



FOR SALE

1524 Ashley River Road
Charleston SC, 29407



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM, CRE
(C)843.270.4192
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Davis Swing
(C)336-906-7827
dswing@cbcatlantic.com

OFFERING SUMMARY



SALE PRICE

\$1,150,000



COUNTY

Charleston



ZONING

GB- General
Business



TAX ID

3151200156



CITY

Charleston



TOTAL AVAILABILITY

3,072 SQFT
1,800 SQFT WAREHOUSE
1,272 SQFT OFFICE

PROPERTY OVERVIEW

Great owner-user or investment opportunity along one of Charleston's most heavily traveled commercial corridors. Located on Ashley River Road with excellent visibility, great access, and strong surrounding demographics, this property offers a functional commercial building on a valuable commercial site. The property is positioned near downtown Charleston, I-526, and major retail, office, and residential developments, providing exceptional accessibility for customers, employees, and tenants alike. It's flexible layout and frontage make it well-suited for a variety of office, retail, service, or redevelopment uses.

Property Highlights:

- 1,800 SQFT of Warehouse space
- 1,272 SQFT of Office space
- Excellent visibility and frontage
- Convenient access to I-526 and Downtown Charleston
- Flexible commercial use potential
- Strong surrounding population and traffic counts
- Ideal for owner-users, investors, or redevelopment

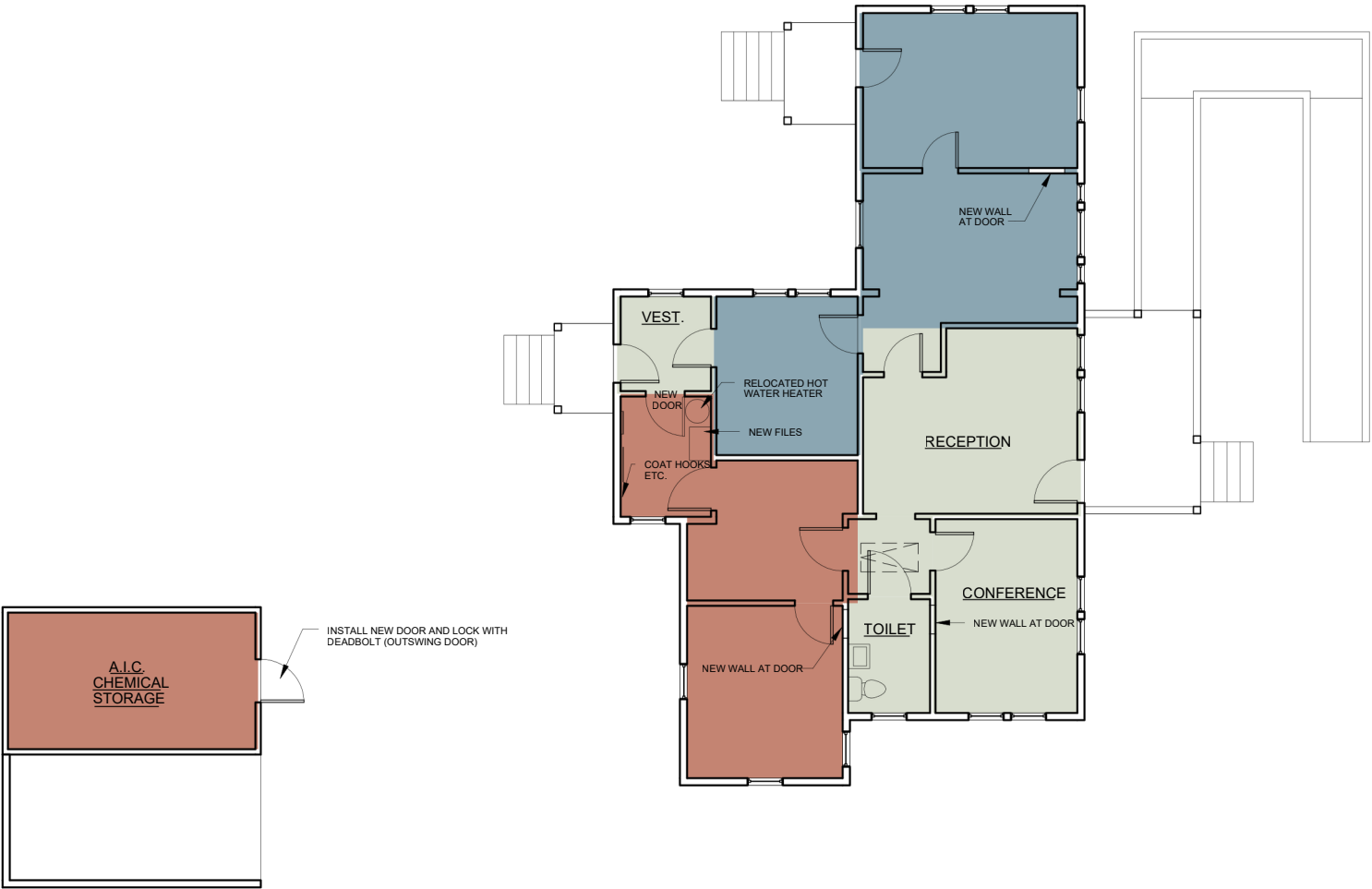


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FOR LEASE

SPACE PLAN



BLAND & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

1524 ST. ANDREWS
CHARLESTON, SC

REVISIONS:

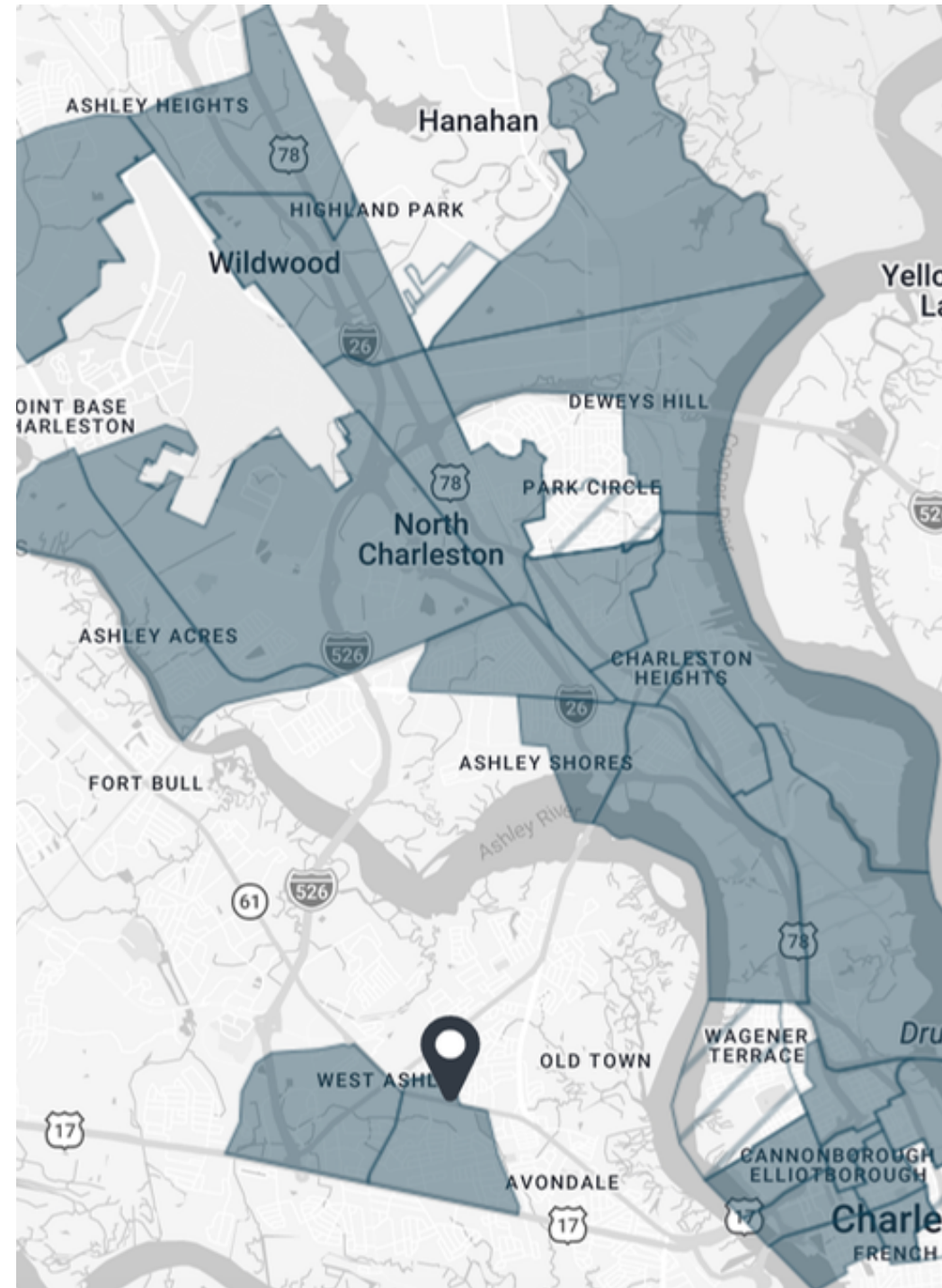
PROJECT NO. 13102
DATE: 3-4-2013
DRAWN BY: RAF
CHECKED BY: JDS / WDE

PROPOSED FIRST FLOOR

A1.1

HUB ZONING

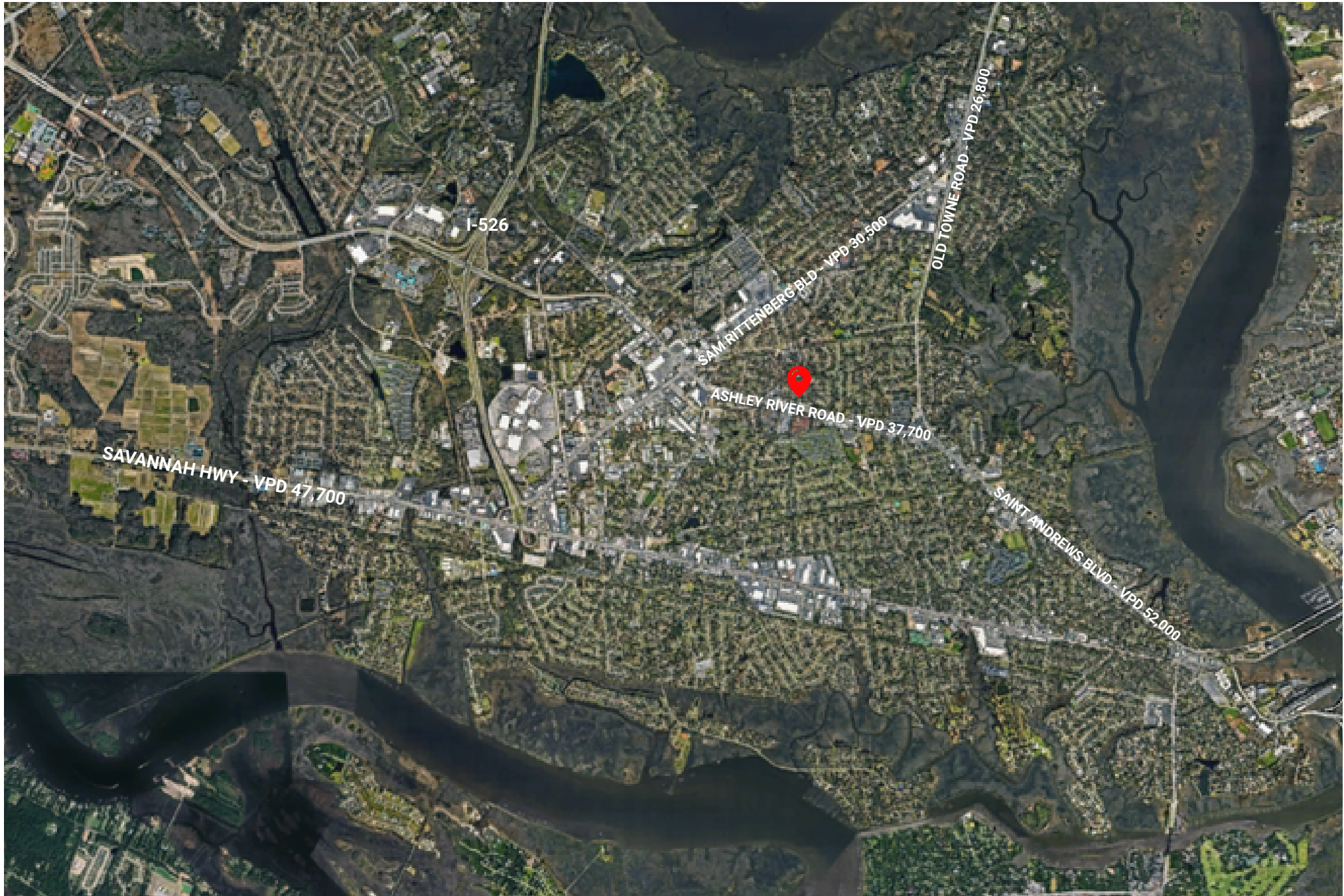
- **SBA HUBZone Eligible Location:** Position your business to win lucrative federal contracts with preferential pricing advantages.
- **10-Year Eligibility Protection:** Secure a long-term lease or purchase to lock in your HUBZone "principal office" status for up to a decade.
- **Unbeatable Proximity:** Located just minutes from downtown Charleston and I-526, providing seamless logistics for clients and employees.
- **Unlock Exclusive Revenue:** Establish your principal office here to qualify for the SBA's 3% federal contract set-asides and sole-source awards.
- **Gain a 10% Price Advantage:** Beat out non-HUBZone competitors instantly with the SBA's 10% price evaluation preference on open bids.



PHOTOS



AERIAL



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AREA MAP



DEMOGRAPHICS



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