

# 1655

SAVANNAH HIGHWAY  
CHARLESTON, SC



# FOR LEASE

This high-profile retail center is in a great location near other major retailers.

**EXCELLENT  
VISIBILITY**

**MULTIPLE  
NEARBY  
AMENITIES**

**3,044 SF**

**\$19.00/SF  
NNN**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

High visibility site with frontage on Savannah Highway (17 South). This high-profile retail center is in a great location near other major retailers. The parcel is Zoned Limited Business (LB) in the County and is well suited for a variety of tenants. Heavy traffic volume (40,000 VPD), excellent visibility, and ample parking make this a solid location for any office or retail tenant. Savannah Highway is the main thoroughfare through West Ashley.



**ADDRESS:**  
1655 Savannah Highway  
Charleston, SC 29407

**AVAILABLE SPACE:**  
3,044 SF

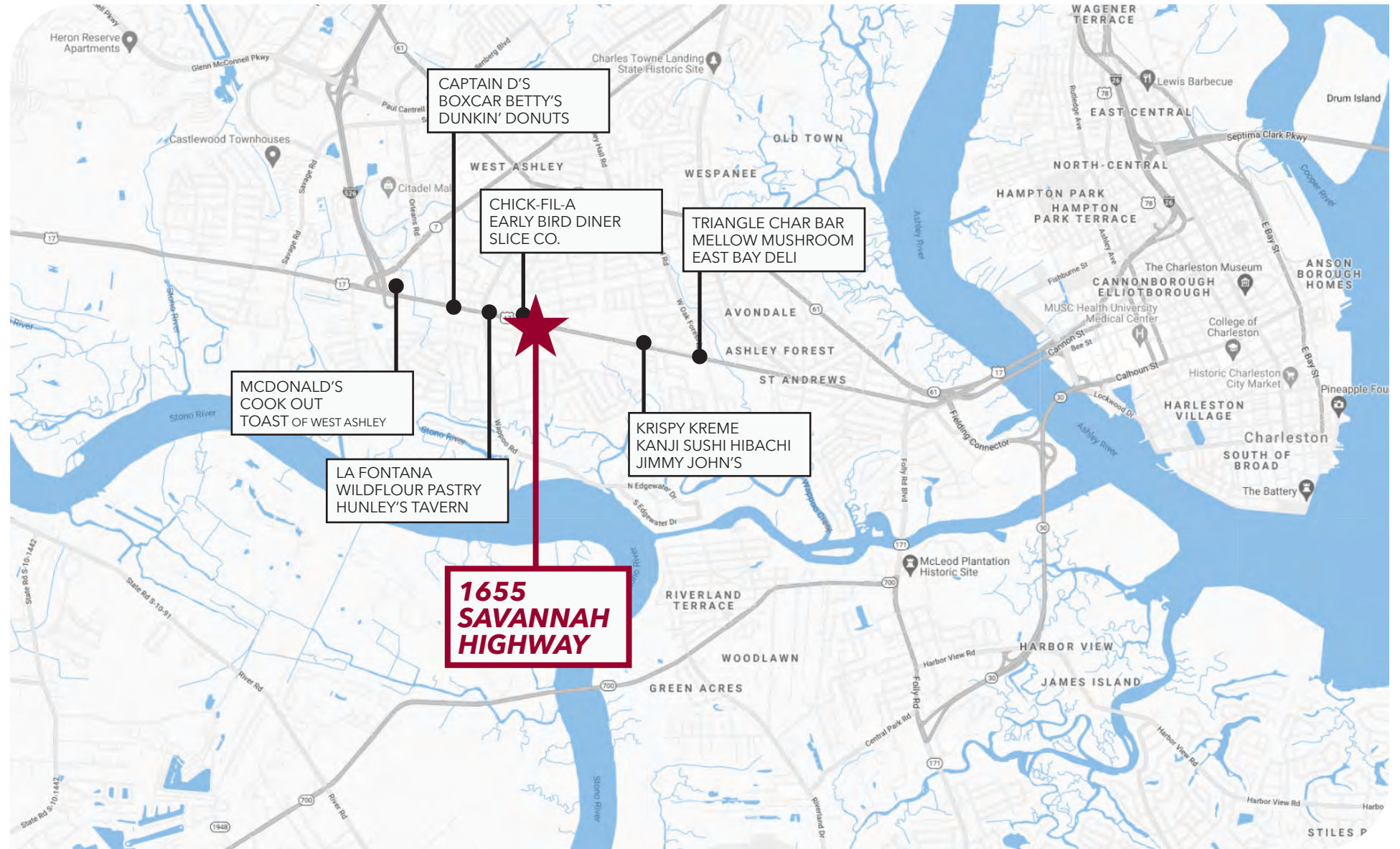
**LEASE RATE:**  
\$19.00/SF NNN

**PARKING & ACCESS:**  
12 existing parking spaces

**YEAR BUILT/RENOVATED:**  
1984

## DRIVE TIMES:

Charleston INT'L Airport	.....	13 min
I-26	.....	12 min
I-526	.....	3 min
North Charleston	.....	10 min
Downtown Charleston	.....	8 min
James Island	.....	9 min
Daniel Island	.....	17 min
Mount Pleasant	.....	15 min



**POPULATION**  
5 Mile Radius: 128,628



**DAYTIME POPULATION**  
5 Mile Radius: 166,825



**MEDIAN AGE**  
5 Mile Radius: 37.4



**HOUSEHOLDS**  
5 Mile Radius: 55,250



**AVERAGE HH INCOME**  
5 Mile Radius: \$108,451  
**MEDIAN HH INCOME**  
5 Mile Radius: \$71,567



**LOCAL BUSINESSES**  
(Within a 5 mile radius)  
Total Employees: 118,055  
Total Businesses: 7,903



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