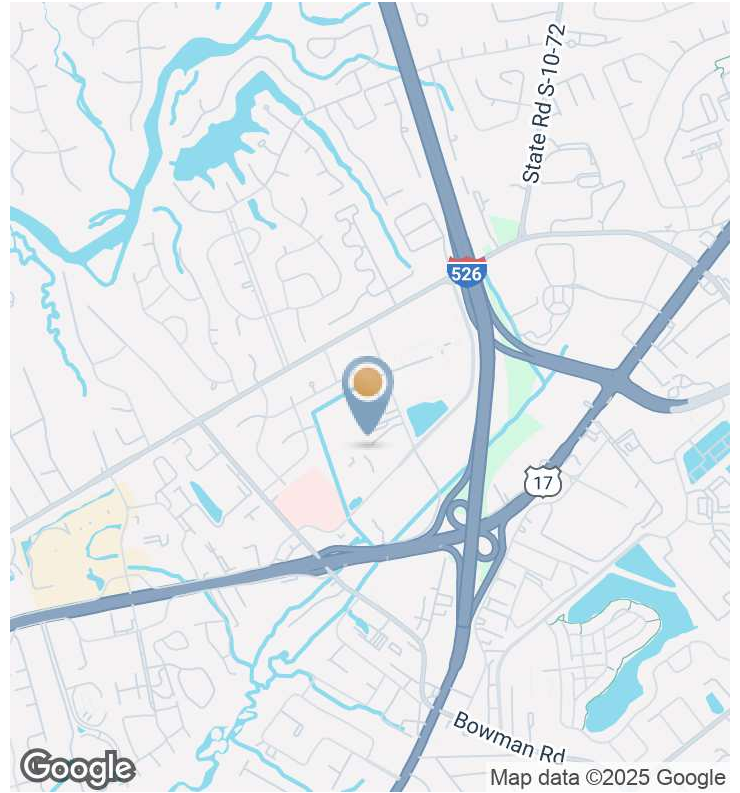


897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	13,381 SF
Available SF:	2,587 SF
Number of Units:	3

PROPERTY OVERVIEW

Turn Key Medical Office in lower Mount Pleasant. Centrally located in Mt Pleasant and directly across the street from East Cooper Hospital - this property is extremely well positioned for businesses serving the medical community in Mt Pleasant and in downtown Charleston. Just steps from other healthcare providers this offering provides great opportunity for referral of business. The central location close to I-526 and downtown Charleston could make it an ideal office space for a sales and marketing company too. In addition to the close proximity to hospitals and other medical practices, the Central Location offers easy connectivity from both 526 and Highway 17 with prominent signage on Von Kolnitz Road.

This well laid out medical space features a private waiting room, a reception area with built in desk space, Exam rooms and offices, bathrooms, a large nurse station with kitchenette and storage closets.

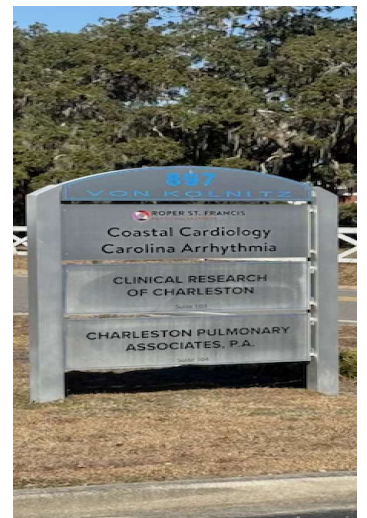
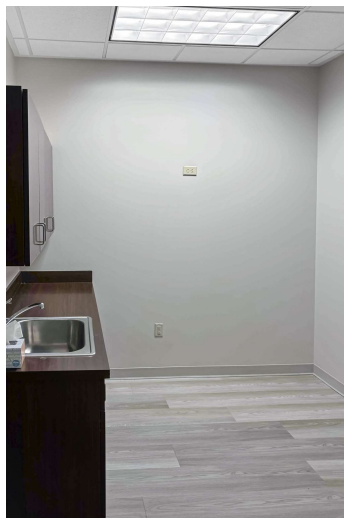
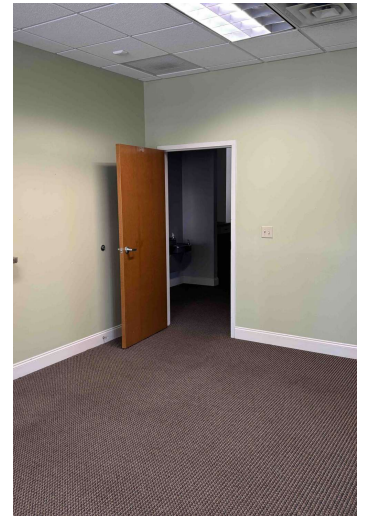
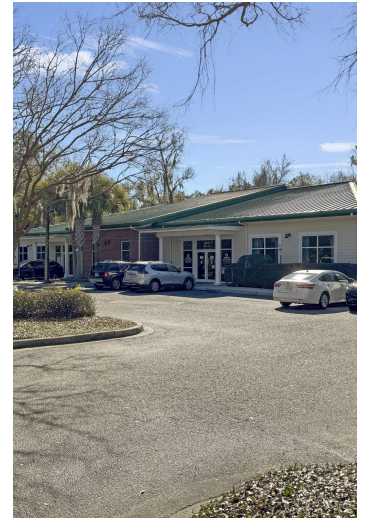
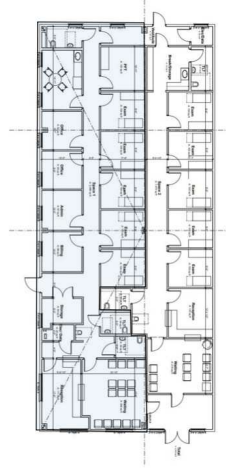
This space is ready for immediate move in!

PROPERTY HIGHLIGHTS

- Move In Ready Medical Space
- Central Mount Pleasant Location Adjacent to Hospitals
- Ample On Site Parking
- Affluent High Density Market

897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



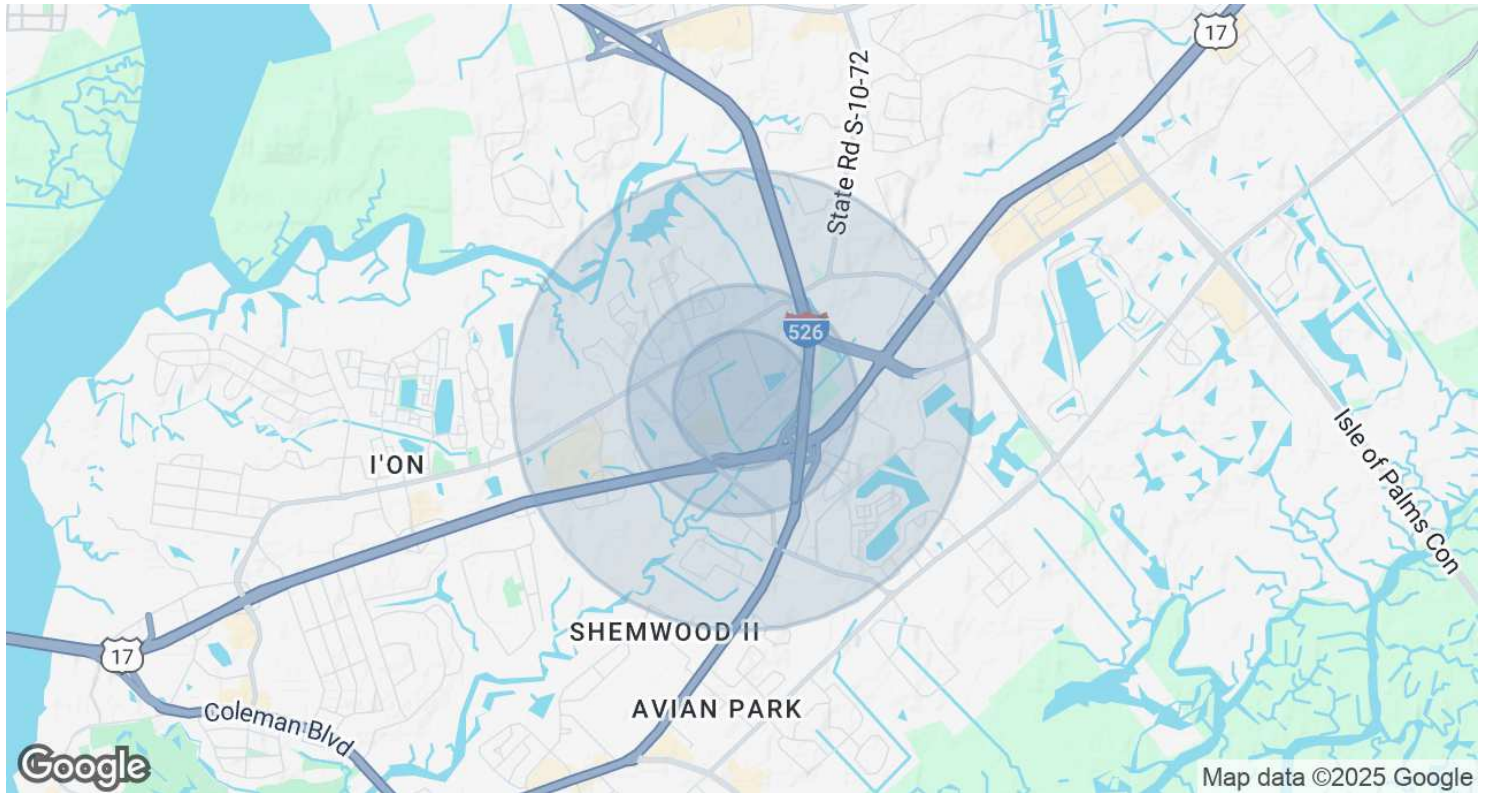
897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	220	1,608	8,849
Average age	56	50	45
Average age (Male)	50	46	42
Average age (Female)	60	52	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	76	626	3,988
# of persons per HH	2.9	2.6	2.2
Average HH income	\$79,197	\$117,860	\$127,383
Average house value	\$592,563	\$628,406	\$616,214

* Demographic data derived from 2020 ACS - US Census