

**234**

Seven Farms Drive  
Charleston, SC

**FOR SALE**

2,302 SF  
AVAILABLE

OUTSTANDING OPPORTUNITY FOR  
**OFFICE SPACE** IN ONE OF CHARLESTON'S  
MOST SOUGHT AFTER LOCATIONS.

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COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

Change description to: 234 Seven Farms Drive provides buyers with an outstanding opportunity for office space in one of Charleston's most sought-after locations. Sitting at the heart of Daniel Island, this 2,302 RSF office condo is close to everything the island has to offer. The surrounding area boasts strong demographics and daytime population, and easy access to I-526 conveniently putting you minutes from anywhere in the tri-county area. The building is at the intersection of Seven Farms Drive and River Landing Drive.

Located on the 2nd floor of the BB&T Plaza, Suite 213 features a mix of open bullpen space and private offices. The unit includes two private, in-suite restrooms for tenant convenience. The suite is accessible via a shared lobby with elevator. Cubicles are available if buyer so desires. Parking is available onsite at no additional charge at a ratio of 3.5/1,000 SF.

Walkable amenities include Daniel Island Grille, Vespa Pizzeria, Blondies Bagels & Cafe, and Laura Alberts Restaurant.

- » TMS #: 275-00-01-016
- » Parking: Surface Parking
- » Year Built: 2003

## ADDRESS

234 Seven Farms Dr., Unit 213  
Daniel Island, 29492

**SALE PRICE**  
\$695,000

**SPACE AVAILABLE**  
2,302 RSF



**"SITTING AT THE HEART OF DANIEL ISLAND, THIS 2,302 SF OFFICE SPACE IS CLOSE TO EVERYTHING THE ISLAND HAS TO OFFER"**

# MARKET OVERVIEW



**93,988**  
TOTAL DAYTIME POP.  
WITHIN 5 MILE RADIUS

**84,117**  
POPULATION WITHIN  
A 5 MILE RADIUS

**35,130**  
HOUSEHOLDS WITHIN  
A 5 MILE RADIUS

**38.5**  
MEDIAN AGE WITHIN  
A 5 MILE RADIUS

**\$108,537**  
AVERAGE HH INCOME  
WITHIN A 5 MILE RADIUS

**4,875**  
TOTAL BUSINESSES  
WITHIN A 5 MILE RADIUS

# LOCATION OVERVIEW

## DRIVE TIMES:

Charleston Int'l Airport:  
16 min

Downtown Charleston:  
17 min

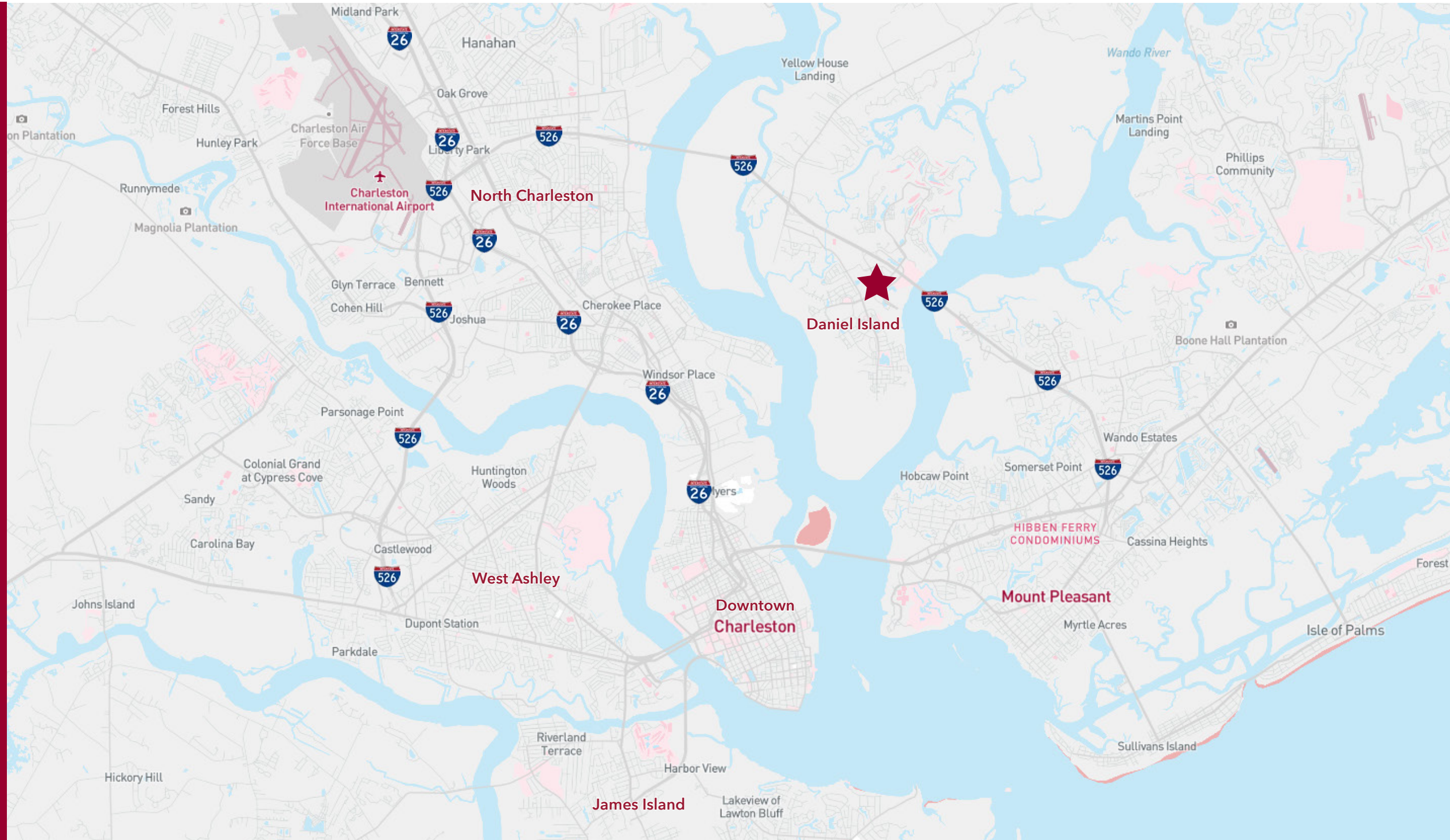
Mount Pleasant:  
5 min

North Charleston:  
6 min

I-526:  
2 min

I-26:  
11 min

HWY 17:  
8 min





**234**

SEVEN FARMS DR

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