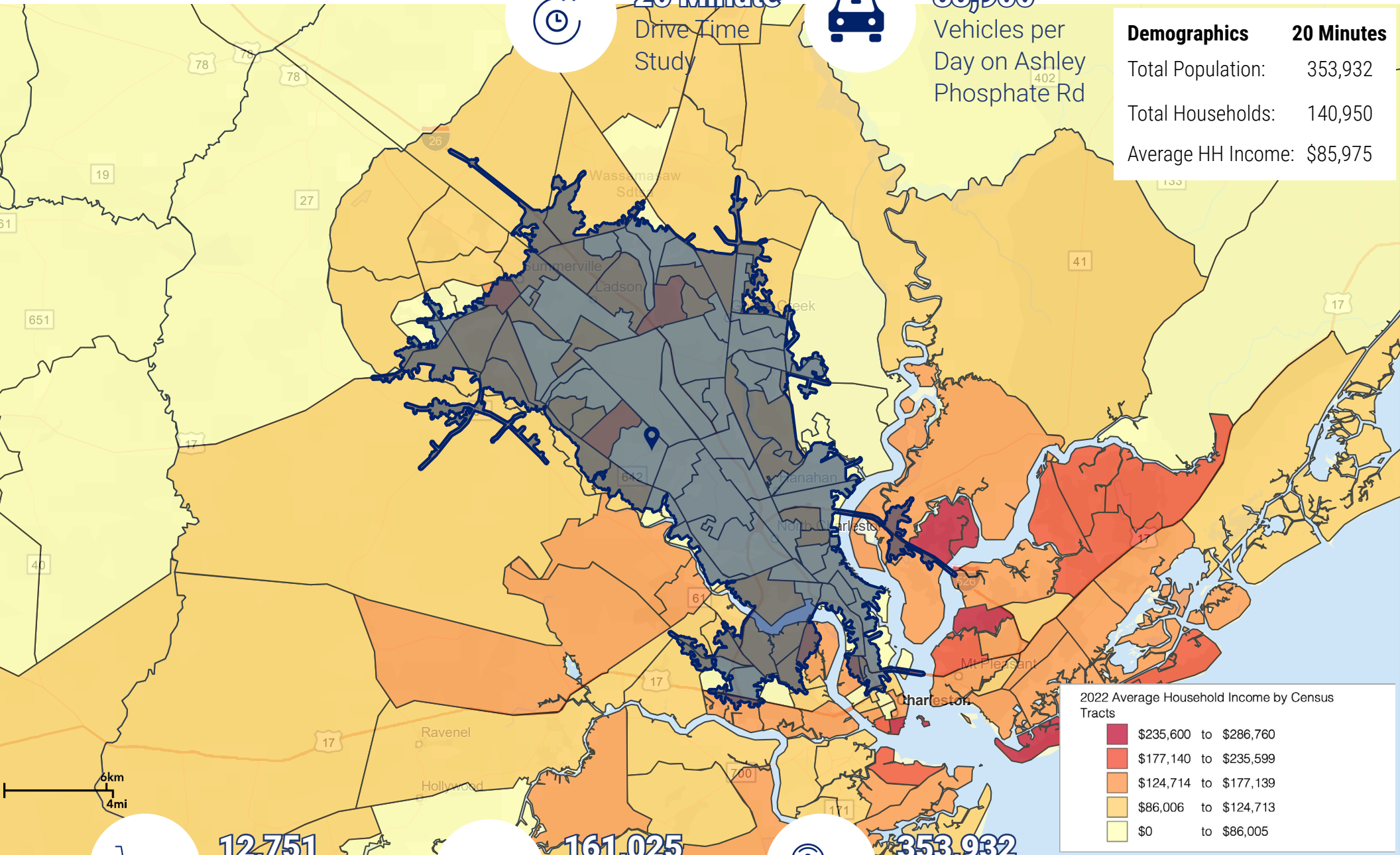


20 Minute
Drive Time
Study



33,900
Vehicles per
Day on Ashley
Phosphate Rd

Demographics	20 Minutes
Total Population:	353,932
Total Households:	140,950
Average HH Income:	\$85,975



2022 Average Household Income by Census Tracts

Dark Red	\$235,600 to \$286,760
Red	\$177,140 to \$235,599
Orange	\$124,714 to \$177,139
Light Orange	\$86,006 to \$124,713
Yellow	\$0 to \$86,005

All demographics based on Esri forecasts for 2022
SCDOT VPS 2021



12,751
Businesses
within 20 Minutes



161,025
Employees
within 20 Minutes



353,932
Population
within 20 Minutes

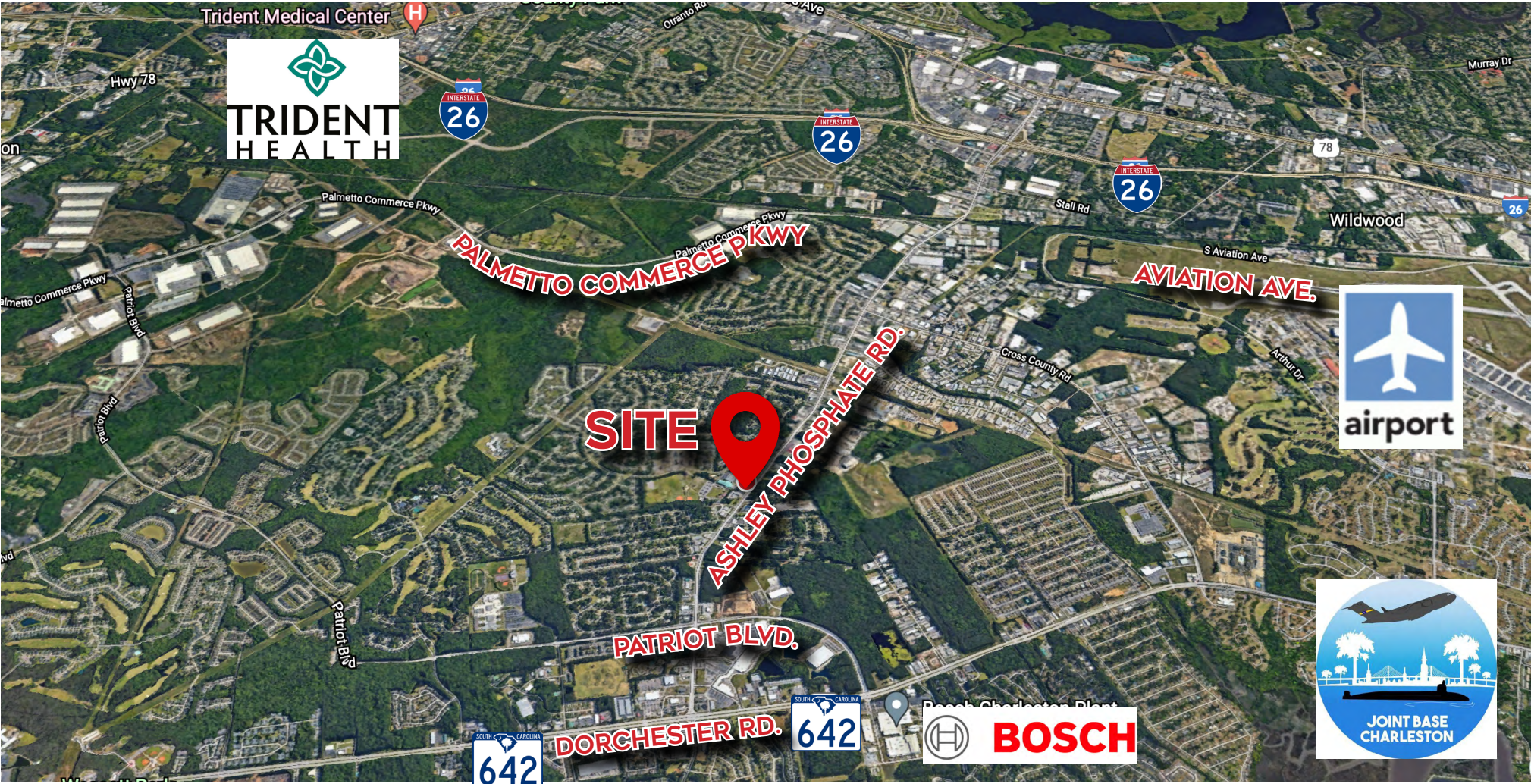


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8120-200

HIGH SCORE
BREWING



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