

8989 UNIVERSITY BOULEVARD

NORTH CHARLESTON, SC



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



TURN-KEY BANK BRANCH

FOR SALE OR LEASE

DISCLAIMER



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This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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PROPERTY DETAILS

ADDRESS	8989 University Blvd. North Charleston, SC
SALE PRICE	\$2,850,000
LEASE RATE ANNUAL	\$195,000 NNN
SQUARE FOOTAGE	3,043 sf
AVAILABILITY	Immediately
ACREAGE	1.14 Acres
TMS	486-06-00-038
PARKING	30 Spaces
MUNICIPALITY	City of North Charleston
ZONING	B-2 (General Business)
YEAR BUILT	2012

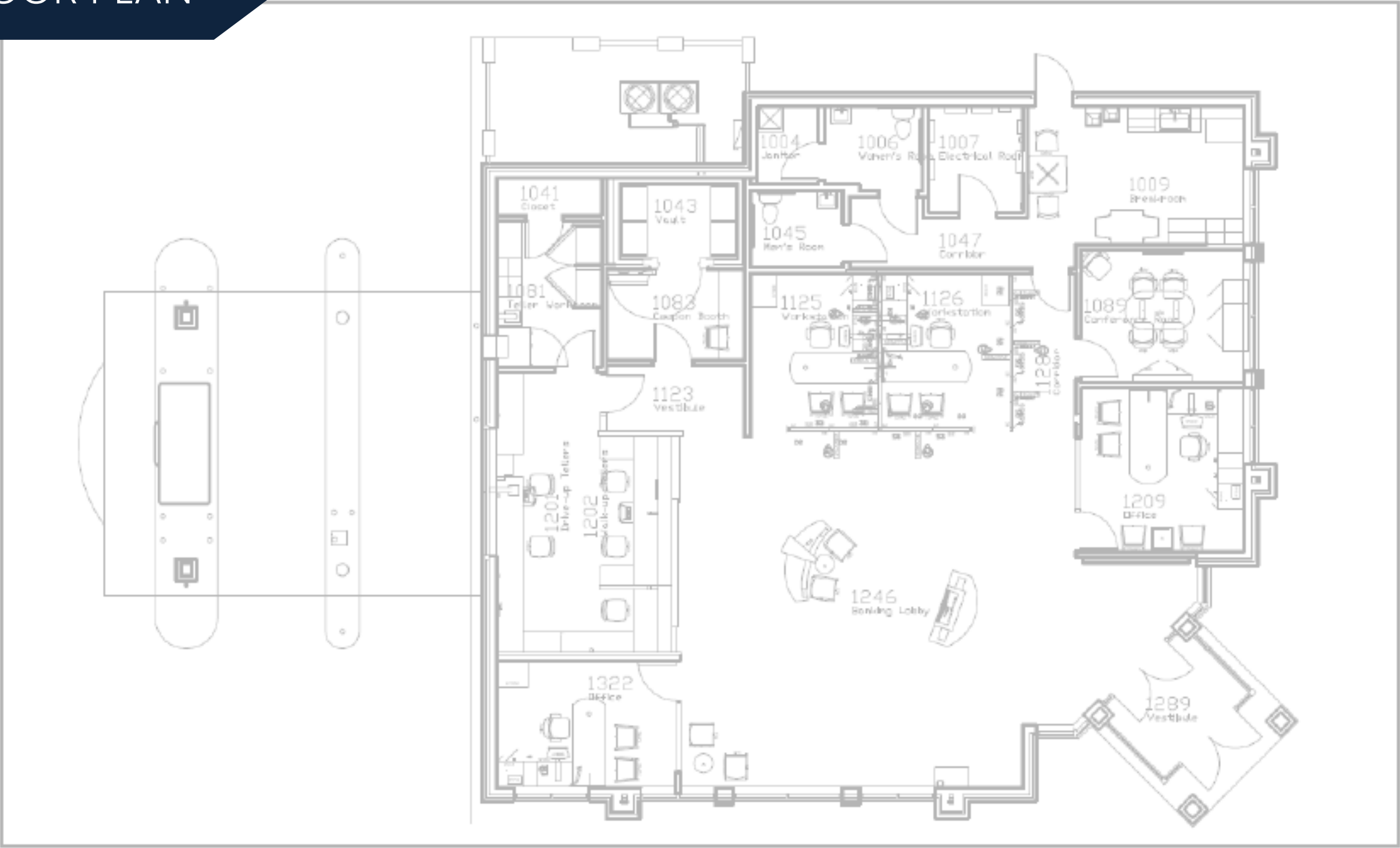
8989 University is a brick and glass modern structure which previously housed BB&T prior to the Truist merger. The turn-key property is located less than a mile from I-26, Rivers Avenue, Charleston South University (3,500 Students), and the Trident Medical Hospital Campus (302 Beds - HCA). The branch sits prominently on University, where 49,300 VPD travel across the City of North Charleston. Area tenants include CVS, 7-Eleven, Starbucks, Roper Saint Francis and many others.



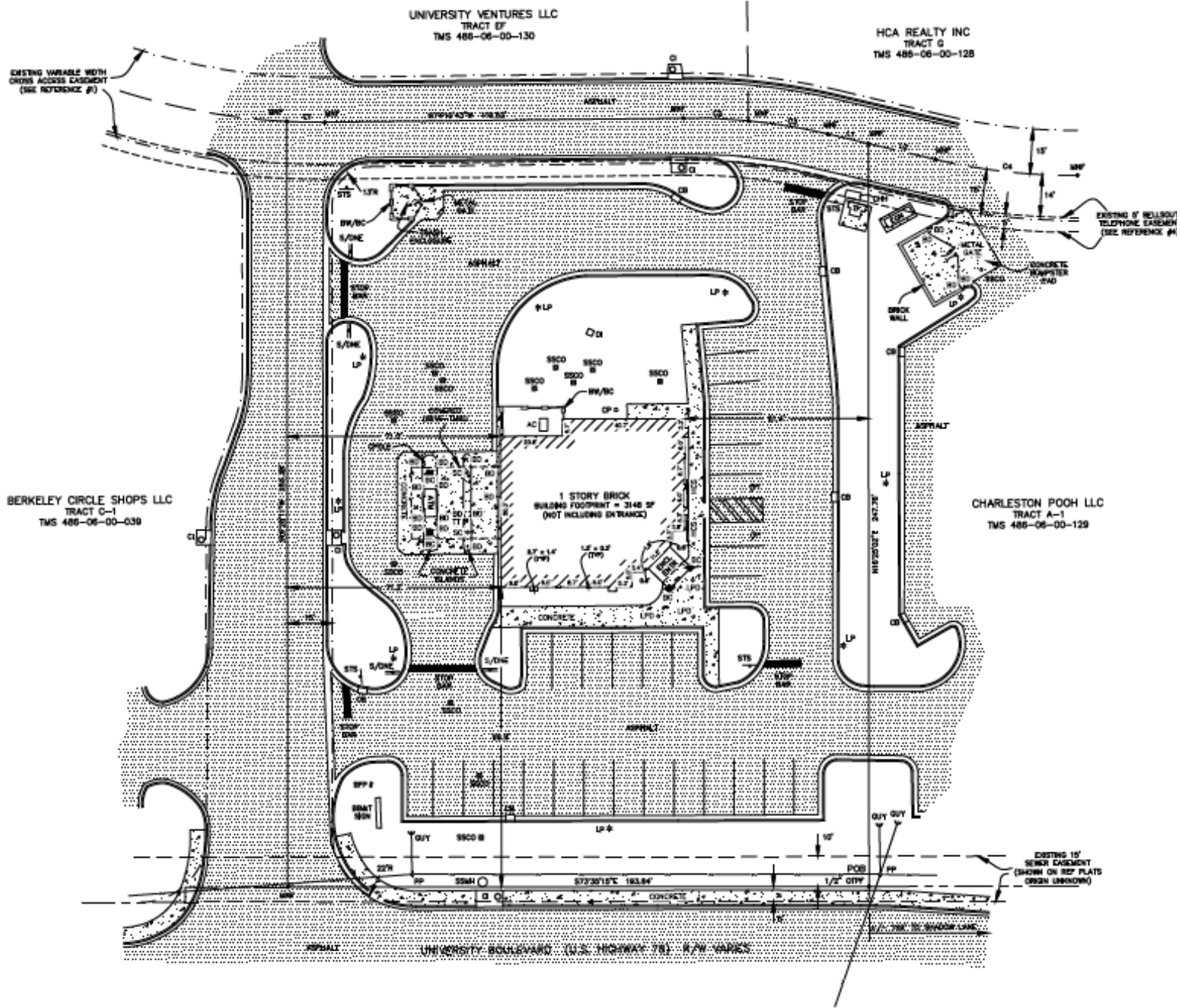
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FLOOR PLAN



SITE PLAN



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SITE PHOTOS



AERIAL



Charleston Southern University
3,500+ Students

Elms Plantation

Atlantic Palms Apartments

Roper St. Francis Physicians Network

Trident Medical Center
302 Beds

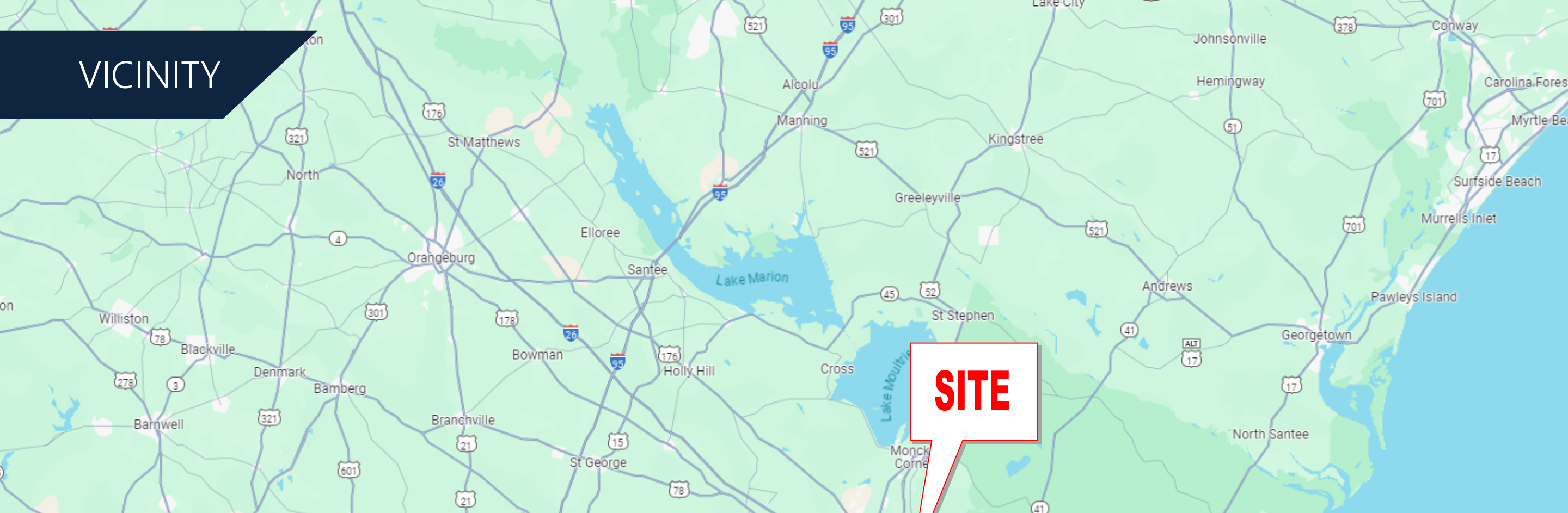
University Blvd. 49,300 VPD



SITE



VICINITY



SITE

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	8,007	52,109	169,165
Estimated Population Growth (2024-2029)	6.36%	11.30%	12.22%
2024 Average Household Income	\$57,898	\$80,629	\$83,554
Daytime Employment	7,200	27,216	54,025



ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

For more information contact:

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