

FOR LEASE or SALE



1079 East Montague



1079 E Montague Avenue
Charleston, SC 29405

CONTACT:

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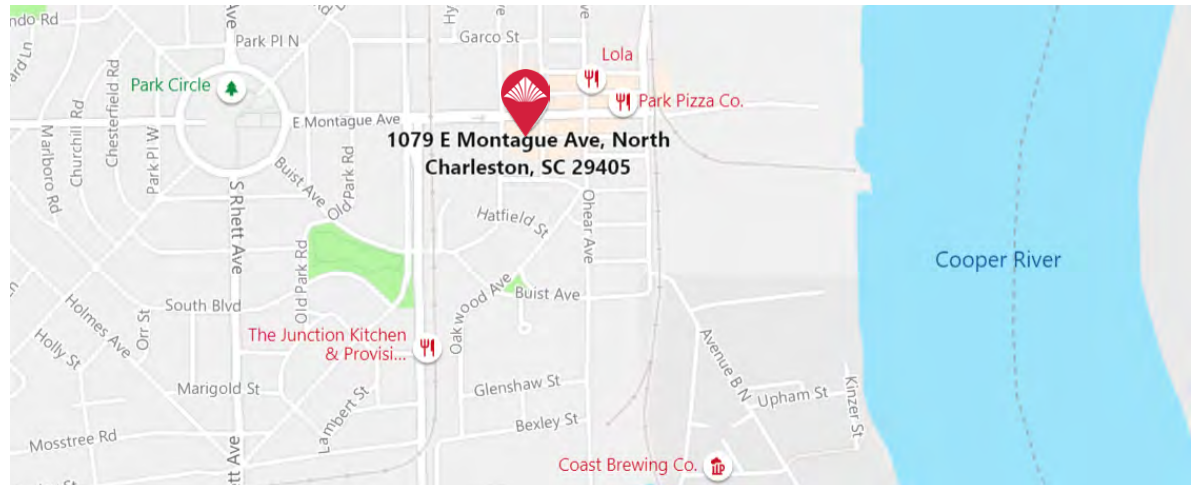
1079 East Montague Avenue

 PARK CIRCLE, N CHARLESTON, SC 29405



OFFERING SUMMARY

Lease Rate:	\$23.00 PSF/yr NNN
Sales Price:	\$1,235,000
Building Size:	4,420 SF
Available SF:	±1,200 to 4,420 SF
Lot Size:	0.06 AC
Zoning:	General Commercial
Submarket:	Park Circle



PROPERTY SUMMARY

1079 E Montague is a rare opportunity to acquire a two-story 4,420-square-foot building in the Olde Village business district of Park Circle, one of the nation's first planned communities. The building was the original home of the North Charleston City Hall after it was incorporated as its own city in 1972. The property features excellent street frontage on East Montague, and is surrounded by popular shops, businesses, restaurants and nightlife.

PROPERTY HIGHLIGHTS

- Building was the original N Charleston City Hall
- Interior demolition recently completed on building
- Prime location in historic strip of retail shops and offices
- On-street public parking provided along East Montague
- Walking distance to GARco Mill development, expected to bring over 600 employees and more than 200,000 SF of office and retail space

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Park Circle is a shining example of a walkable community with a unique character that sets it apart.

One of North Charleston's defining features, Park Circle is a large garden community planned in the early 1900s. As part of the *City Beautiful* movement, their street grid plan revolves around a central circular park about 300 feet in diameter. When the city of North Charleston incorporated in 1972, its boundaries mostly consisted of the Park Circle area. It has since grown to cover nearly 77 square miles.

Park Circle and the Olde Village District along and near East Montague Avenue are packed with a wide variety of dining options. You can find intimate settings in each restaurant; each with its own charm. Most restaurants offer sidewalk dining, and benefits from pleasant weather, so you can eat outside much of the year.

This lively corridor also features shops, salons, and a theatre, and after business hours, there's no slowing down. The nightlife is high spirited with an eclectic mix of businesses, including wine shops, a beer bar, an authentic, Irish pub, and a sports bar, to name a few. For entertainment, live music is a commonplace at several of nearby bars.

Park Circle also has a free disc golf course that meanders around the traffic circle. The course boasts 18 tee boxes and 18 baskets, making 324 possible course combinations.

No matter where you are in Park Circle, you'll find friendly locals, welcoming businesses, and the everlasting small-town feel.



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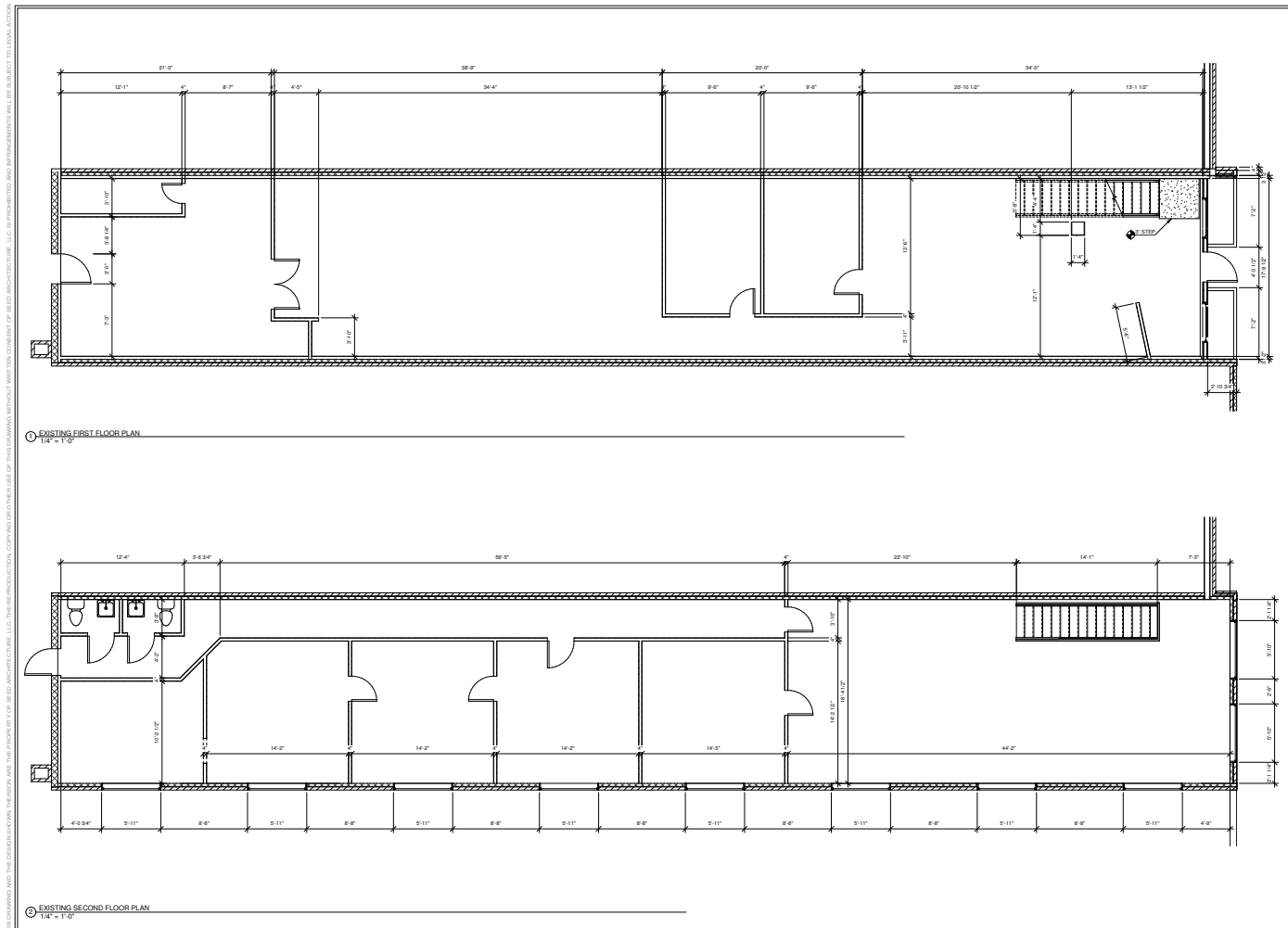
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SEED ARCHITECTURE
SEEDARCHITECT.COM
214 S. BAYVIEW STREET
COLUMBIA, SC 29201
803.733.0141

EXISTING BUILDING DOCUMENTATION
1079 EAST MONTAGUE AVENUE
NORTH CHARLESTON, SOUTH CAROLINA
EXISTING BUILDING PLANS
MANAGEMENT & DOCUMENTATION

PROJECT SHEET

REVISIONS

A101
JOB: 1100
DATE: 4/23/19

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