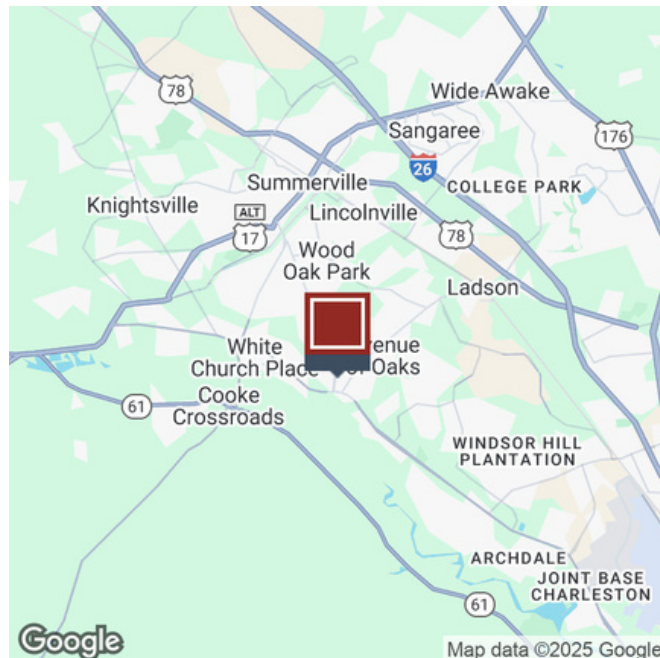


1815 OLD TROLLEY RD

SUMMERVILLE, SC 29485



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building SF:	21,151 SF
Available SF:	1,258 - 6,000 SF
# of Units Available:	6
Year Renovated	2026

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customers and employees
- High traffic area for maximum exposure
- Unit 107 - former dental office, plumbed for a dentistry

PROPERTY OVERVIEW

This 21,151 SF neighborhood retail center offers exceptional visibility and access along one of Summerville's most heavily traveled corridors — Old Trolley Road and Dorchester Road. Tenants benefit from strong traffic counts, convenient ingress/egress, and proximity to major national retailers including Lowe's Foods, Walmart, Aldi, and Publix, all within a one-mile radius. Just five miles from Historic Downtown Summerville and 13 minutes from Charleston International Airport, the property provides excellent regional connectivity and is ideally suited for service, restaurant, medical, or neighborhood retail users seeking space in a thriving submarket.

With renovations to begin at the start of Q1 2026, 1815 Old Trolley Road will be transformed into a refreshed, modern shopping destination. Six of the nine units are available for lease, ranging from 1,258 SF to 6,000 SF, with flexible layouts to accommodate a variety of uses and an approximate 64-foot depth. Lease rates are being offered at \$30.00 PSF (NNN), and all suites will be delivered in white box condition, allowing for efficient and versatile buildouts. The 6,000 SF end cap offers potential for a drive-through or can be subdivided into multiple suites. Tenants will also enjoy ample surface parking (≈157 spaces) and strong visibility along Old Trolley Road. Renderings and site plans are available.

for more information, please contact:

- **KEITH MAYFIELD** 843.437.0720 KMayfield@cctre.com
- **ROBERT SULLIVAN** 843.834.4600 rsullivan@cctre.com



RETAIL SPACES FOR LEASE

EXTERIOR RENDERINGS



Exterior Rendering



Dining Area



6,000 End Cap Space



6,000 End Cap Space - Drive Through Concept



4,000 End Cap Space



4,000 End Cap Space - Outdoor Dining

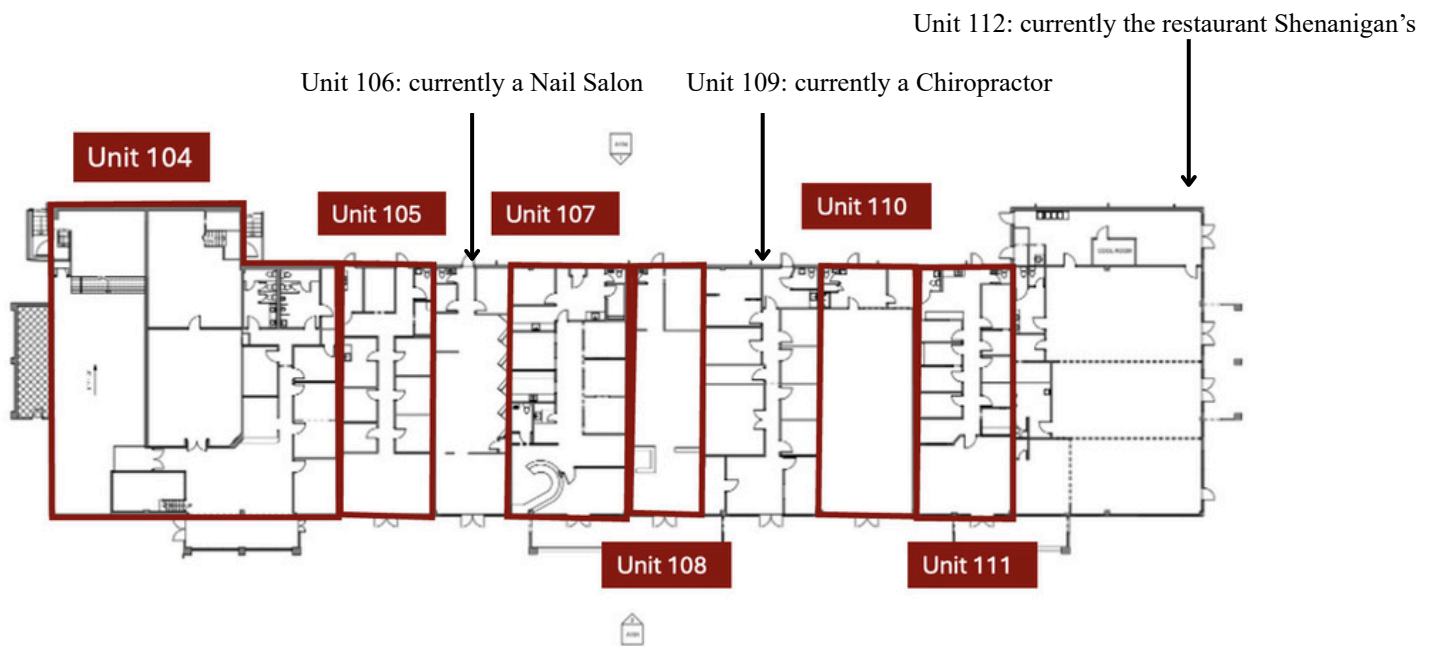
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AVAILABLE UNITS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	1,258 - 6,000 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 104	Available	6,000 SF	NNN	\$30.00 SF/yr	
Unit 105	Available	1,625 SF	NNN	\$30.00 SF/yr	
Unit 107	Available	1,877 SF	NNN	\$30.00 SF/yr	Former Dentistry
Unit 108	Available	1,258 SF	NNN	\$30.00 SF/yr	
Unit 110	Available	1,557 SF	NNN	\$30.00 SF/yr	
Unit 111	Available	1,584 SF	NNN	\$30.00 SF/yr	

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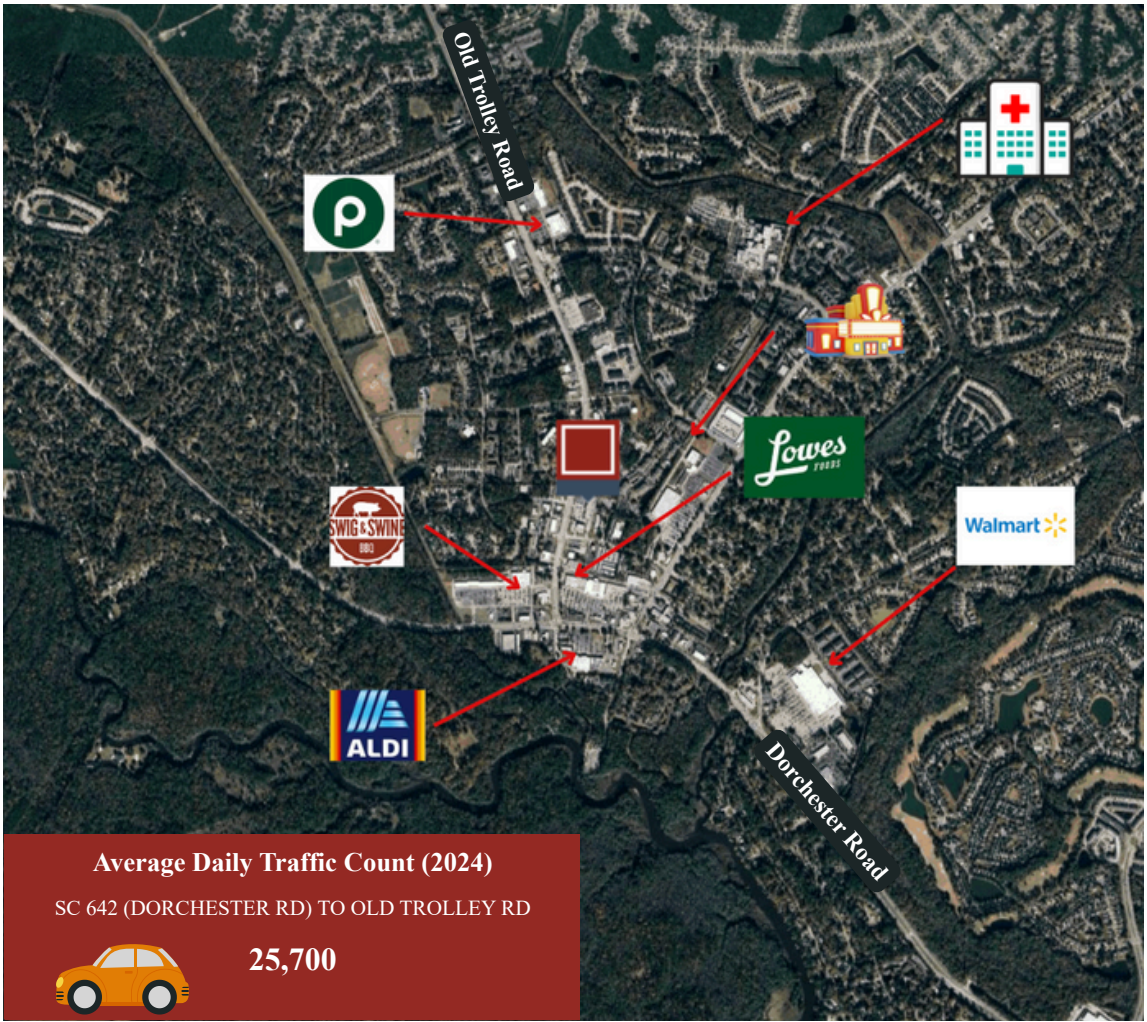
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LOCATION HIGHLIGHT

SUMMERVILLE, SC 29485



Nearby Properties	Distance from 1815 Old Trolley
Lowe's Foods	0.4 miles
Aldi	0.5 miles
Cinemark of Summerville	0.6 miles
Swig and Swine	0.8 miles
Publix	0.9 miles
HCA Healthcare Hospital	0.9 miles
Walmart	1.1 miles

<https://www.scdot.org/travel/travel-trafficdata.html>

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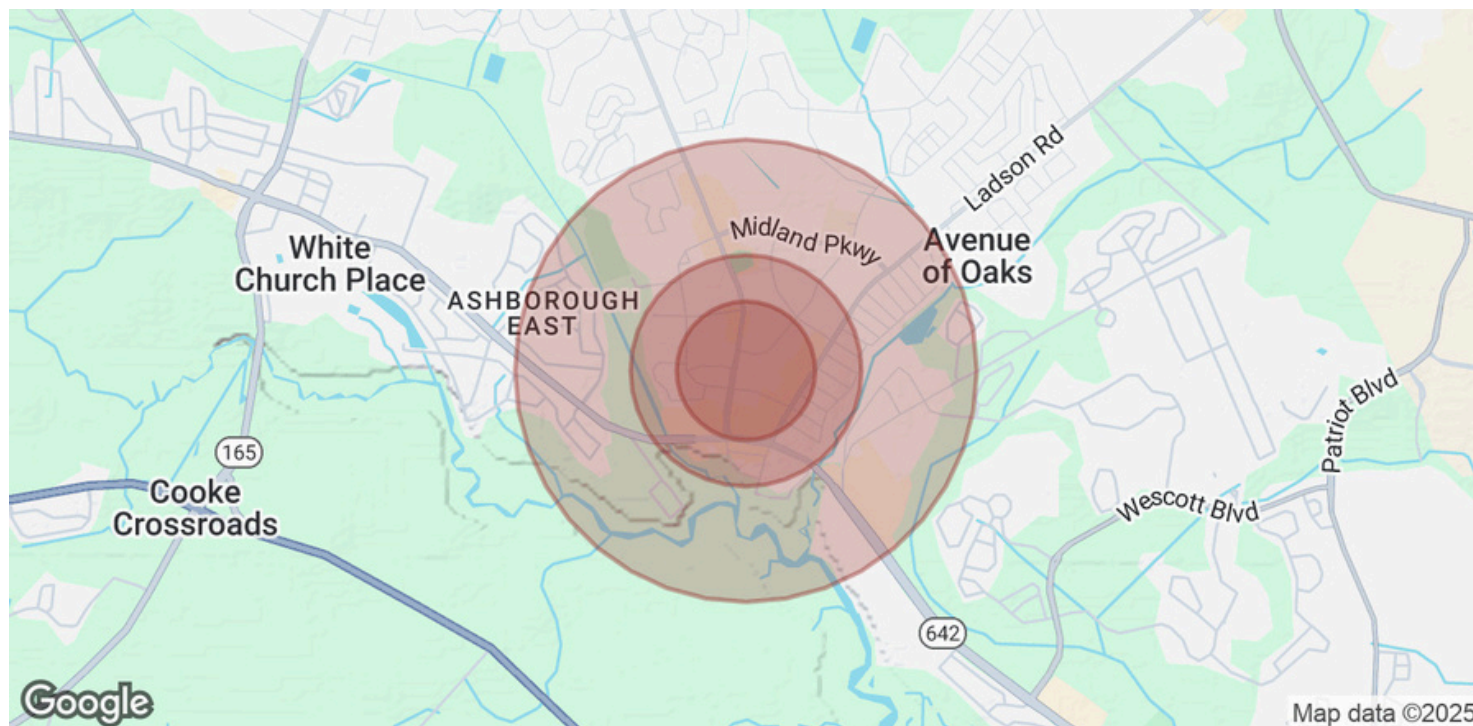
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DEMOGRAPHICS

SUMMERVILLE, SC 29485



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	717	2,438	9,450
Average Age Average	37	40	39
Age (Male) Average	35	37	37
Age (Female)	39	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	1,067	3,798
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$69,521	\$76,964	\$87,274
Average House Value	\$244,463	\$257,735	\$280,704

Demographics data derived from AlphaMap

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