

932 Savannah Highway
Charleston, SC 29407

FOR
LEASE



**RETAIL-COMMERCIAL
AVAILABLE FOR LEASE**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Building SF:	5,200 SF
Lease Rate:	\$26.50 SF (Annual)
Lease Type:	NNN
NNN Estimates:	\$7.32/SF
Zoning:	CC - Community Commercial District
Overlay District:	St. Andrews Overlay District
VPD (Vehicles Per Day):	36,600
Tax ID/APN:	418-13-00-189
Property Subtypes:	Free-Standing Building, Restaurant, Street Retail, Office

PROPERTY DESCRIPTION

This property consists of a freestanding 5,200sf building on Savannah Highway (US Highway 17) in the highly desirable St. Andrews District of West Ashley in Charleston, South Carolina. The property has approximately 120 feet of frontage on Savannah Hwy with curb cuts for direct access. There is onsite parking and a roof mounted sign with excellent line of sight to Savannah Highway. The building offers a 2,000sf showroom/office area with a bathroom, a personal office with a bathroom, and an approximate 3,150sf warehouse/storage area. The NNN expenses are estimated to be \$7.32/sf. The Landlord will provide a tenant upfit allowance of \$20/sf based on lease terms and credit worthiness of the tenant.

The property is zoned Community Commercial supporting a wide variety of retail, office and business uses. Limited industrial uses are also allowed. The property is located in the St. Andrews Overlay District. Certain uses may require a Special Exception from Charleston County. The St. Andrews Overlay District guidelines are attached.



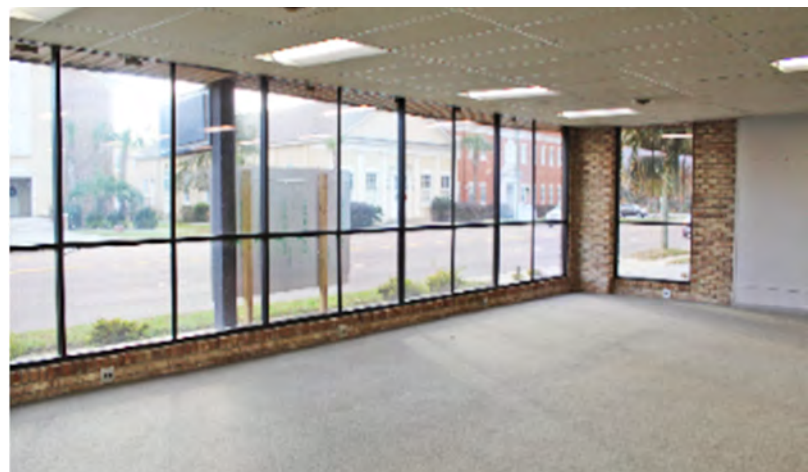
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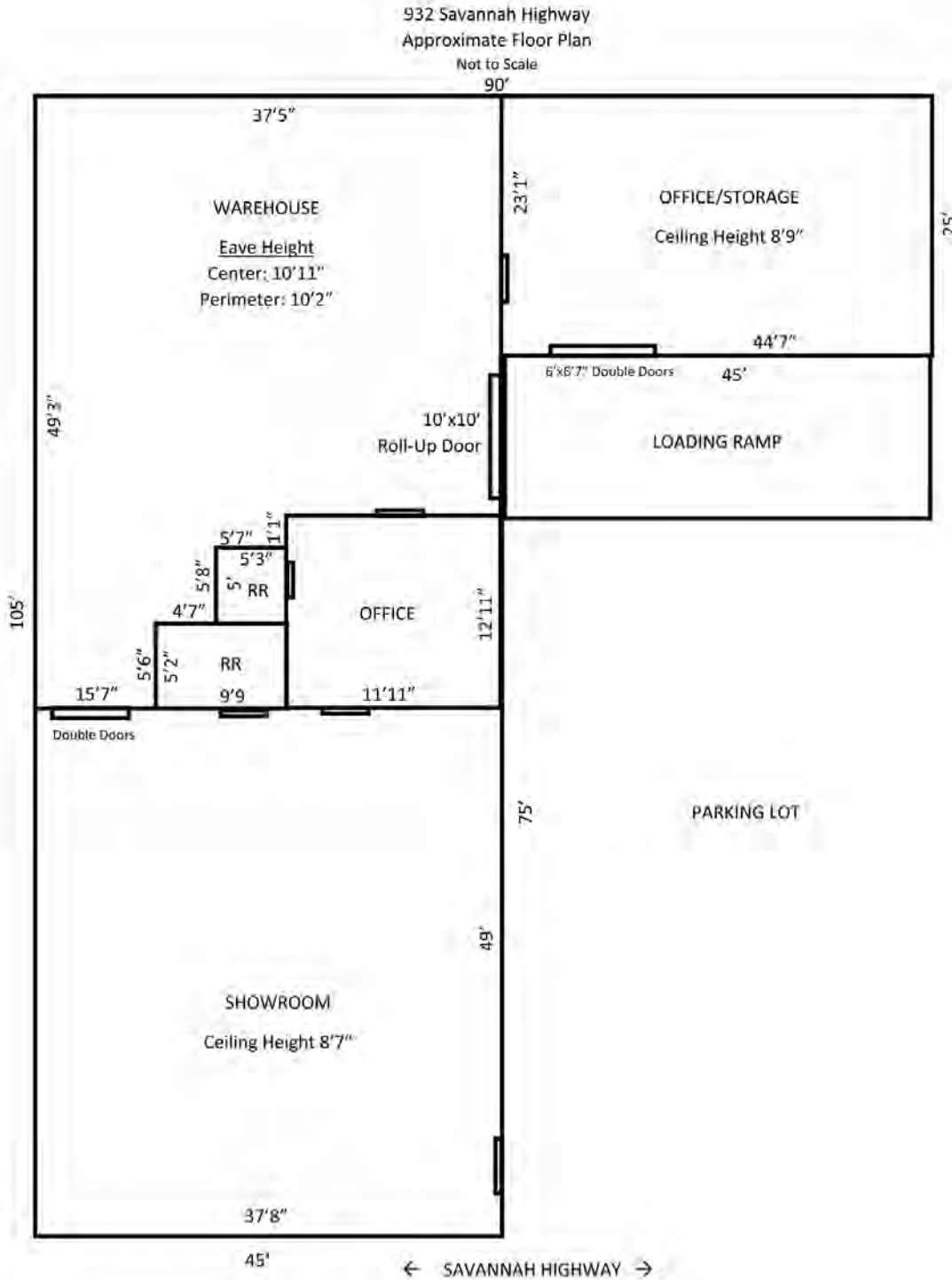
ADDITIONAL PHOTOS



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FLOOR PLAN



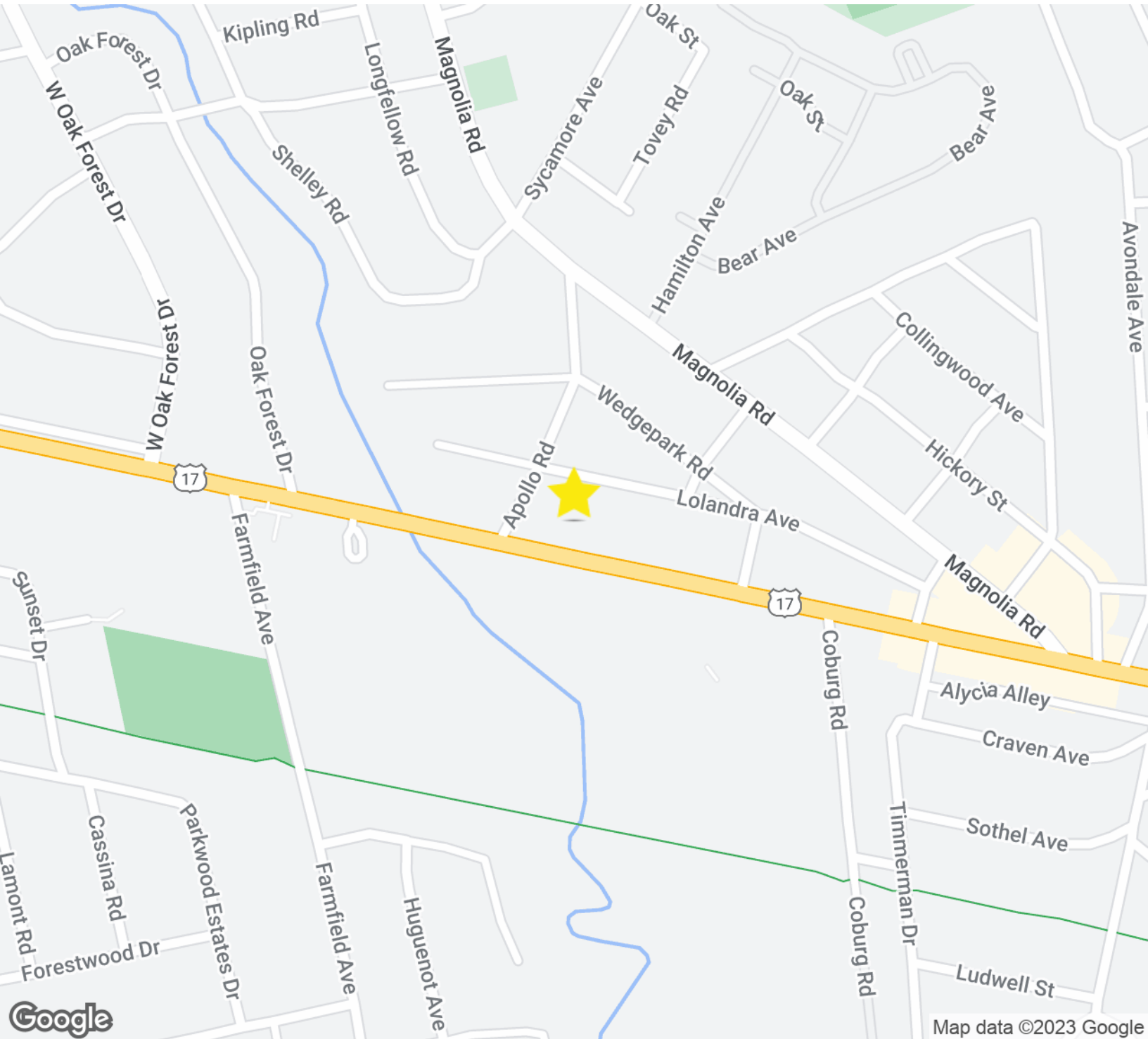
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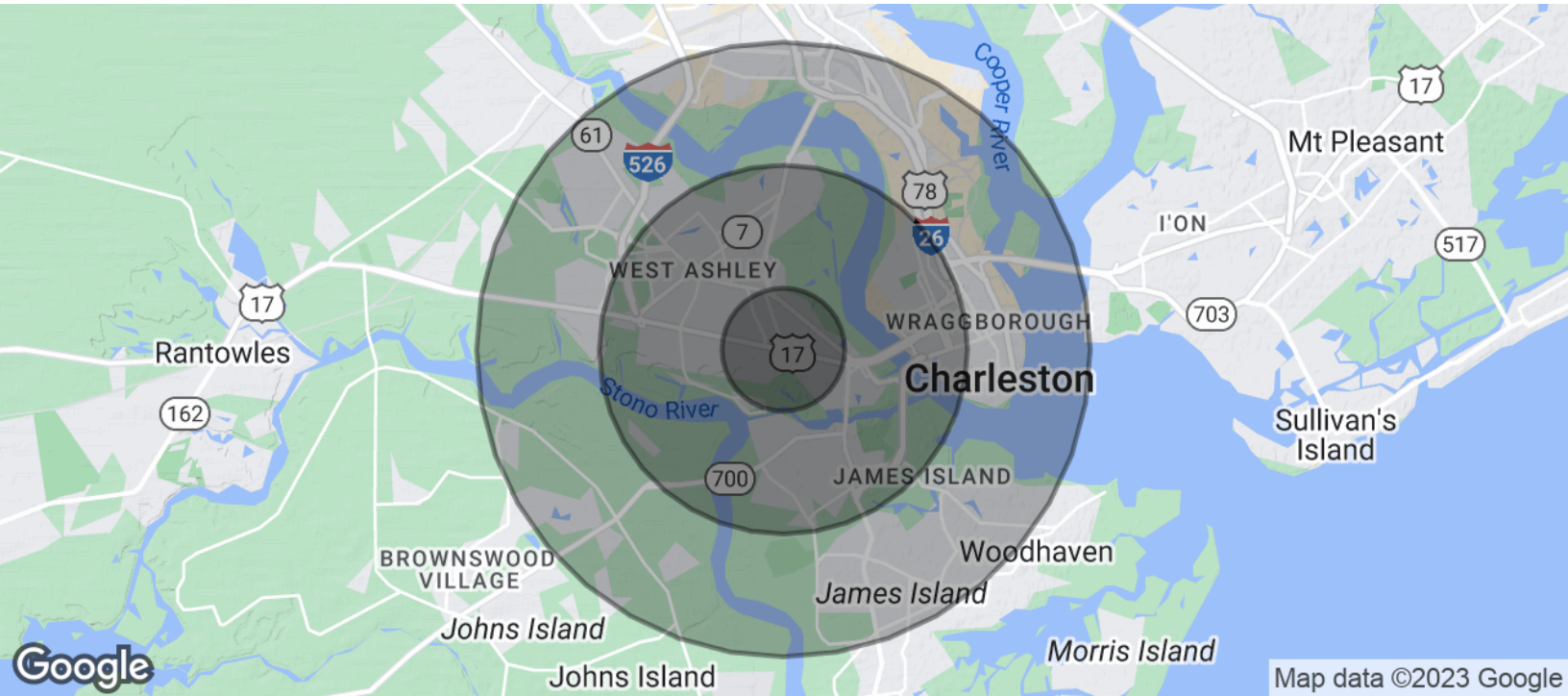
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,805	62,085	132,335
Average Age	40.9	36.4	37.7
Daytime Population	8,443	101,871	191,036
Workers	5,206	73,602	128,909
Residents	3,237	28,269	62,127
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,522	29,594	61,850
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$89,044	\$84,492	\$84,377
Average House Value	\$358,144	\$352,710	\$368,553

* Demographic data derived from 2020 ACS - US Census



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