



For Sale

OFFICE/WAREHOUSE/FLEX SPACE

4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cctre.com
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

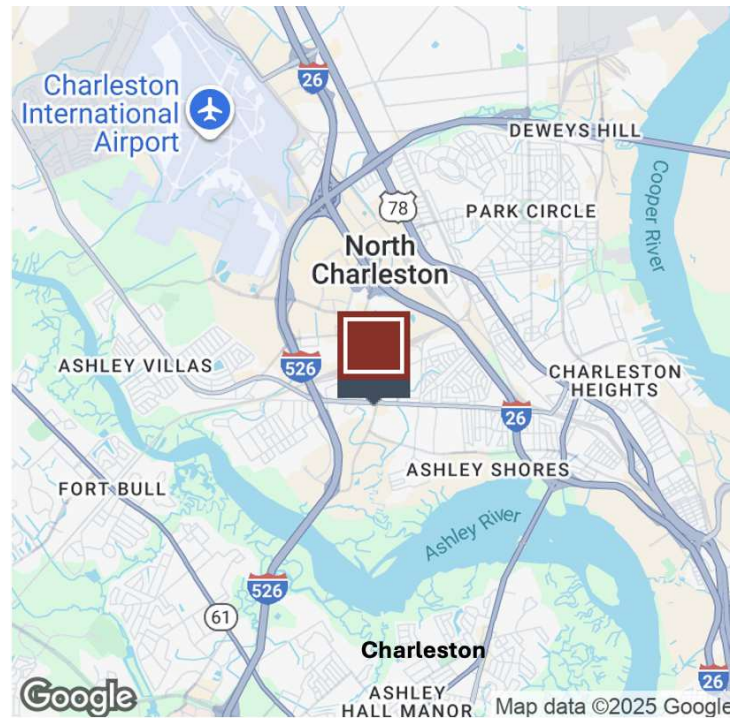
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OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$3,150,000 |
| Building Size: | 18,621 SF |
| Number of Units: | 3 |
| Price per SF: | \$169.50 |
| Year Built: | 1985 |

PROPERTY OVERVIEW

Located at the high-traffic intersection of Leeds Avenue and Dorchester Road, this 18,621 SF flex/light industrial/retail building offers excellent visibility, access, and versatility. The property is divided into three units. Unit A (3,500 SF) is leased to long-term tenant East Bay Deli at \$21.79/SF with 3% annual increases and eight years remaining. Units B (13,121 SF) and C (2,000 SF) are available for lease.

Unit B spans two floors and includes office space, restrooms, a conference room, showroom, warehouse with a garage door, and an industrial elevator leading to a high-ceiling second-floor warehouse with a mezzanine. Unit B is a perfect fit for an owner-occupant or can be split up into multiple units. Unit C can be leased separately or together. Unit C, located on the second floor,, includes 5 offices, a kitchenette, and a restroom. A third-floor 925 SF office/ conference room with a restroom is also available (not included in total SF).

PROPERTY HIGHLIGHTS

- Prime location, with two easy accesses from Dorchester Rd and Leeds Ave
- 4 miles from Charleston International Airport
- Located between I-26 and I-526, centrally located to North Charleston, Charleston, and Mt. Pleasant
- 2nd floor high ceiling warehouse and mezzanine

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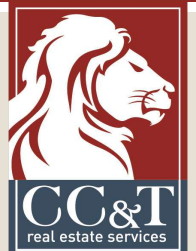
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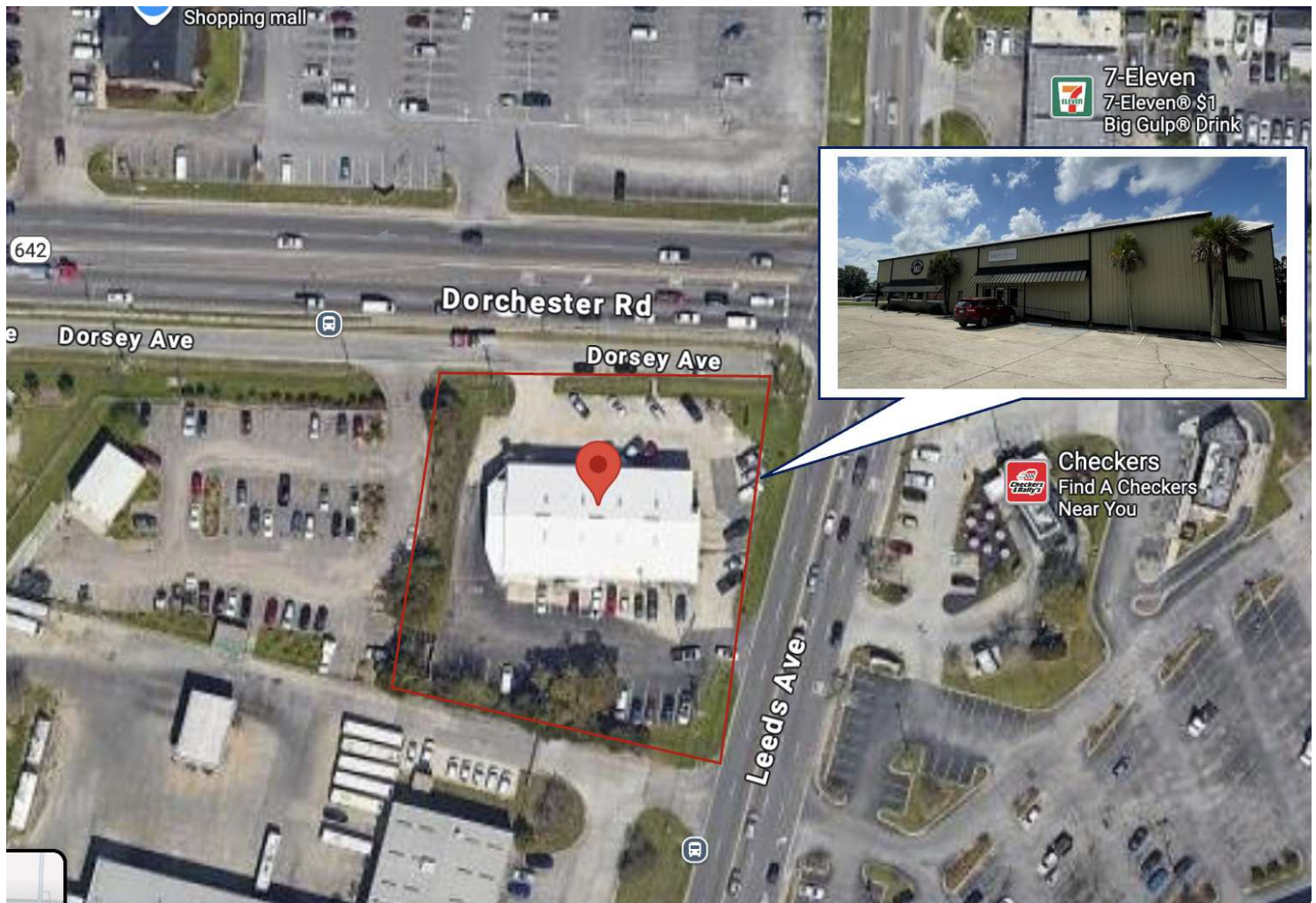
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VISIBILITY

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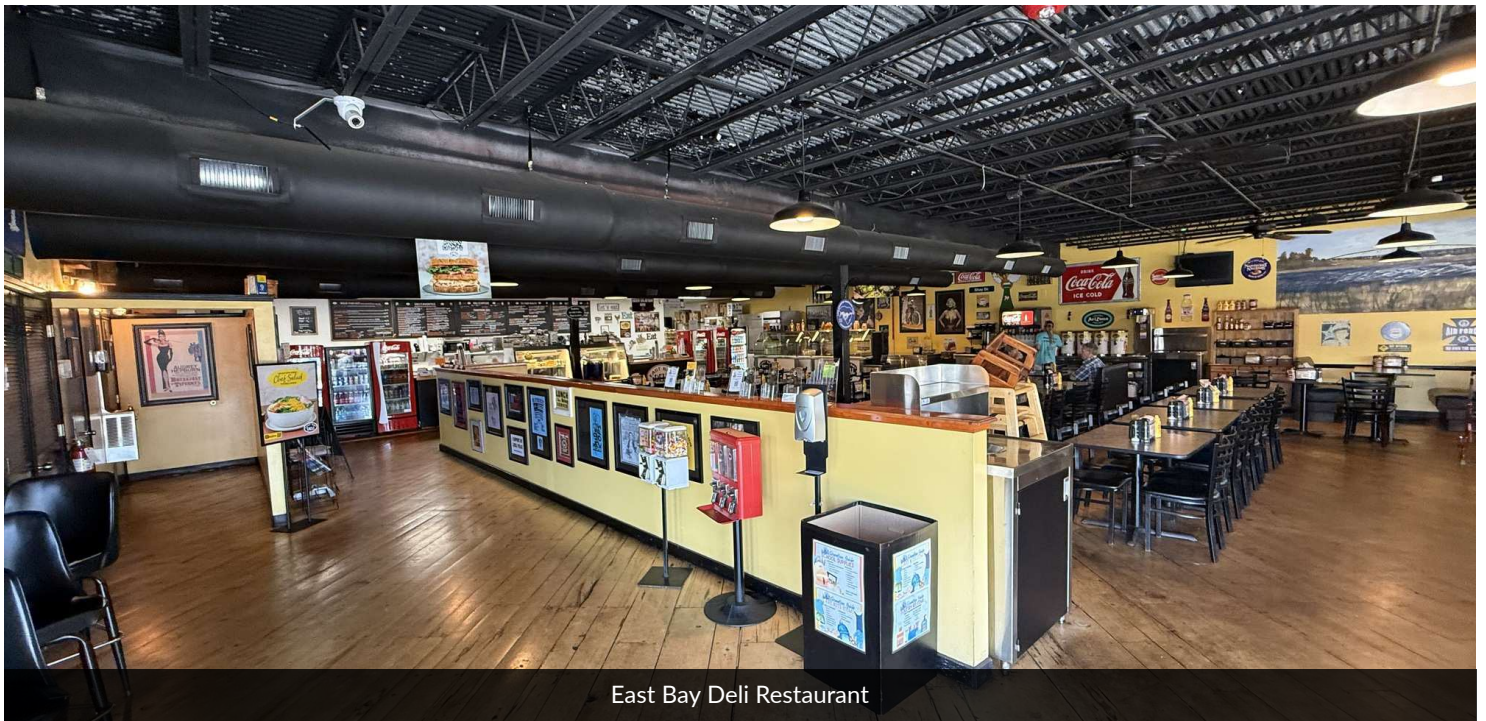
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UNIT A - 1ST FLOOR

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East Bay Deli Entrance



East Bay Deli Restaurant

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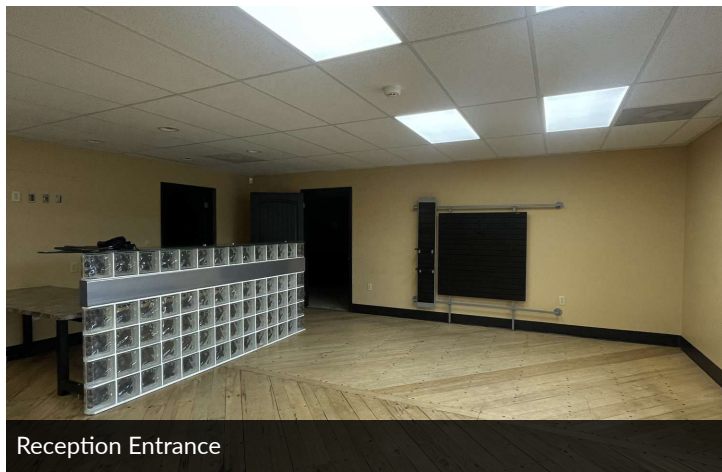
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UNIT B - FIRST FLOOR

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Reception Entrance



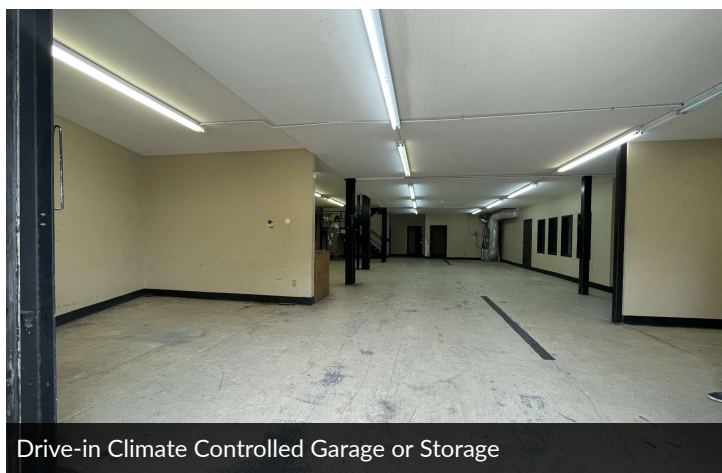
Break Room / Kitchenette



Office Storage



Sales and Conference Room



Drive-in Climate Controlled Garage or Storage



Rear Garage Entrance

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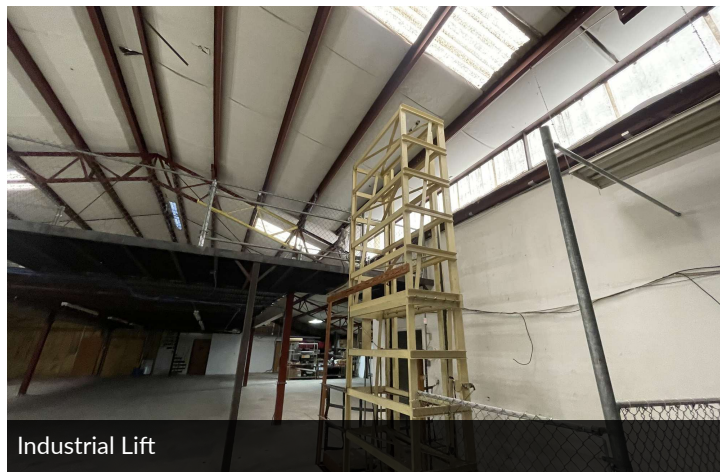
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UNIT B & C - 2ND FLOOR

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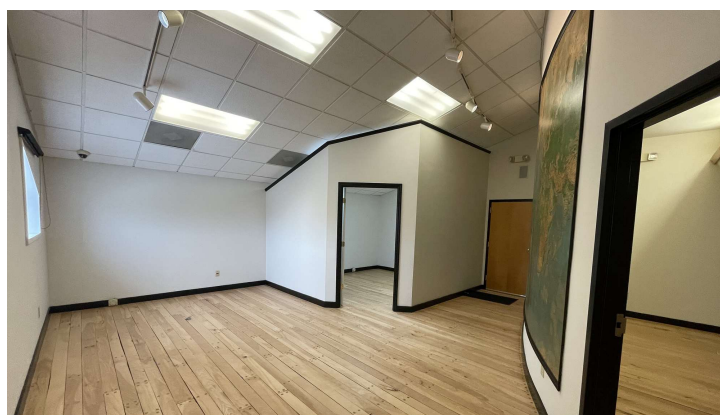
Warehouse / Storage



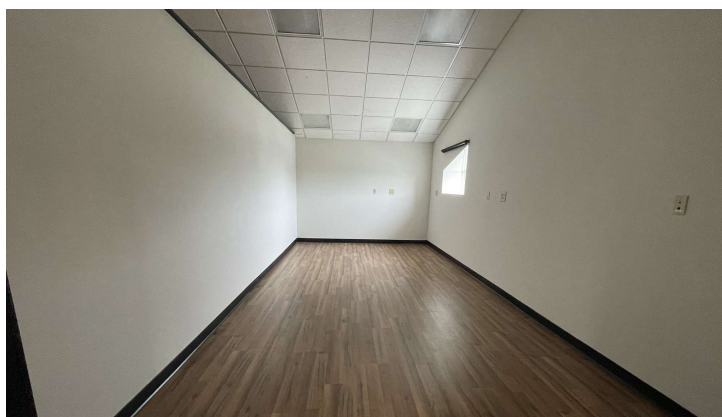
Industrial Lift



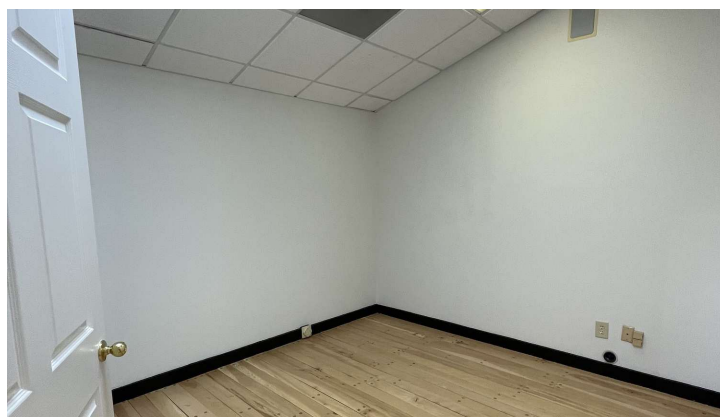
Unit C - Office Space /Kitchenette



Office Space



Unit C - Office 2



Unit C - Office 3

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MEZZANINE & THIRD FLOOR

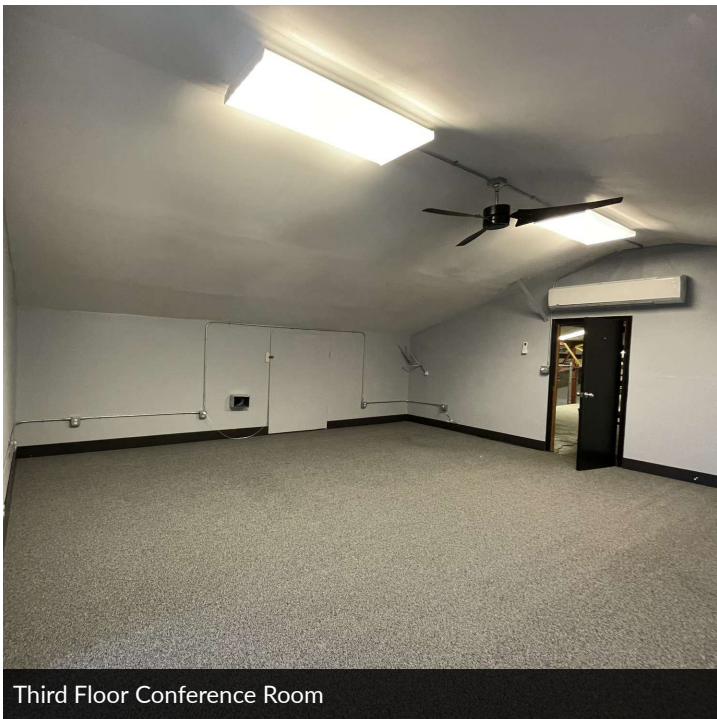
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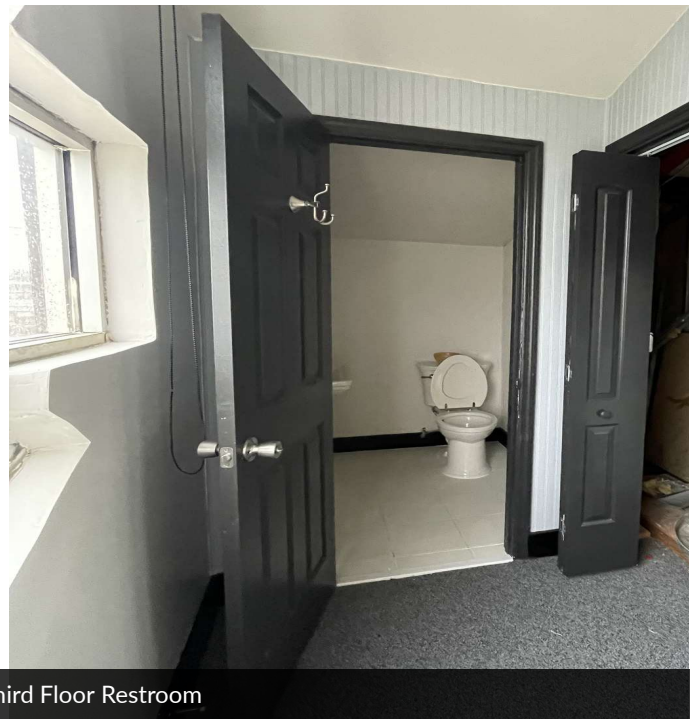
Mezzanine



Office / Conference Space



Third Floor Conference Room



Third Floor Restroom

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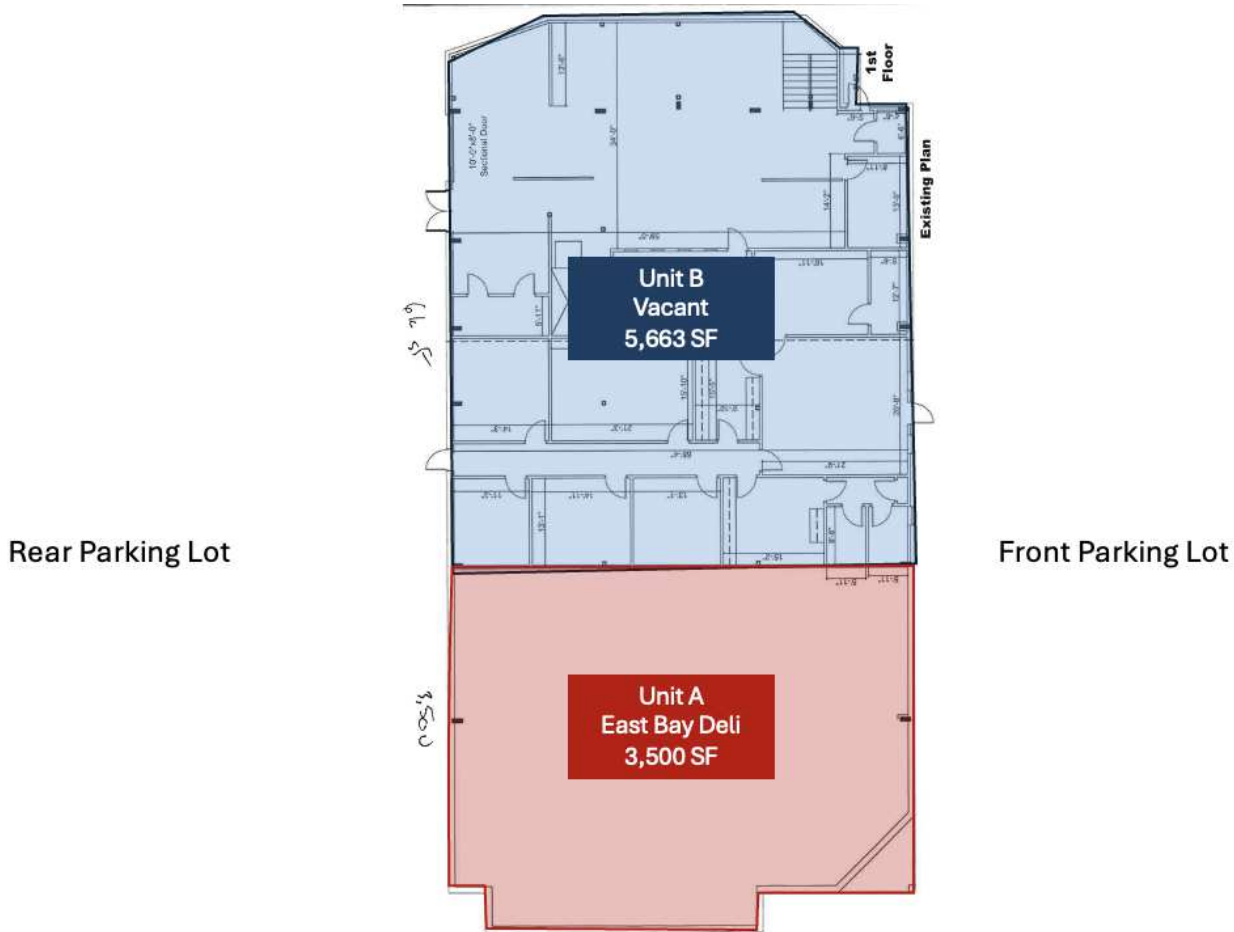
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UNIT A - FLOOR PLAN

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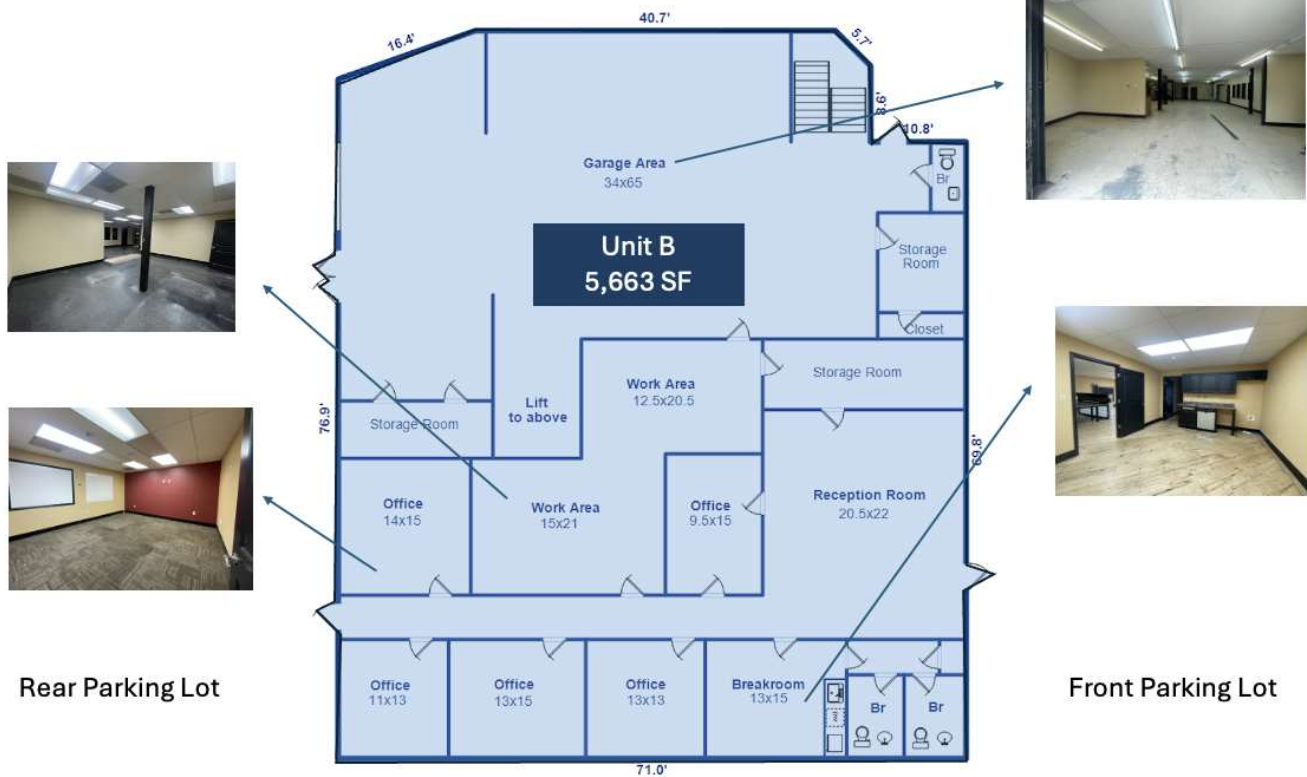
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UNIT B - 1ST FLOOR

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Rear Parking Lot

Front Parking Lot

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UNIT B & C - 2ND FLOOR

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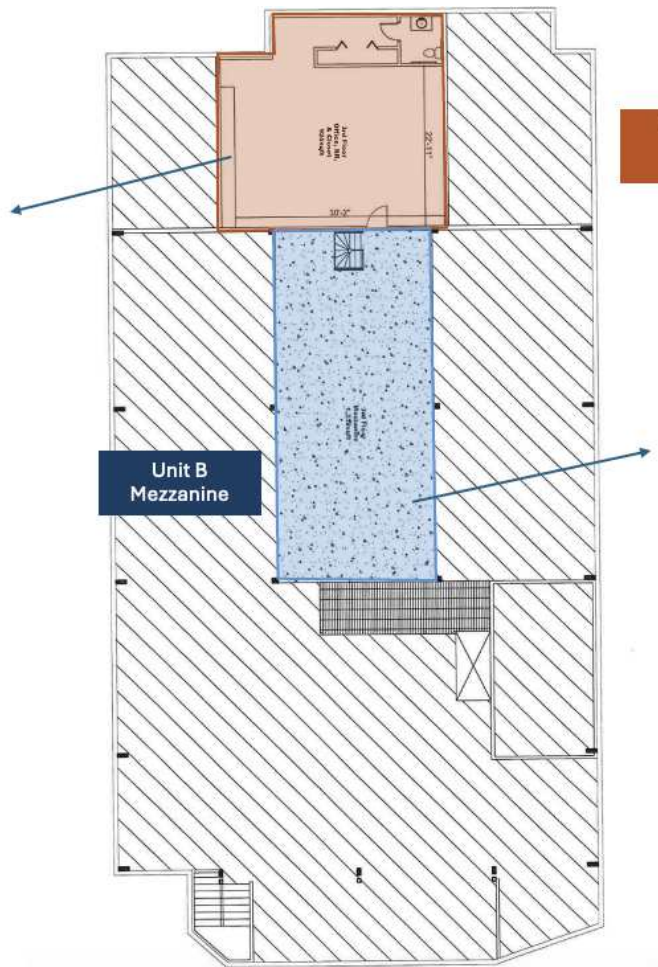
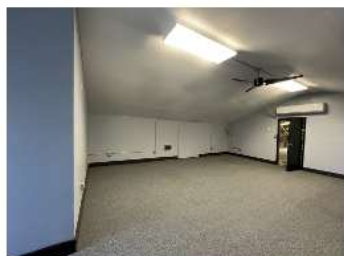
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THIRD FLOOR & MEZZANINE

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Third Floor
925 SF



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| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | MARKET RENT | MARKET RENT / SF | ANNUAL RENT | LEASE END |
|-------|---------------|-----------|---------------|-------------------|-------------|------------------|-------------|-----------|
| A | East Bay Deli | 3,500 SF | 18.80% | \$21.79 | - | - | \$76,265 | 9/1/2033 |
| B - | Vacant | 13,121 SF | 70.46% | - | - | - | - | - |
| C | Vacant | 2,000 SF | 10.74% | - | - | - | - | - |

VALUE ADD OPPORTUNITY

Unit A is occupied by a long standing tenant, East Bay Deli, with eight years left remaining on their lease.

Units B and C (15,121 SF total) are both vacant. These suites have the opportunity to be turned into multiple leased units or used as one space. Current condition on the 1st floor of Unit B features a work room, garage space, a restroom, a garage door in the back, a showroom in the front entrance of the building, four private office spaces, a kitchenette, and three restrooms. The 2nd floor of this unit contains an open space warehouse with high ceilings, a mezzanine, and an industrial elevator lift. Unit C, located on the 2nd floor, contains office space with a restroom and kitchenette.

The additional space on the 3rd floor, off of the mezzanine, contains a conference room / office space with a mini split and a restroom. This area is a bonus space and not included in the total building square footage.

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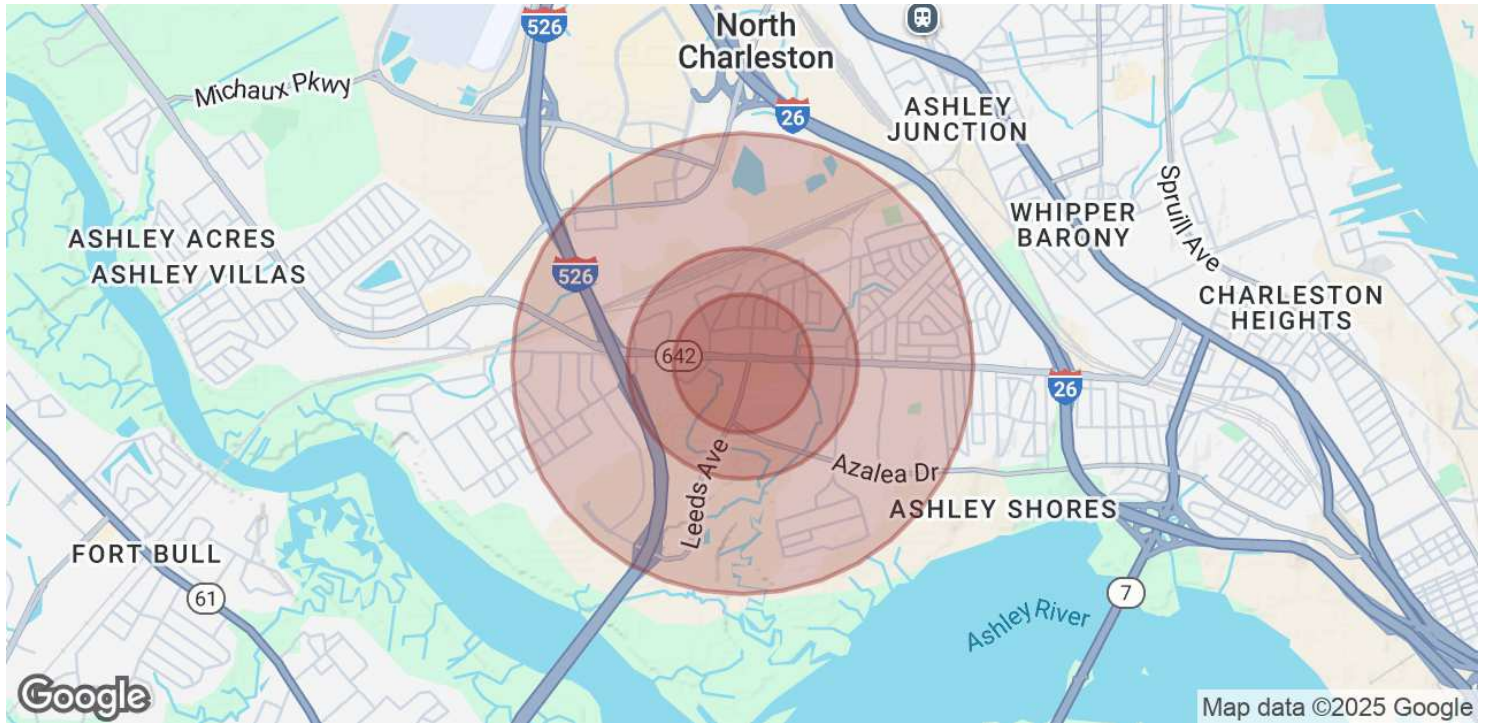


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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 221 | 1,042 | 4,582 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 39 | 39 | 40 |
| Average Age (Female) | 42 | 42 | 43 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 73 | 325 | 1,631 |
| # of Persons per HH | 3 | 3.2 | 2.8 |
| Average HH Income | \$63,595 | \$67,462 | \$66,507 |
| Average House Value | \$151,192 | \$165,928 | \$214,959 |

Demographics data derived from AlphaMap

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