

**AVISON  
YOUNG**

**FOR LEASE**

**1452 & 1448 Boone Hill Rd, Summerville, SC 29483**



**Anchor & Smaller Retail Space Available**

For more information, please contact:

**Vitré R. Stephens**

Retail & Investment Services

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# 1452 Boone Hill Road

Summerville Plaza has a 47,228 sf former Bi-Lo and an 8,450 sf space available for lease. Other tenants include Family Dollar, Badcock & More Home Furniture, Subway, Nice -N-Clean Laundromat, and Young's Beauty Supply. In the outparcel is First National Bank of South Carolina. The anchor space has a loading dock and is located on an endcap with ample parking. There are also four entrances into the center. The shopping plaza is located at the lighted intersection of Boone Hill Road (13,400 vpd) and Orangeburg Road (12,900 vpd). BP/Circle K is diagonal to the site at the intersection.

**1452 Boone Hill Road  
Summerville, SC 29483**

## Snapshot

<b>Tax Map</b>	<b>144-00-00-003</b>
<b>GLA</b>	<b>103,240 sf</b>
<b>Municipality</b>	<b>Dorchester County</b>
<b>County</b>	<b>Dorchester County</b>
<b>Traffic Counts</b>	<b>Boone Hill Rd: 13,400 vpd</b> <b>Orangeburg Rd: 12,900 vpd</b>
<b>Zoning</b>	<b>General Commercial</b>
<b>Pass Throughs</b>	<b>\$1.74psf</b>

## Leasing Information

<i>Unit</i>	<i>Area</i>	<i>Rent</i>	<i>Type</i>	<i>Available</i>
<b>1452</b>	<b>47,228 sf</b>	<b>\$6.00/sf/yr</b>	<b>NNN</b>	<b>Now</b>
<b>1448</b>	<b>8,450 sf</b>	<b>\$9.00/sf/yr</b>	<b>NNN</b>	<b>Now</b>

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# Map & Directions



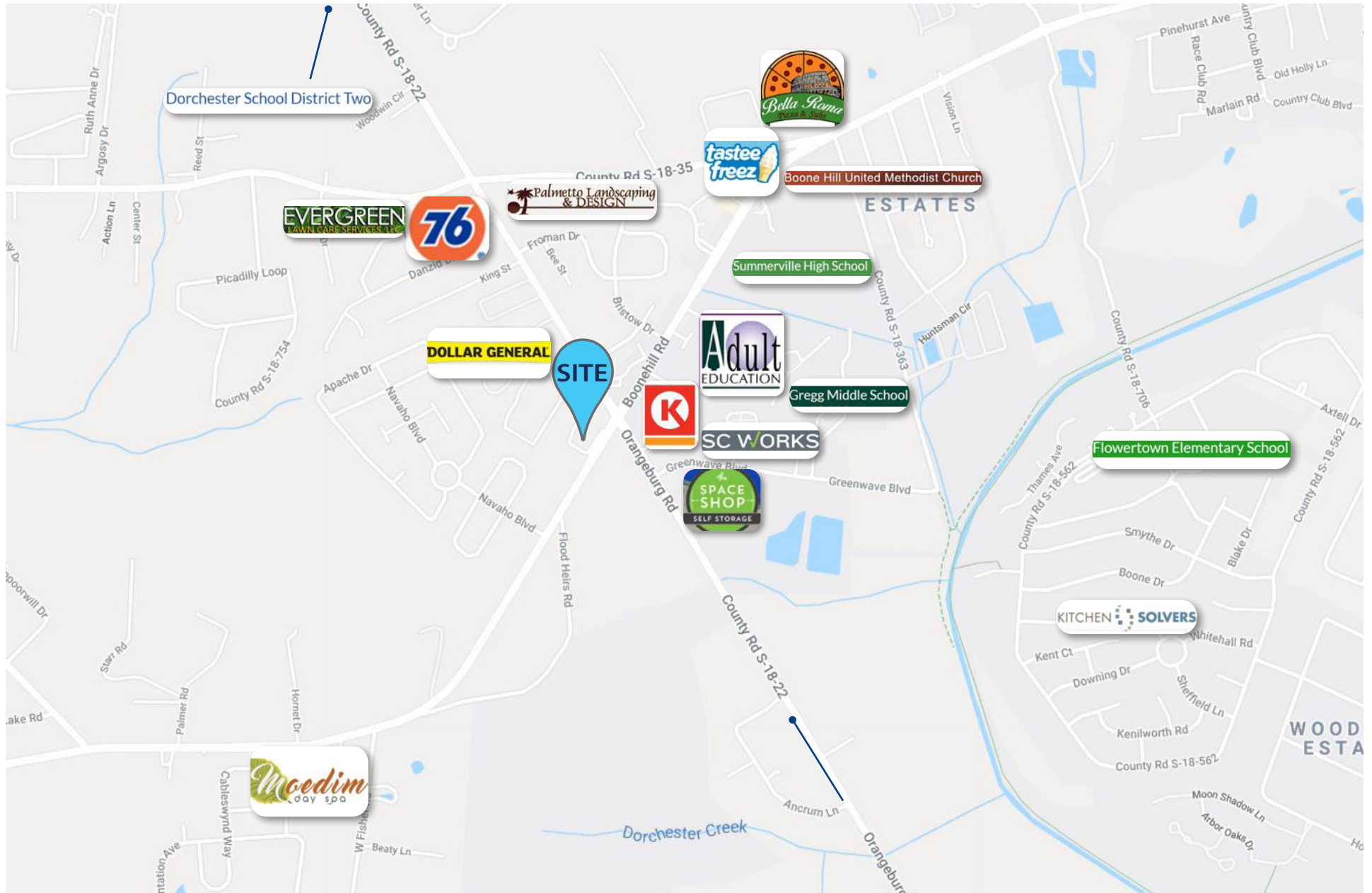
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# Site Plan



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# Amenities Map



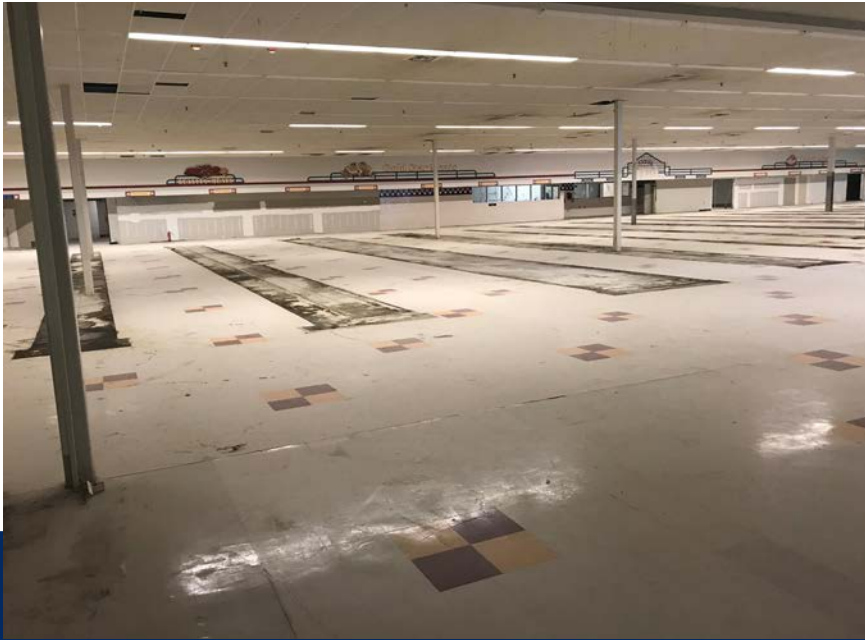
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# Shopping Center Images



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# Interior Images of Anchor Space



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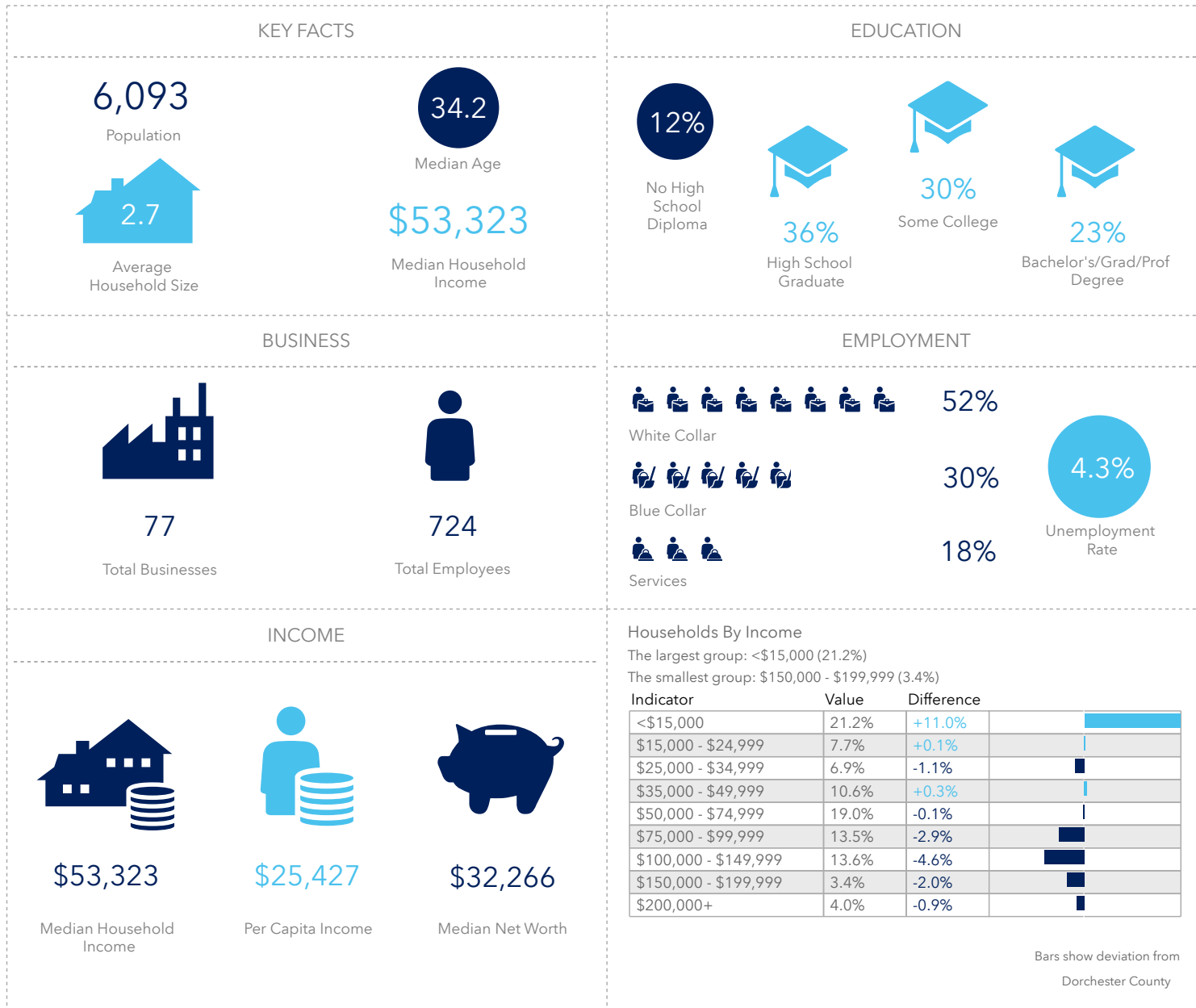
# Suite 1448 Images



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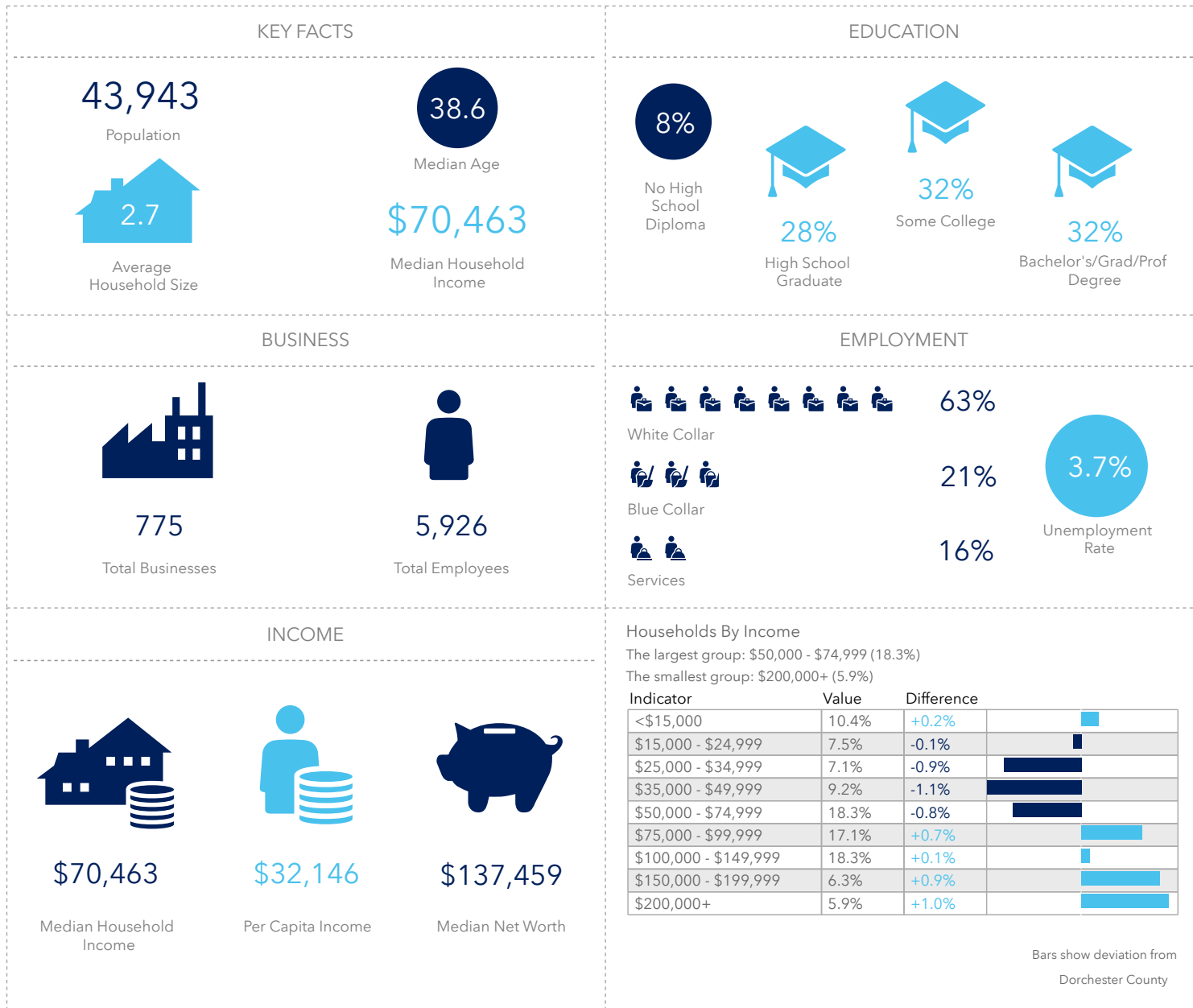
# One Mile Radius



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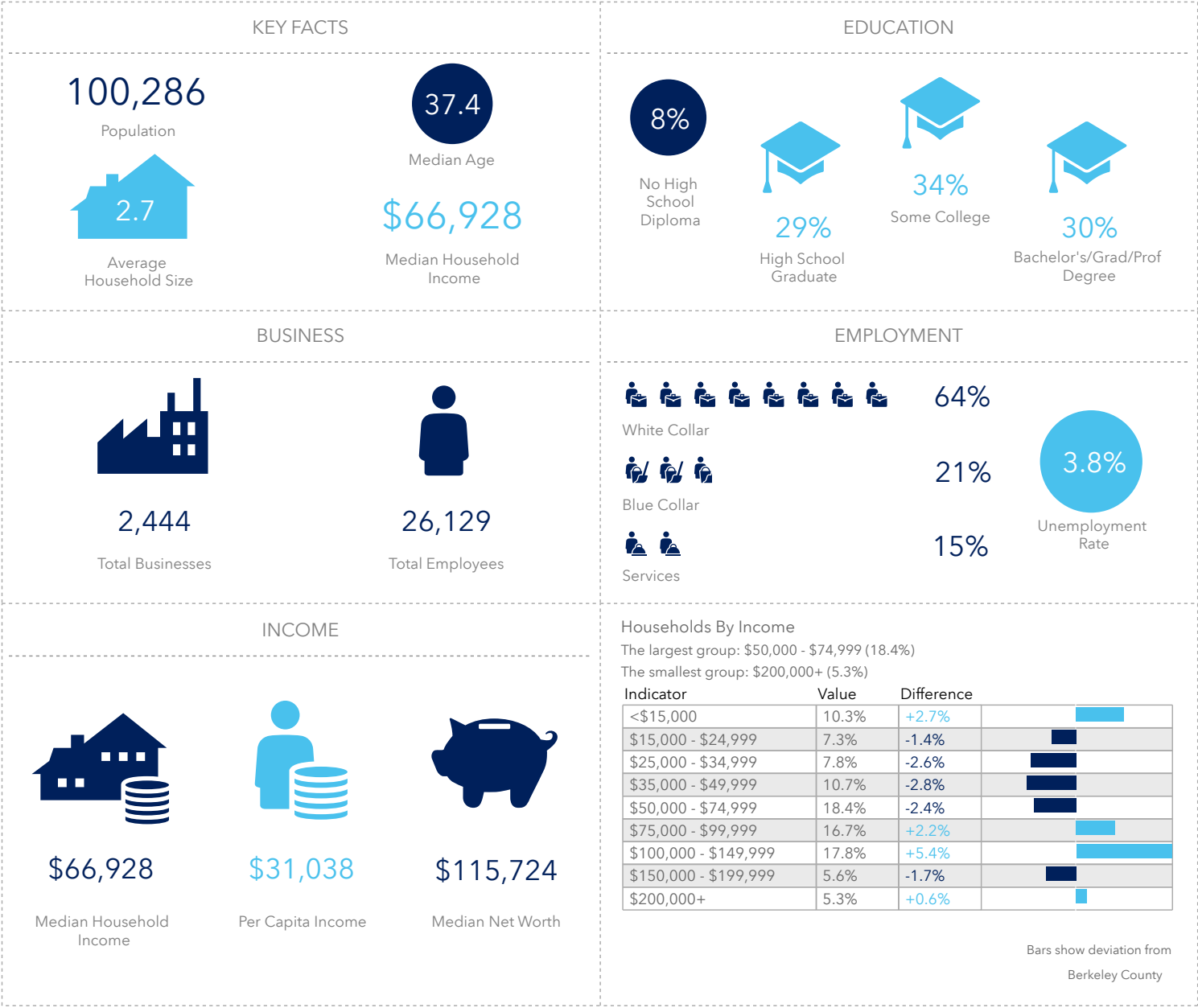
# Three Mile Radius



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# Five Mile Radius



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## South Carolina Brokerage Team

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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## Support Team

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Thank you.

**AVISON  
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Platinum  
member