

FOR SALE

**2050 SPAULDING DRIVE, SUITE 2
NORTH CHARLESTON, SC 29406**



OFFICE CONDO FOR SALE | 2,250 SF

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

OFFICE CONDO FOR SALE

PROPERTY OVERVIEW

Excellent office building for sale at 2050 Spaulding Drive, a well-appointed ground-floor condominium. Built in 1985, this 2,250 square foot space offers a functional layout featuring a reception area with two interior receptionist offices, a conference room, seven private offices, two full bathrooms, and a large storage or break room in the back. Ideal for professionals such as attorneys, accountants, real estate agents, or consultants, this economical office space is nestled among a community of established businesses, including legal, dental, and import/export firms. The condo is right off of Rivers Avenue and offers easy access to both I-26 (2 miles) and I-526 (3 miles), ensuring exceptional connectivity to the broader Charleston region. Don't miss this opportunity to establish your business in a professional setting that combines functionality with convenience.

2050 Spaulding Drive | North Charleston, SC 29406



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OFFERING SUMMARY



PRICE

\$475,000



ZONING

B-2
(General Business District)



PARKING

35 Shared Parking
Spaces



BUILDING SIZE

2,250 SF



MUNICIPALITY

North Charleston



TAX ID

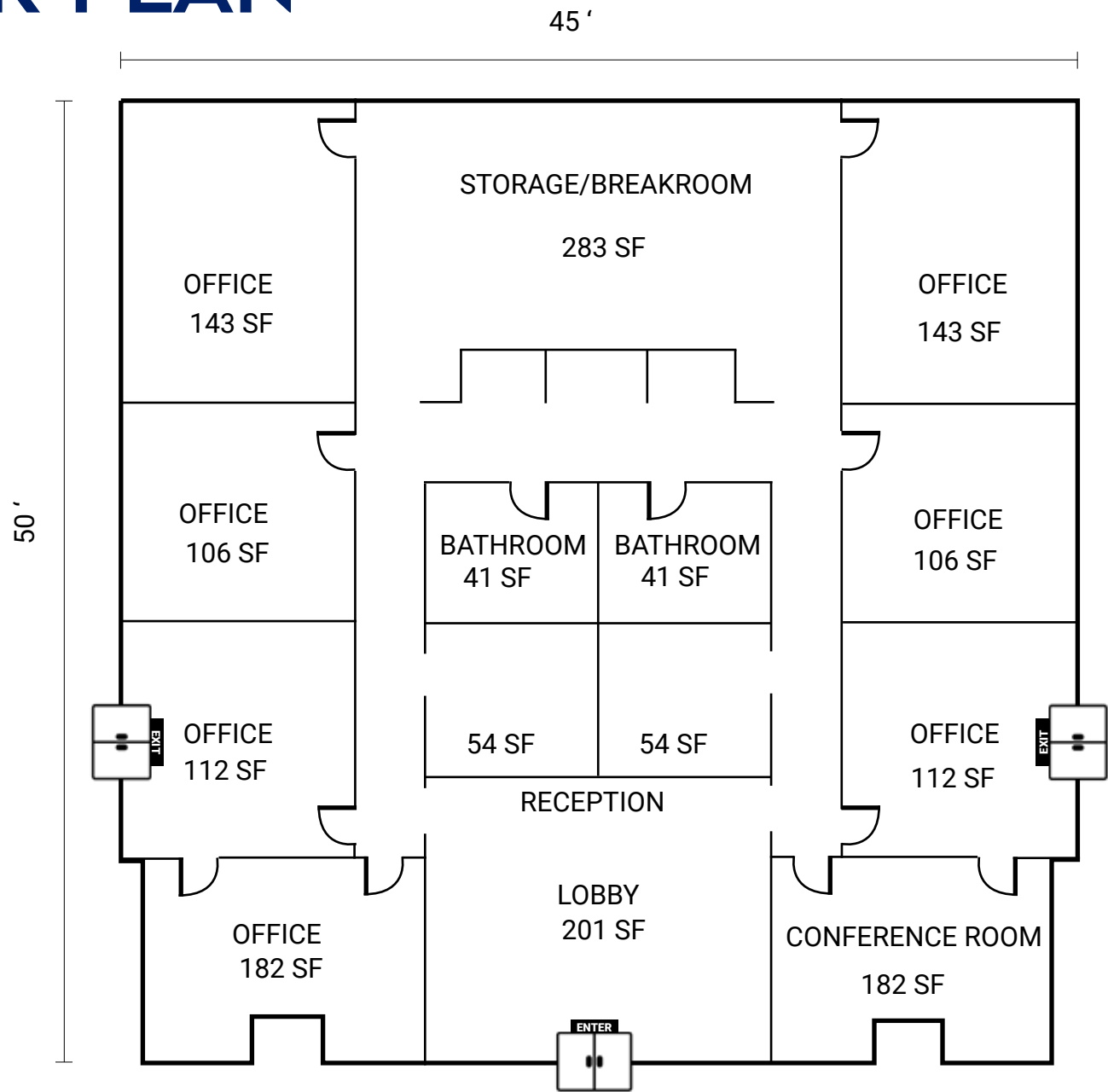
4751600135

2050 Spaulding Drive | North Charleston, SC 29406



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FLOOR PLAN



OFFICE CONDO FOR SALE

AERIAL

2050 Spaulding Drive

Spaulding Dr

Spaulding Dr

2050 Spaulding Drive | North Charleston, SC 29406

OFFICE CONDO FOR SALE

LOCATION



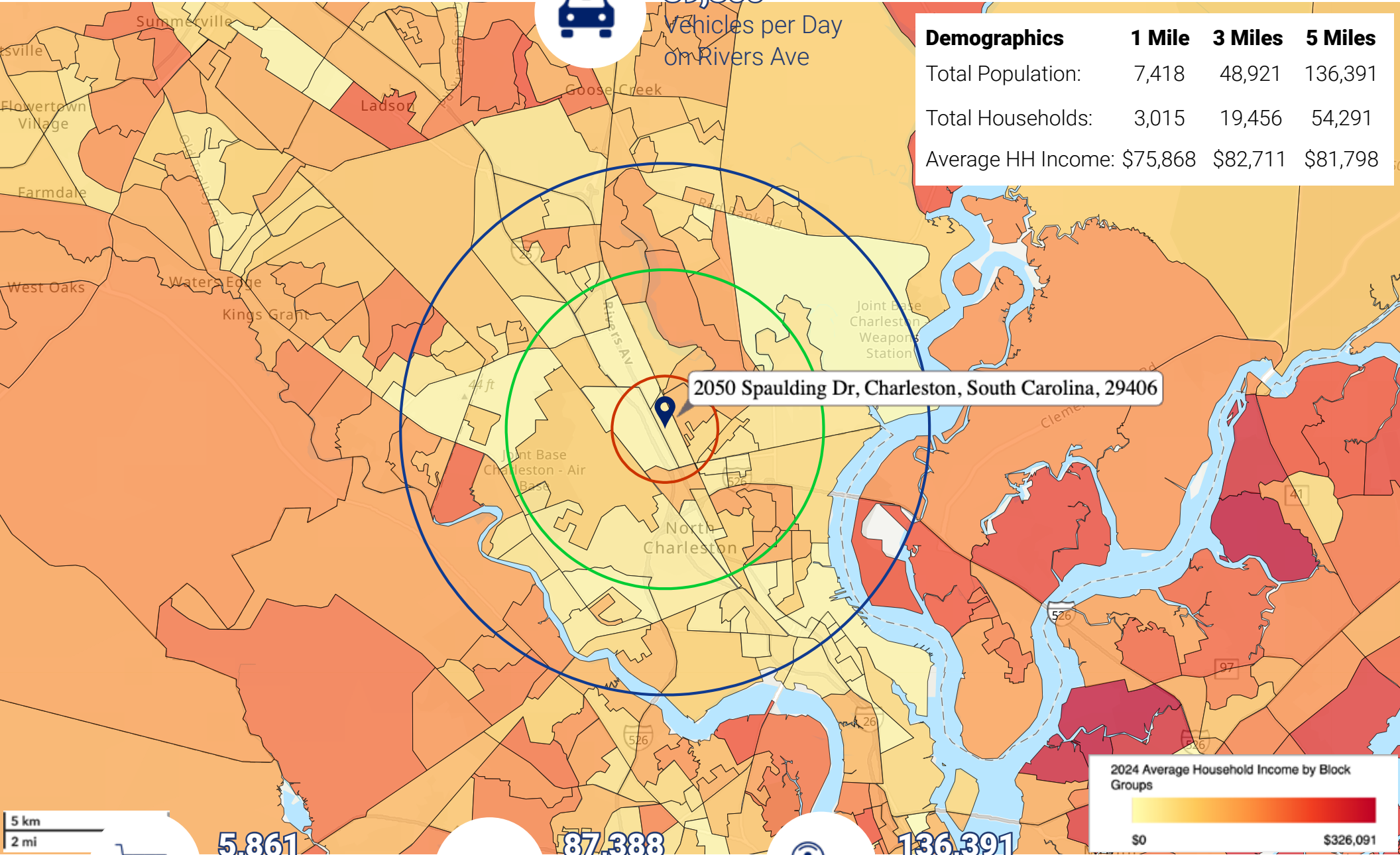
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DEMOGRAPHICS



39,300
Vehicles per Day
on Rivers Ave

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,418	48,921	136,391
Total Households:	3,015	19,456	54,291
Average HH Income:	\$75,868	\$82,711	\$81,798



2050 Spaulding Dr, Charleston, South Carolina, 29406



5 km
2 mi



5,861
Businesses
within 5 Miles



87,388
Employees
within 5 Miles



136,391
Population
within 5 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2024

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