



**OFFICE FOR LEASE**

## **OFFICE SPACE FOR LEASE IN WEST ASHLEY**

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414



**COLDWELL  
BANKER  
COMMERCIAL**

**ATLANTIC**

COLDWELL BANKER COMMERCIAL ATLANTIC  
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418  
CBCATLANTIC.COM

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## PROPERTY OVERVIEW



### PROPERTY HIGHLIGHTS

|                          |            |
|--------------------------|------------|
| <b>FOR LEASE:</b>        | \$17 PSF   |
| <b>CONTIGUOUS SPACE:</b> | 2,800 SF   |
| <b>COUNTY:</b>           | Charleston |
| <b>LEASE TYPE:</b>       | NNN        |
| <b>TRAFFIC COUNT:</b>    | 49,300 VPD |

### PROPERTY OVERVIEW

High visibility 2800 SF stand-alone office in growing area of Charleston. Traffic counts are estimated at 49,300 VPD. Interior has walk-in waiting room, open bullpen area and large offices around the perimeter. Parking includes 12 spaces with a handicap. Additional parking can be accommodated, if needed. Lease offering is for NNN terms.

| DEMOGRAPHICS   | 1 Mile   | 3 Mile   | 5 Mile   |
|----------------|----------|----------|----------|
| POPULATION     | 6,157    | 50,484   | 109,060  |
| HOUSEHOLDS     | 2,852    | 23,420   | 47,285   |
| AVG. HH INCOME | \$69,621 | \$72,459 | \$80,992 |

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PROPERTY OVERVIEW 2

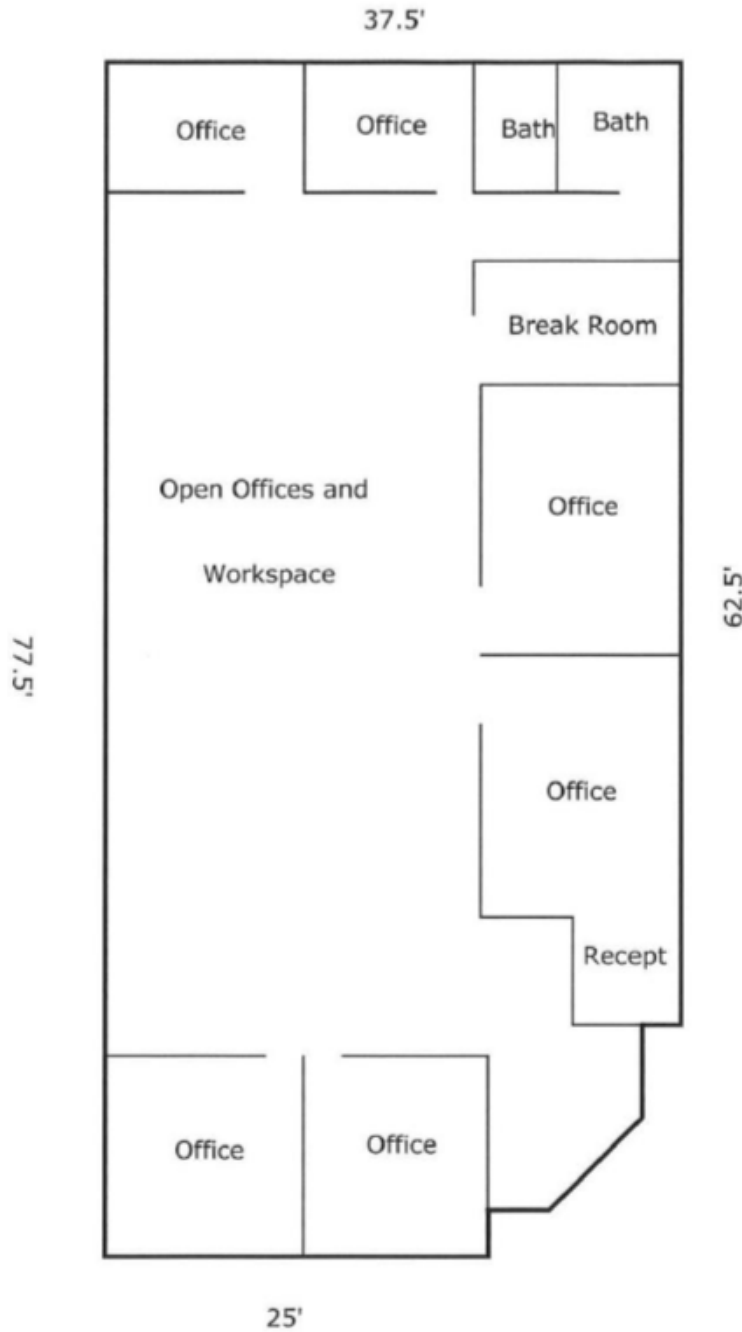
**KIP BOWMAN**  
843-725-6892 (O) 843-437-0074 (D)  
kbowman@cbsatlantic.com

**SARA BODELL**  
843-744-9877 (O) 864-903-2731 (D)  
sbodell@cbsatlantic.com

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## PROPERTY IMAGES



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PROPERTY IMAGES 4

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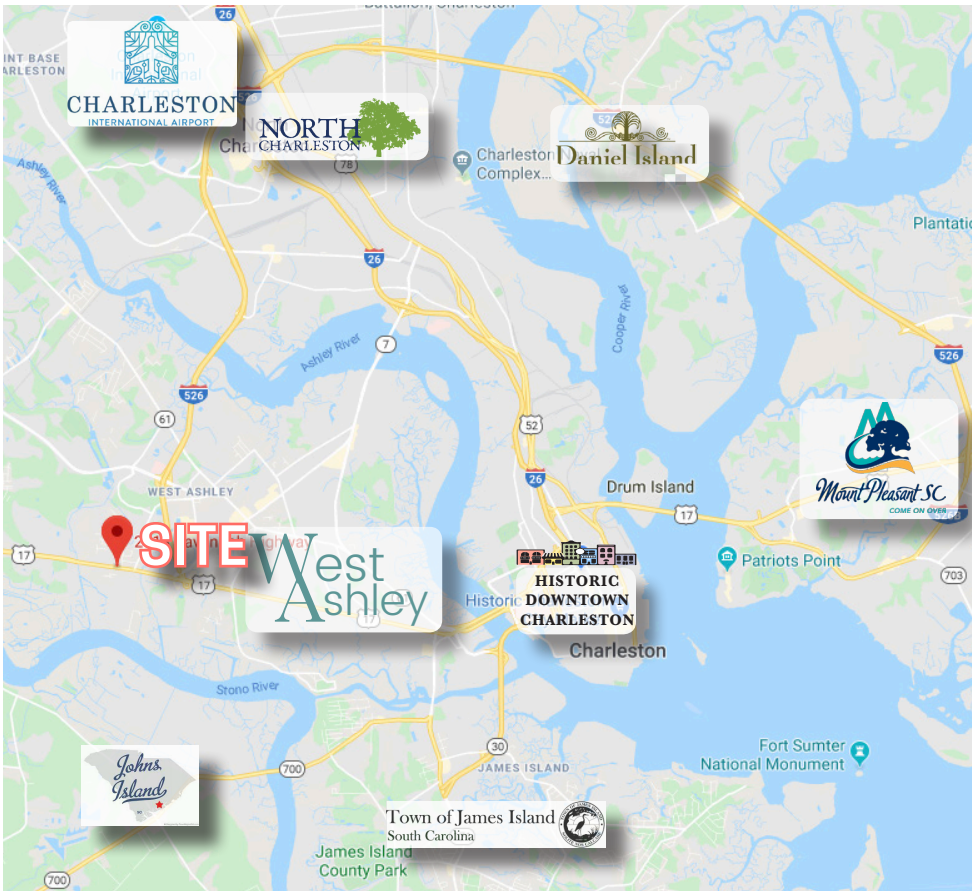
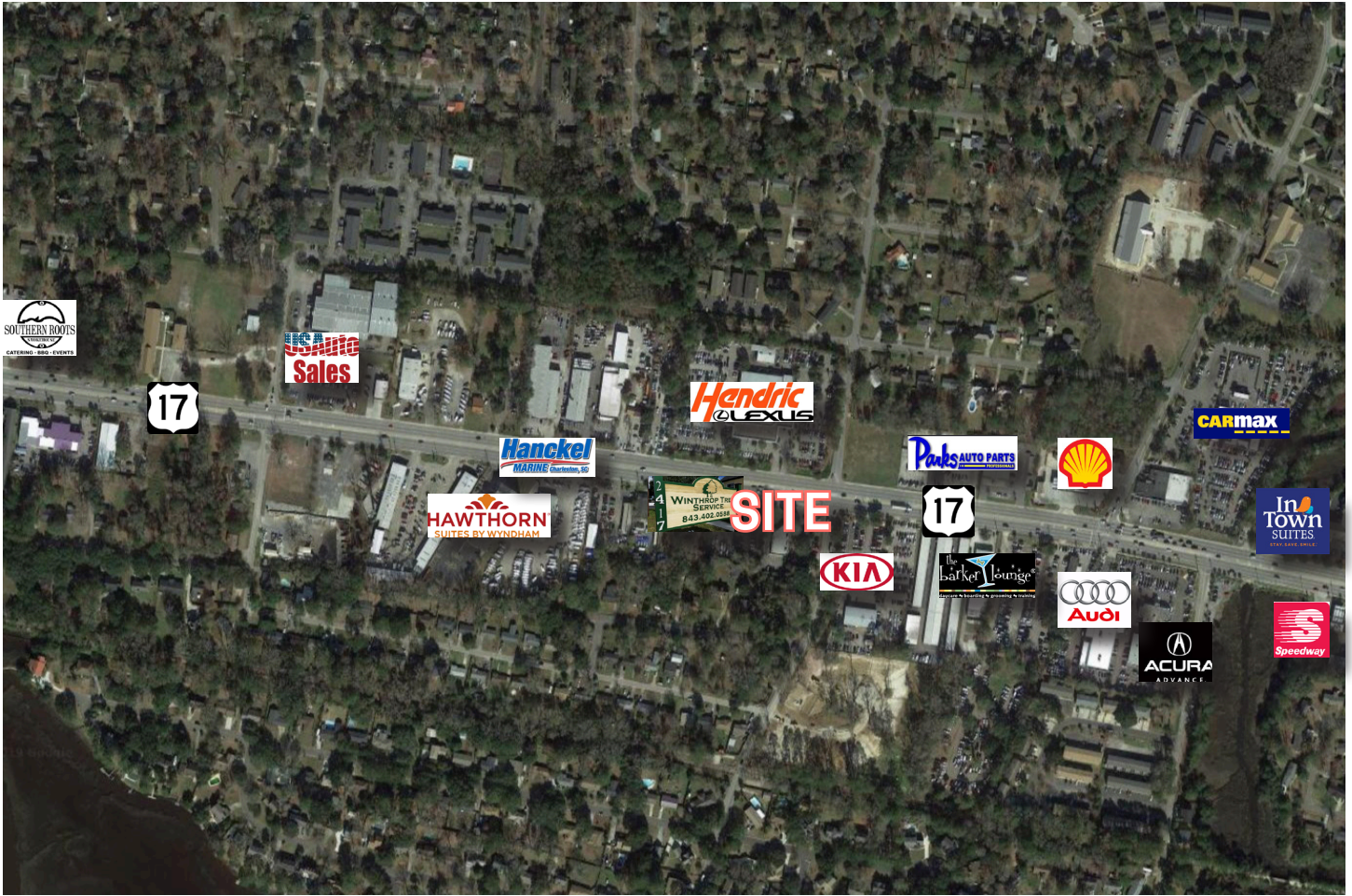


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Associate  
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