



COMMERCIAL PROPERTY

455 Deanna Lane Unit B
Wando, SC 29492

Presented by
Carolina One Real Estate

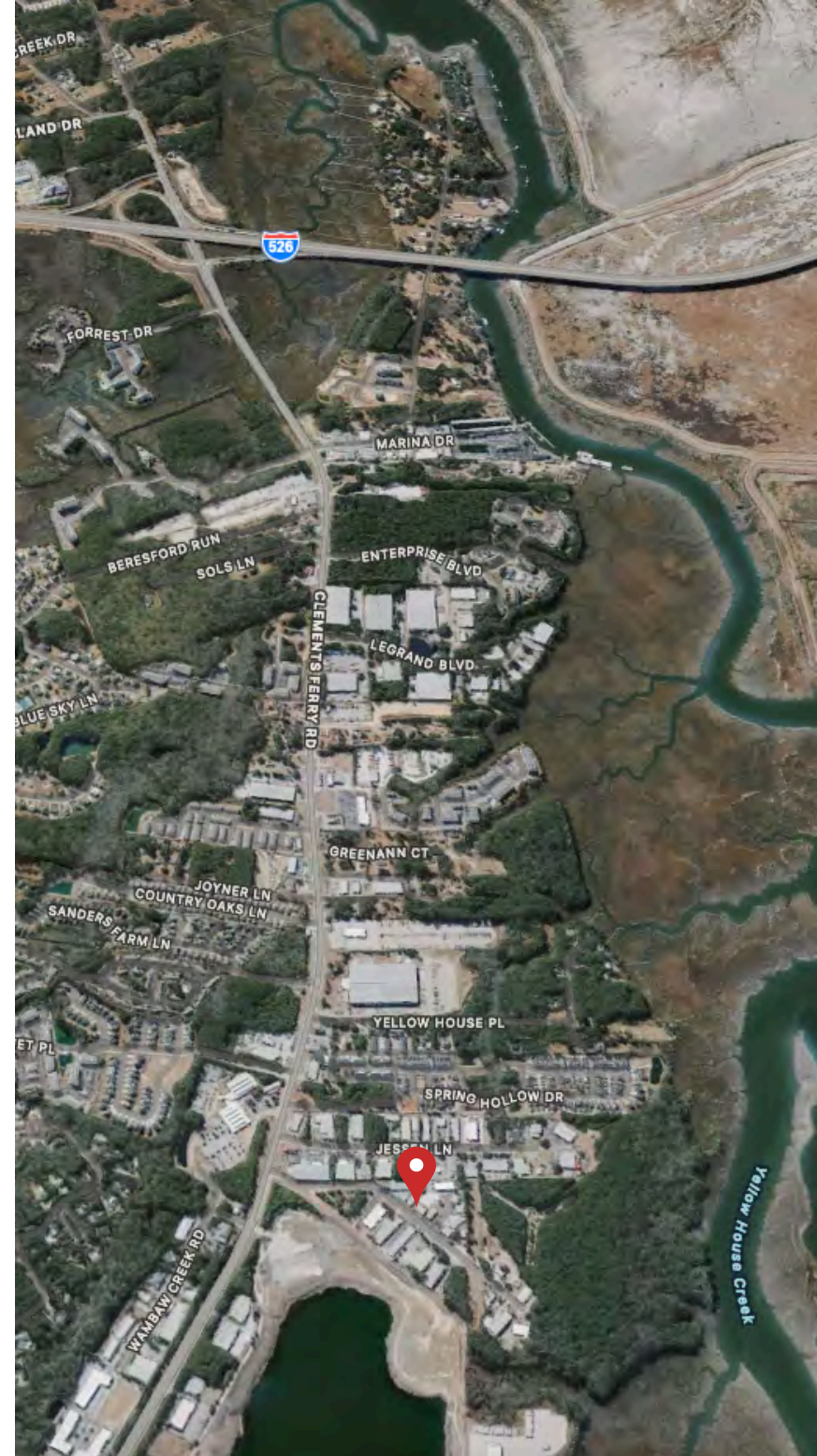
843-214-0396
www.carolinaone.com



OFFERING

This commercial property offers an excellent opportunity for both owner-occupants or investors. Situated in the rapidly growing Clements Ferry corridor of Wando, SC, the property benefits from ongoing commercial expansion and significant residential development. Owner is licensed SC Real Estate Agent.

| | |
|---------------|------------------------------------|
| Address : | 455 Deanna Lane, Unit B |
| Type: | Retail / Office / Light Industrial |
| Year Built: | 2004 |
| Lot Size: | 0.29 acres |
| Unit Size: | 1906 SF |
| Parcel Number | 2670000141 |
| Parking: | 7/14 spaces |





PROPERTY SUMMARY

Unit B at 455 Deanna Lane offers 1,906 square feet of flexible commercial space in the fast-growing Clements Ferry corridor of Wando, SC. The open-plan layout includes a bathroom, kitchen, storage area, and roll-up door, making it well-suited for a variety of uses. With dedicated parking, easy access to I-526, and proximity to Charleston's key submarkets, this property presents an excellent opportunity for an owner-occupant or investor seeking long-term value in a high-demand location. HVAC and water heater replaced in 2022.



HIGHLIGHTS

- Bay Door
- Investment or Owner
- High-Growth Corridor
- Convenient I-526 Access
- Dedicated Parking
- Recently Replaced Mechanicals



FINANCIAL SUMMARY

Unit B at 455 Deanna Lane is leased on a NNN basis through February 2027, providing stable cash flow and predictable income for investors. The 1,900-square-foot space generates \$16.00 per square foot in base rent, scheduled to increase to \$16.50 in March 2026. While the tenant is expected to have interest in renewal, the lease structure also creates a clear path for an owner-occupant to step in at expiration, offering both immediate investment stability and long-term flexibility.

Asking Price:

\$475,000

Cap Rate:

6.6%

NOI:

\$31,350

Occupancy:

100%

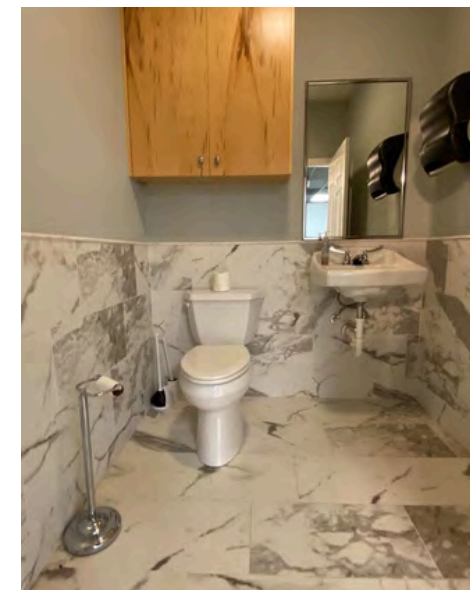
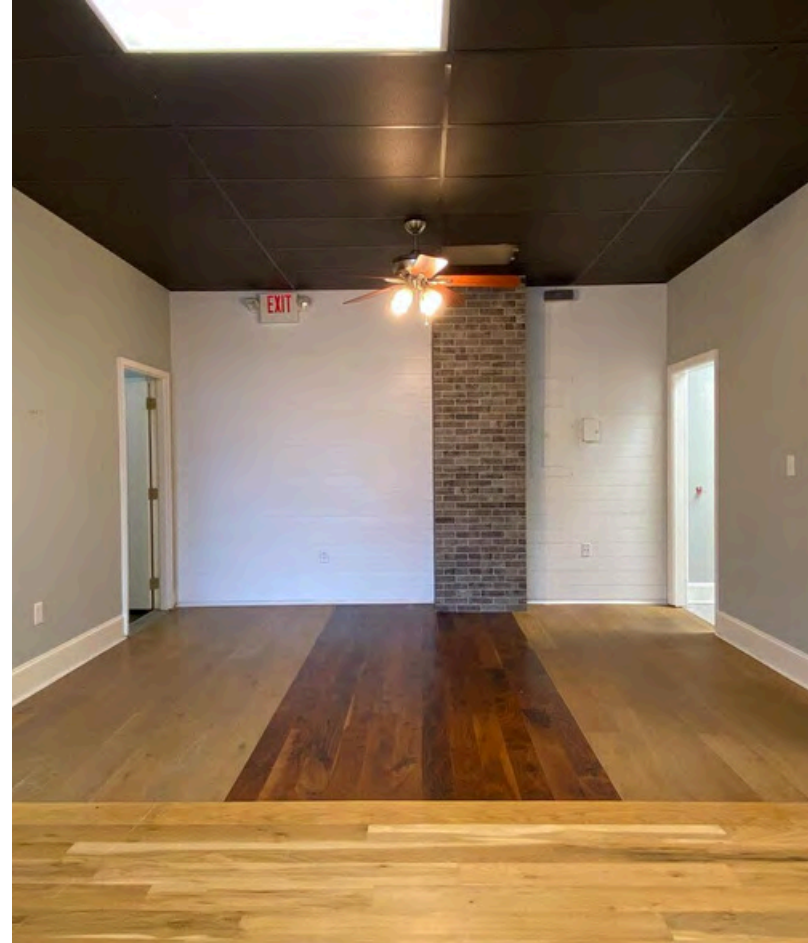
Price/SF:

\$249

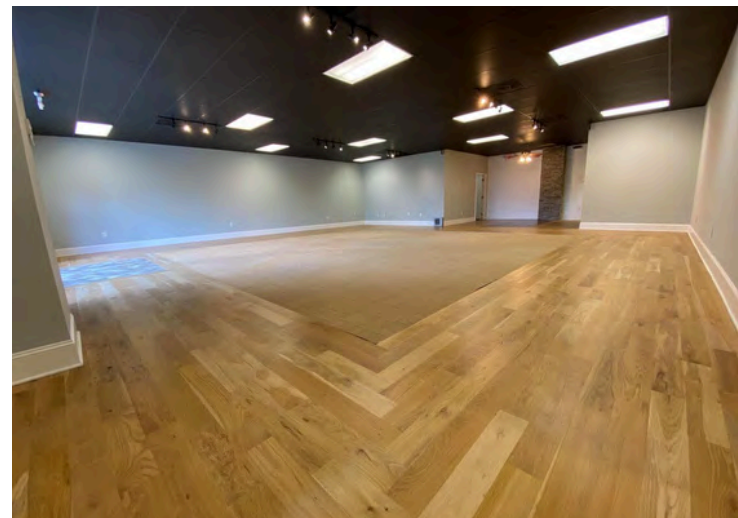
PROPERTY PHOTOS



455-B Deanna Lane, Wando SC 29492



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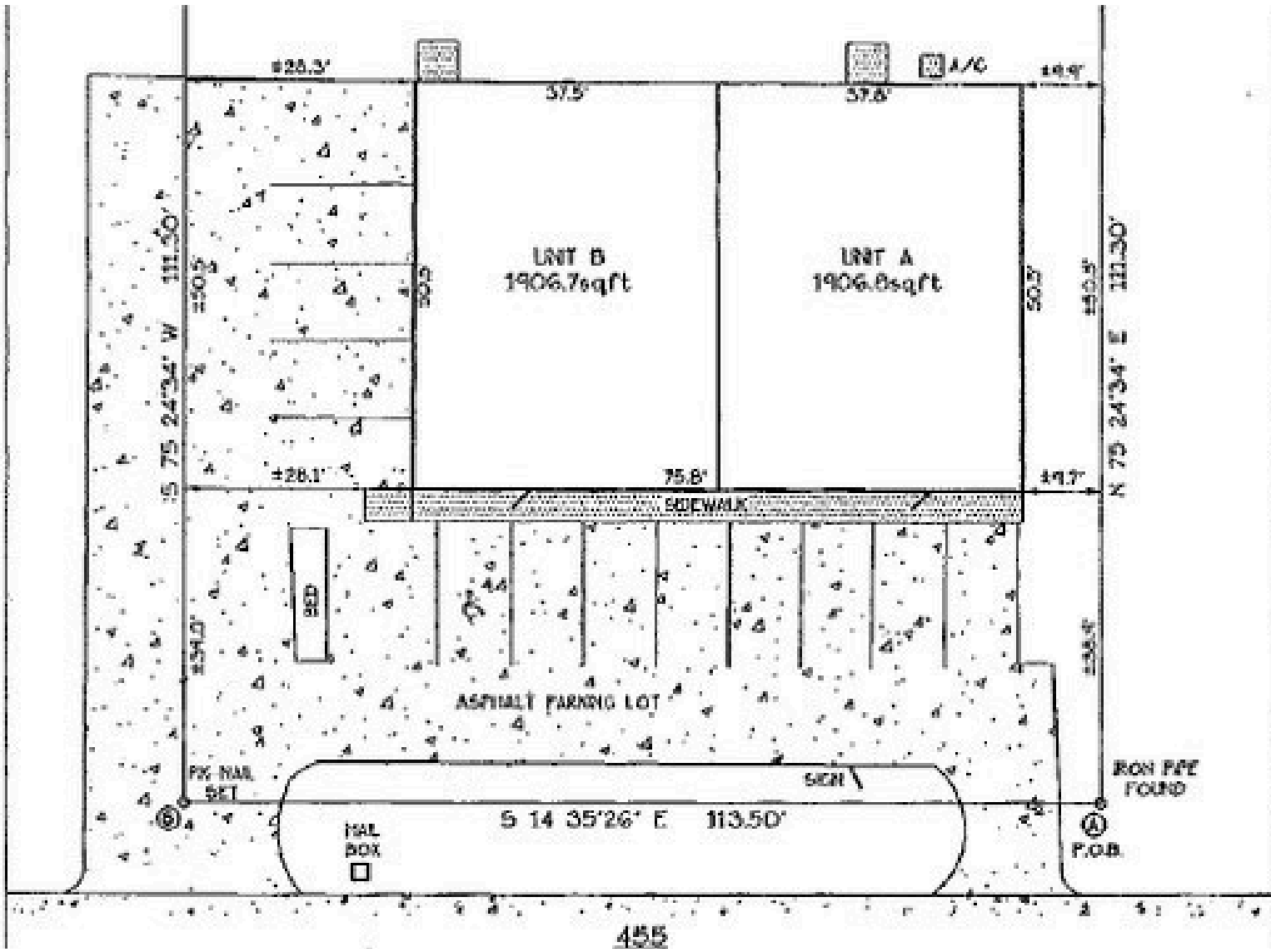
AERIAL

455 Deanna Lane



455-B Deanna Lane, Wando SC 29492

SITE PLAN





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