



7880
DORCHESTER ROAD
North Charleston, SC 29418

FOR LEASE



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7880 Dorchester Rd

4,510 sf is available in this former restaurant space fronting Dorchester Road, complete with a 6' hood, three compartment sink, and a grease trap. Great outdoor space for a patio on front of building. Spaces are ideal for restaurant, retailer or office user. Spaces can be rented as follows:

Option 1: 4,510 sf for \$12 psf NNN

Option 2: 3,400 sf for \$12 psf NNN

Property is located on bustling Dorchester Road between Robert's Auto Service and Repair and Stanley Steemer and across from Doorway Baptist Church and Thomas M. Evans Sr. Community Center.

7880 Dorchester Rd, North Charleston , SC 29418

Snapshot

| | |
|----------------------|------------------------------|
| Tax Map | 397-00-00-060 |
| Acres | 0.67 acres |
| Year Built | 1990 |
| GLA | 6,600 sf |
| County | Charleston |
| Zoning | B2 General Commercial |
| Parking | 42 spaces |
| Pass Throughs | \$3.00 PSF |

LEASING INFORMATION

| OPTION | UNIT | SQUARE FOOTAGE | LEASE RATE | LEASE TYPE |
|--------|---------|----------------|---------------|------------|
| 1 | 101/102 | 4,510 sf | \$12.00/sf/yr | NNN |
| 2 | 101 | 3,400 sf | \$12.00/sf/yr | NNN |

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Coming from Ashley Phosphate make a left onto Dorchester Road and travel 1.5 miles. Property will be on your left just after Ruff Road and before Purcell Drive

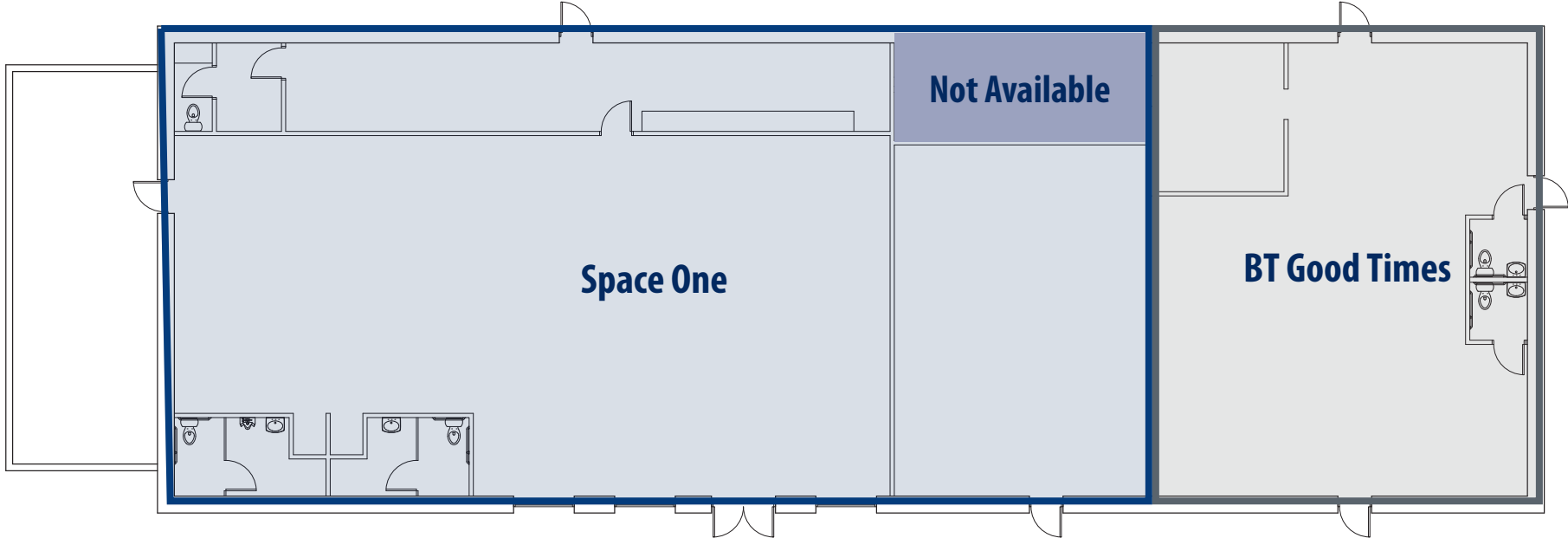


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Option 1

Unit 101/102 | 4,510 sf | \$12.00/sf/yr NNN

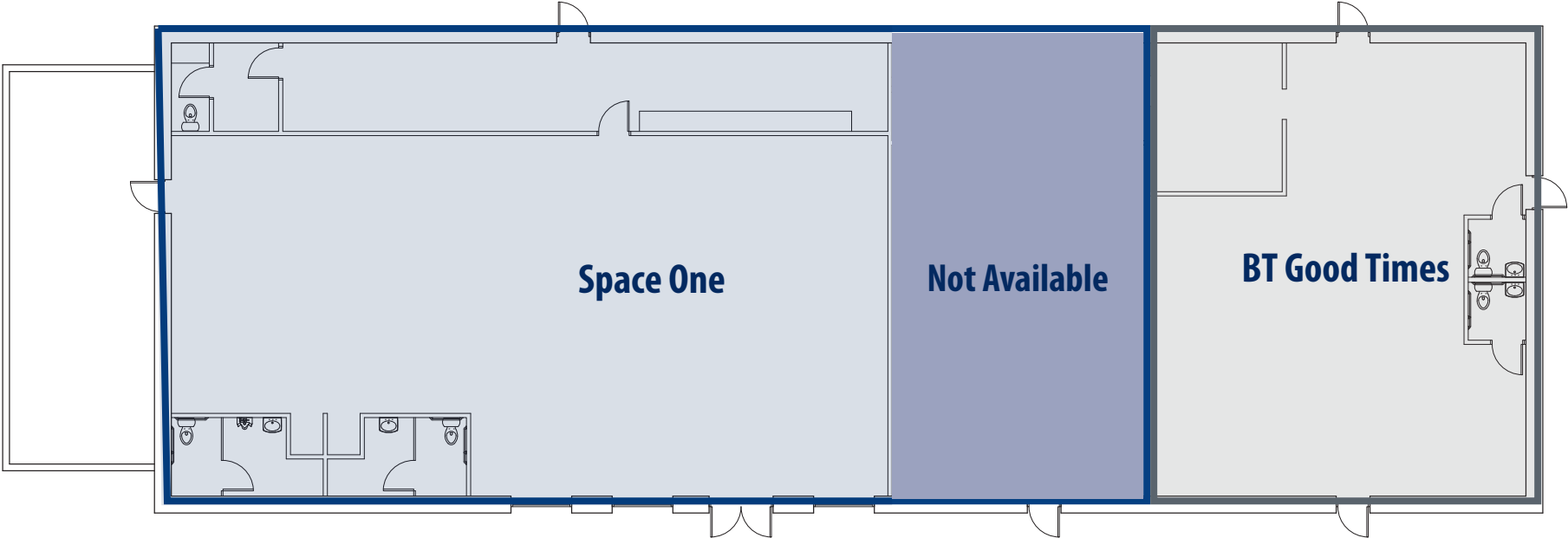


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Option 2
Unit 101

| 3,400 sf | \$12.00/sf/yr NNN



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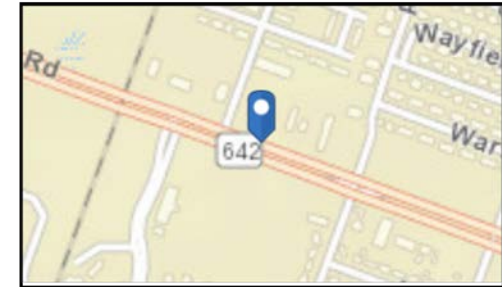
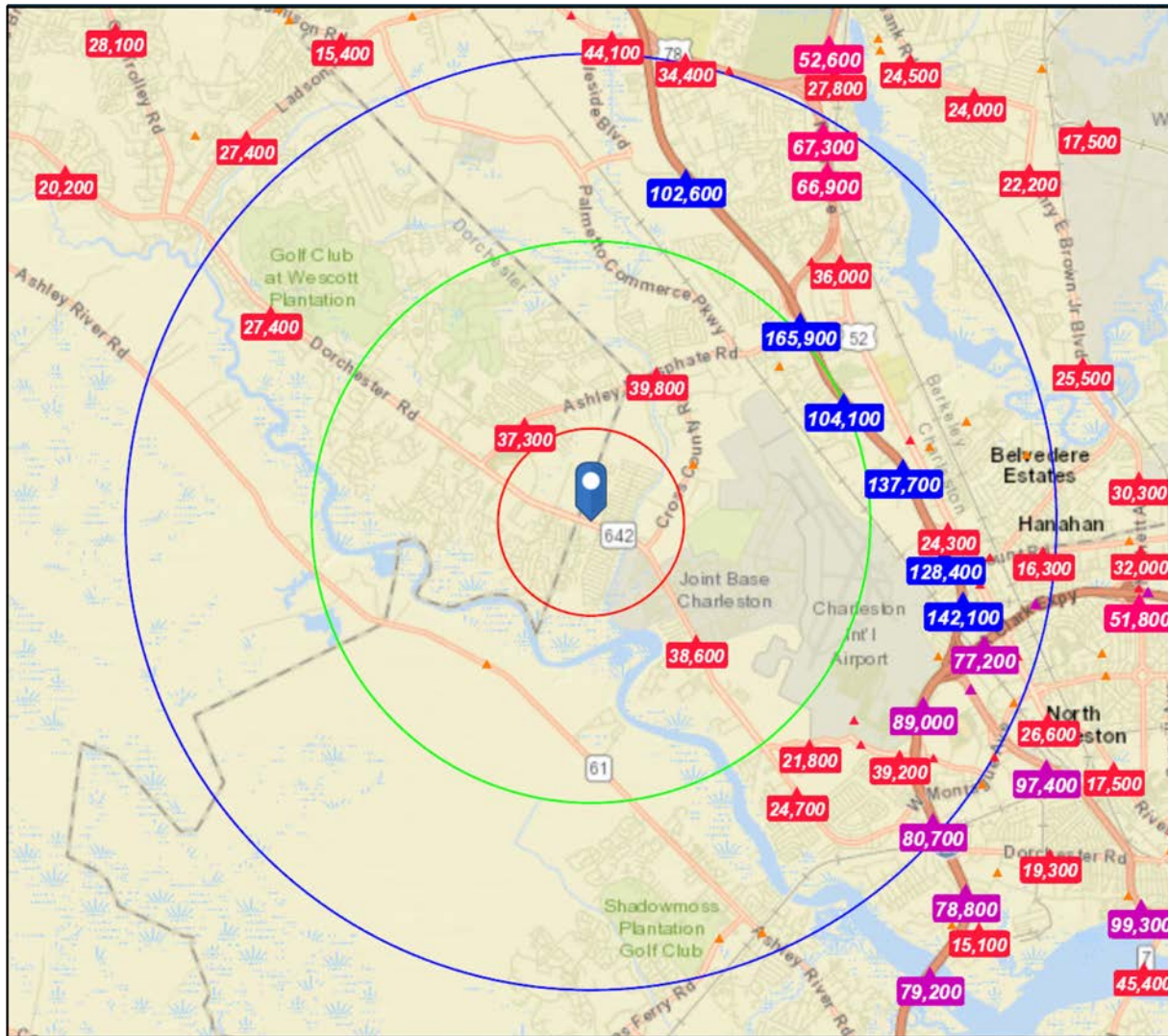
Amenities Map



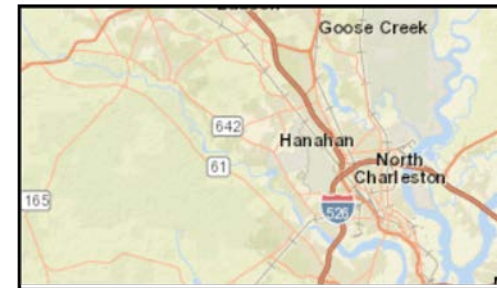
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Traffic Count Map

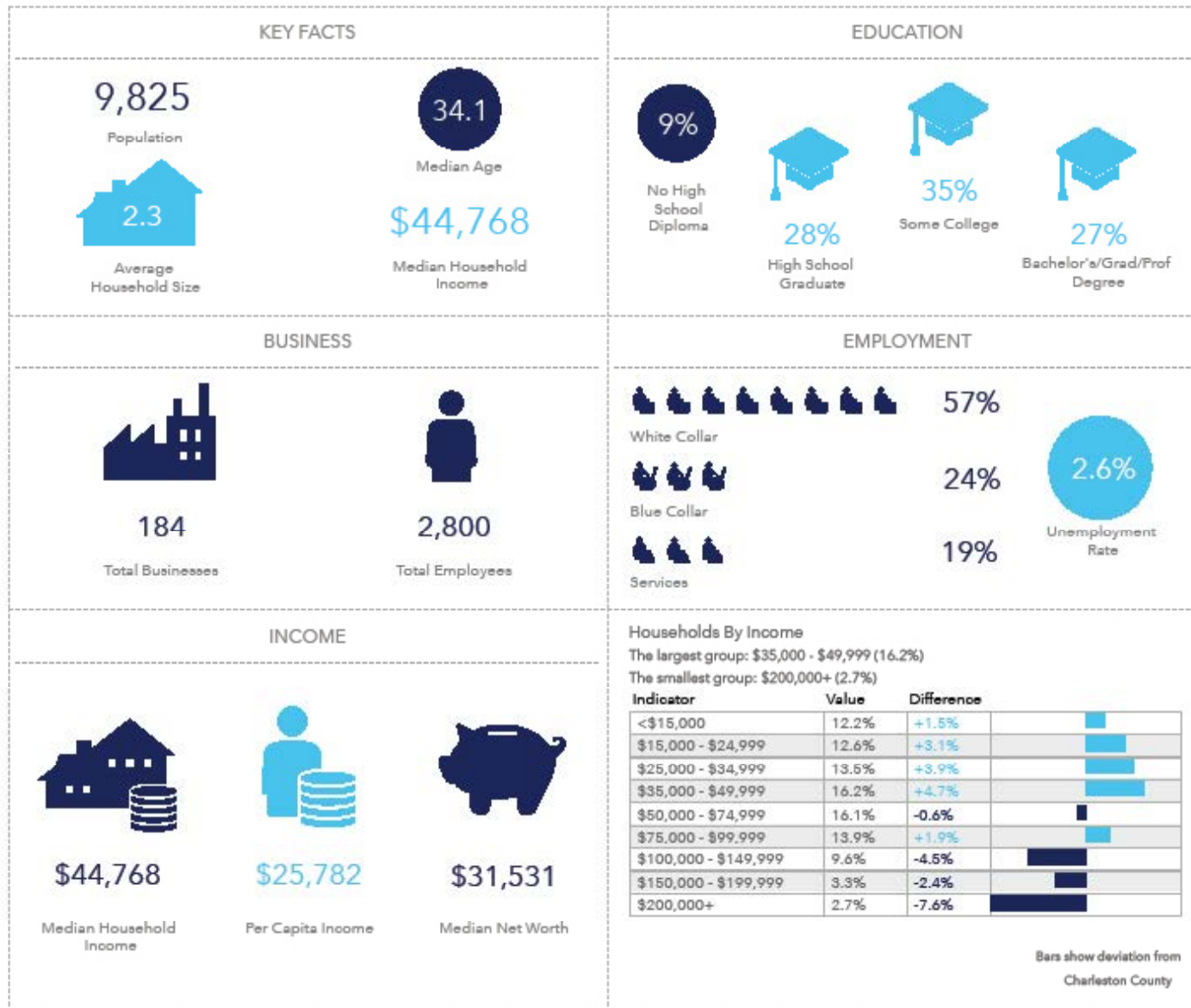


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



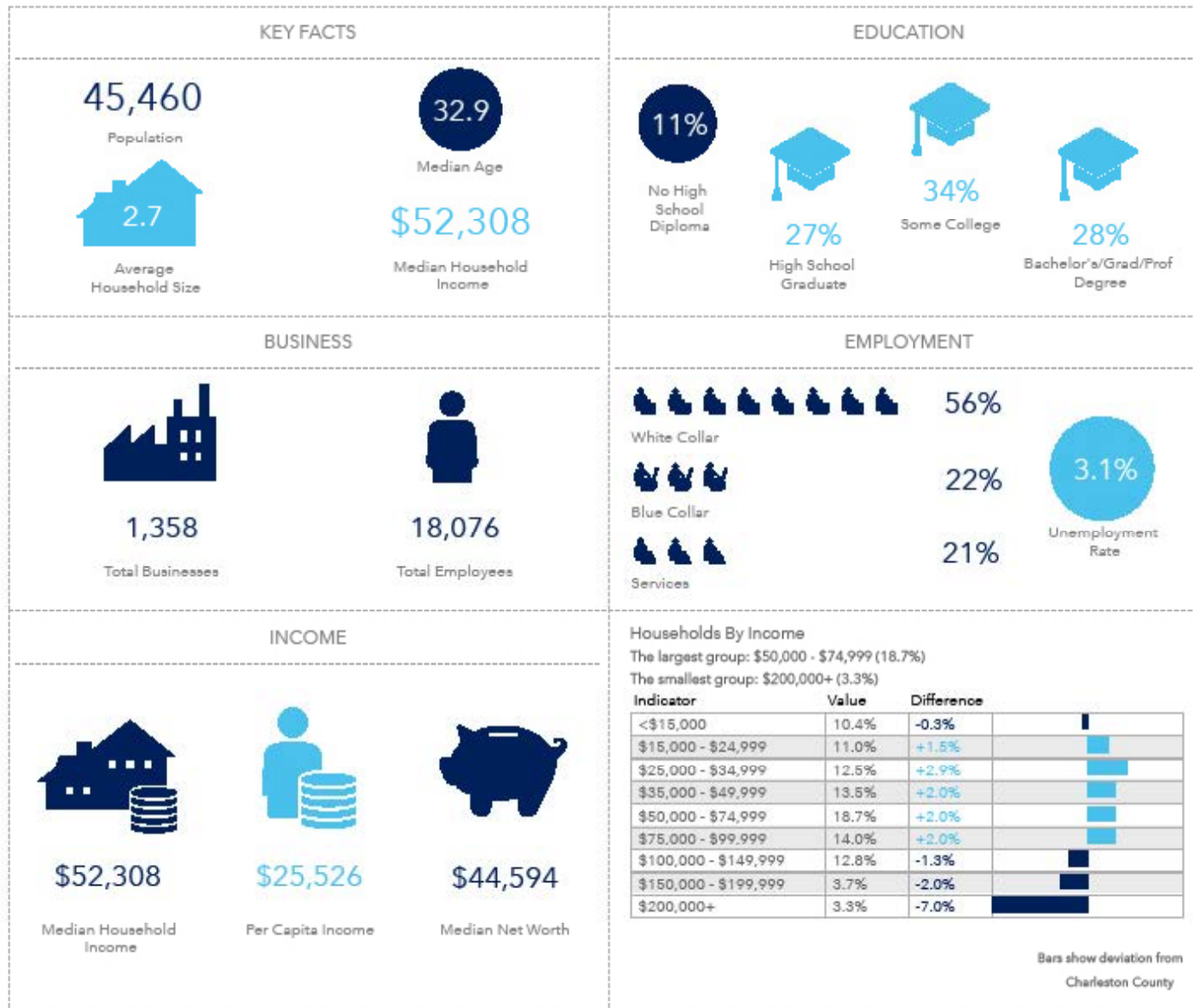
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One Mile Radius



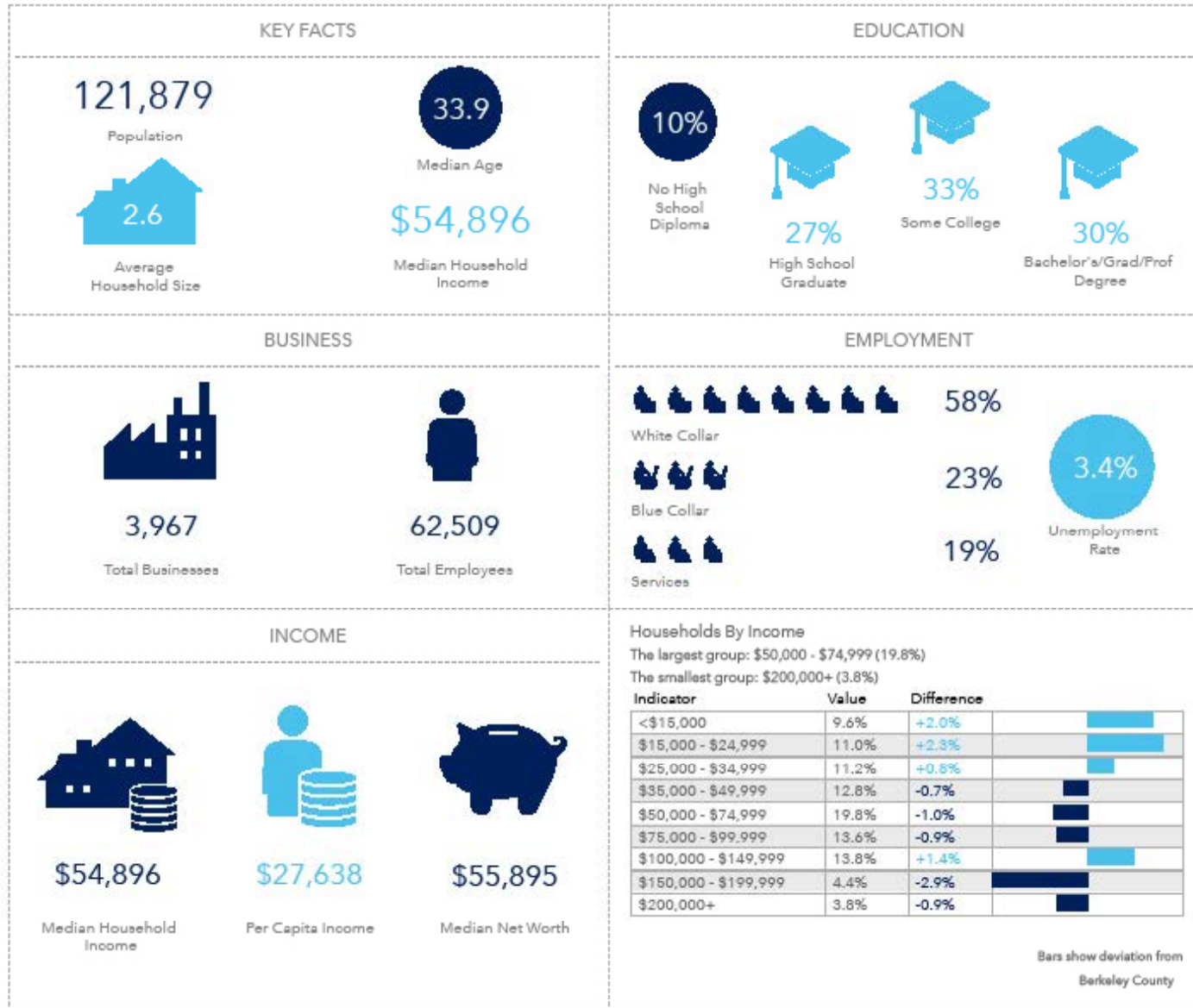
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Three Mile Radius



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Five Mile Radius



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Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



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