

**1027**  
FOLLY  
ROAD



**FOR**

**LEASE**

- » Directly on Folly Road
- » Easy Ingress and Egress
- » 1,500 SF Available
- » Surface Parking

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY OVERVIEW

Sumters Landing is a 7,400 SF strip retail center positioned on Folly Road, which boasts 23,246 VPD. Co-tenants include Papa Johns Pizza, Ultra Tan, and Crystal Nail Salon. The property boasts excellent visibility, monument signage opportunities, and a well-maintained facade. Nearby retailers include Zaxby's, Walgreens, Walmart Supercenter and Food Lion. Suite 2 is 1,500 SF and is available beginning July 1, 2021.

- » EXCELLENT LOCATION
- » MONUMENT SIGNAGE OPPORTUNITES
- » AVAILABLE JULY 1, 2021



**ADDRESS**  
1027 Folly Road  
Charleston, SC 29412

**TMS #**  
337-04-00-128

**SPACE AVAILABLE**  
1,500 SF

**LEASE RATE**  
\$27.00/SF NNN

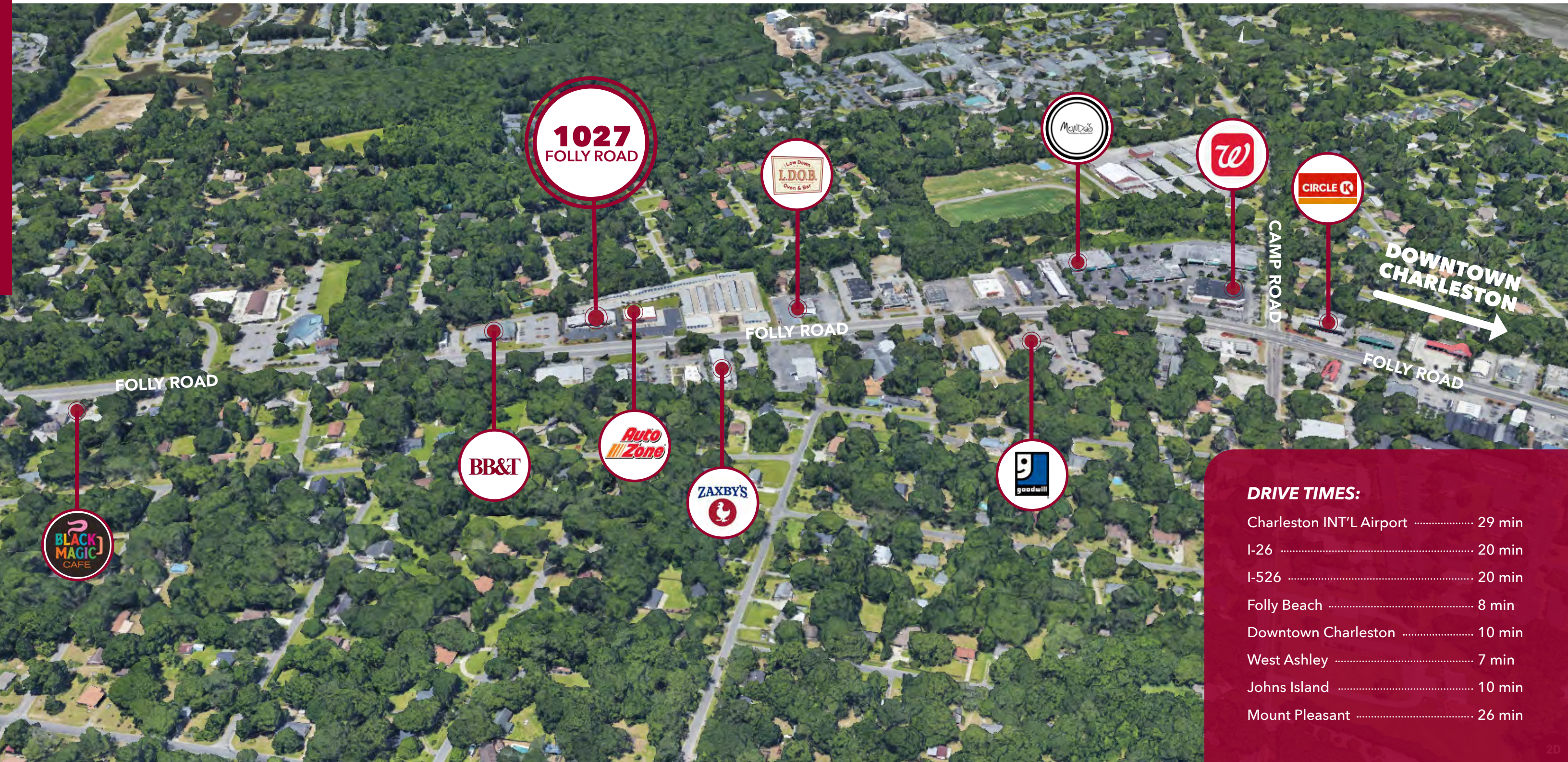
**PARKING**  
Surface Parking

**YEAR BUILT**  
2006



“  
**THE EXCELLENT  
LOCATION ALLOWS  
FOR EASY ACCESS TO  
MAIN ROAD ARTERIES  
IN THE AREA AND  
HIGH VISIBILITY.**  
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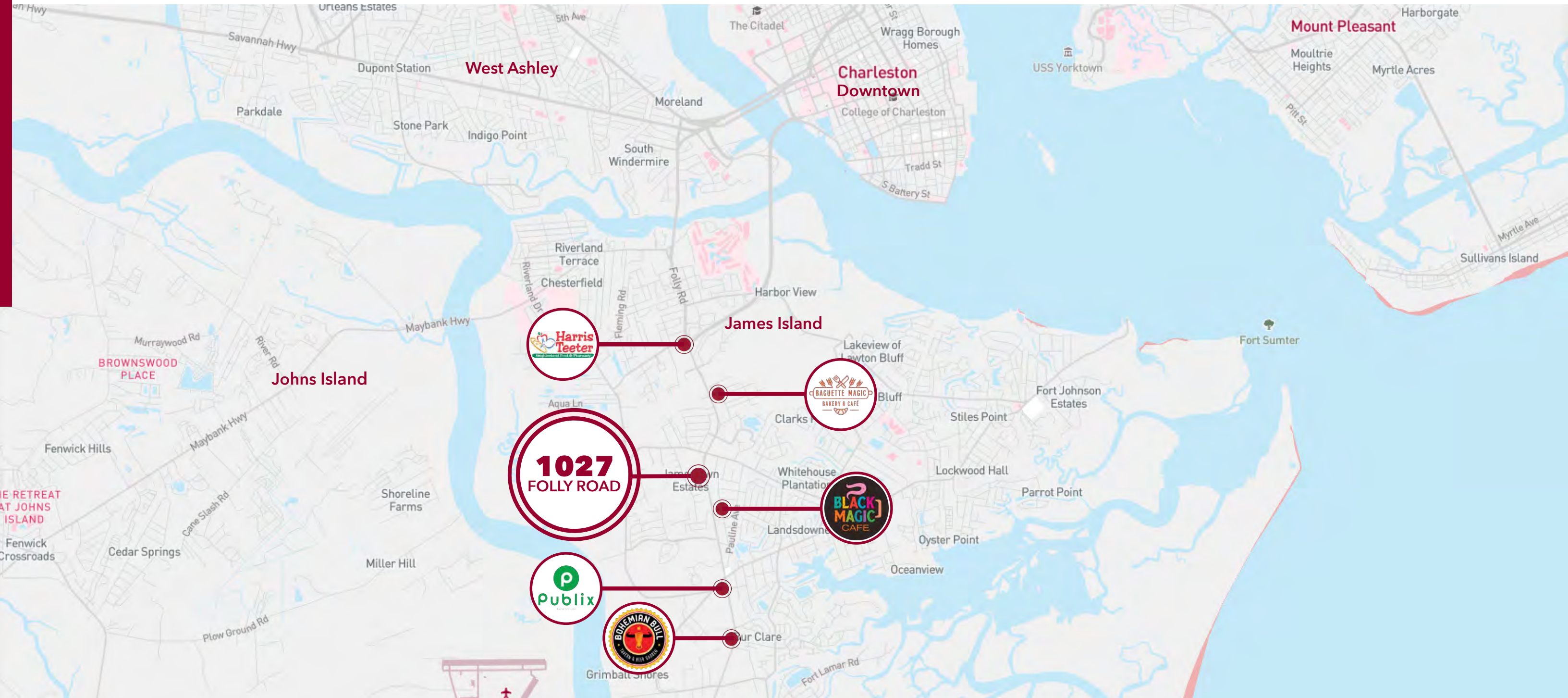
# LOCATION OVERVIEW



## DRIVE TIMES:

Charleston INT'L Airport .....	29 min
I-26 .....	20 min
I-526 .....	20 min
Folly Beach .....	8 min
Downtown Charleston .....	10 min
West Ashley .....	7 min
Johns Island .....	10 min
Mount Pleasant .....	26 min

# MARKET OVERVIEW



**90,569**

TOTAL POPULATION  
WITHIN A 5 MILE RADIUS

**38,691**

TOTAL HOUSEHOLDS  
WITHIN A 5 MILE RADIUS

**121,395**

TOTAL DAYTIME POPULATION  
WITHIN A 5 MILE RADIUS

**35.9**

MEDIAN AGE WITHIN  
A 5 MILE RADIUS

**\$105,440**

AVERAGE HH INCOME  
WITHIN A 5 MILE RADIUS

**\$70,997**

MEDIAN HH INCOME  
WITHIN A 5 MILE RADIUS

# 1027

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