

# 234

SEVEN FARMS DR  
CHARLESTON, SC



# FOR LEASE

**EXISTING  
BANK  
BRANCH**

**4,811 SF**

**EXCELLENT  
VISIBILITY**

**EXISTING  
DRIVE THRU**

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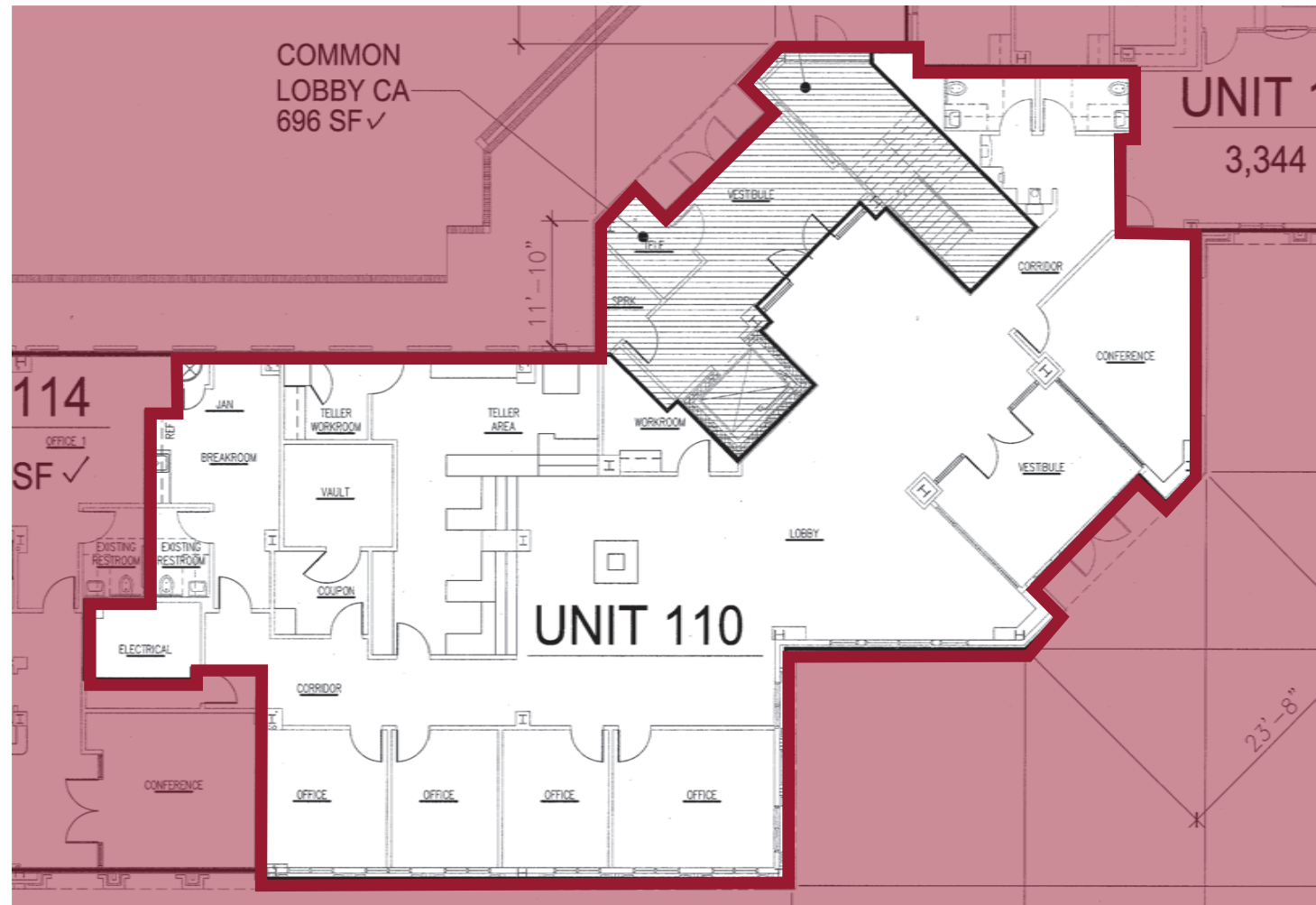
 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY OVERVIEW

Daniel Island is a large upscale mixed-use development with Class "A" office opportunities. 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. Suite 110 is currently occupied as a full-service bank branch. The suite contains a large open entrance including an exterior drive-through, vault, teller windows, and multiple offices. The tenant also pays CAM, Tax, and electricity estimated at \$8.42/SF.

- » TMS: 275-00-01-003
- » Property Type: Office, Commercial, Bank
- » Property Visibility: Excellent

## UNIT FLOOR PLAN



### ADDRESS

234 Seven Farms Drive,  
Charleston, SC 29492

### AVAILABLE SPACE

4,811 SF Contiguous Space

### RENTAL RATE

\$34.00/SF, NNN

### PARKING TYPE

Surface Parking

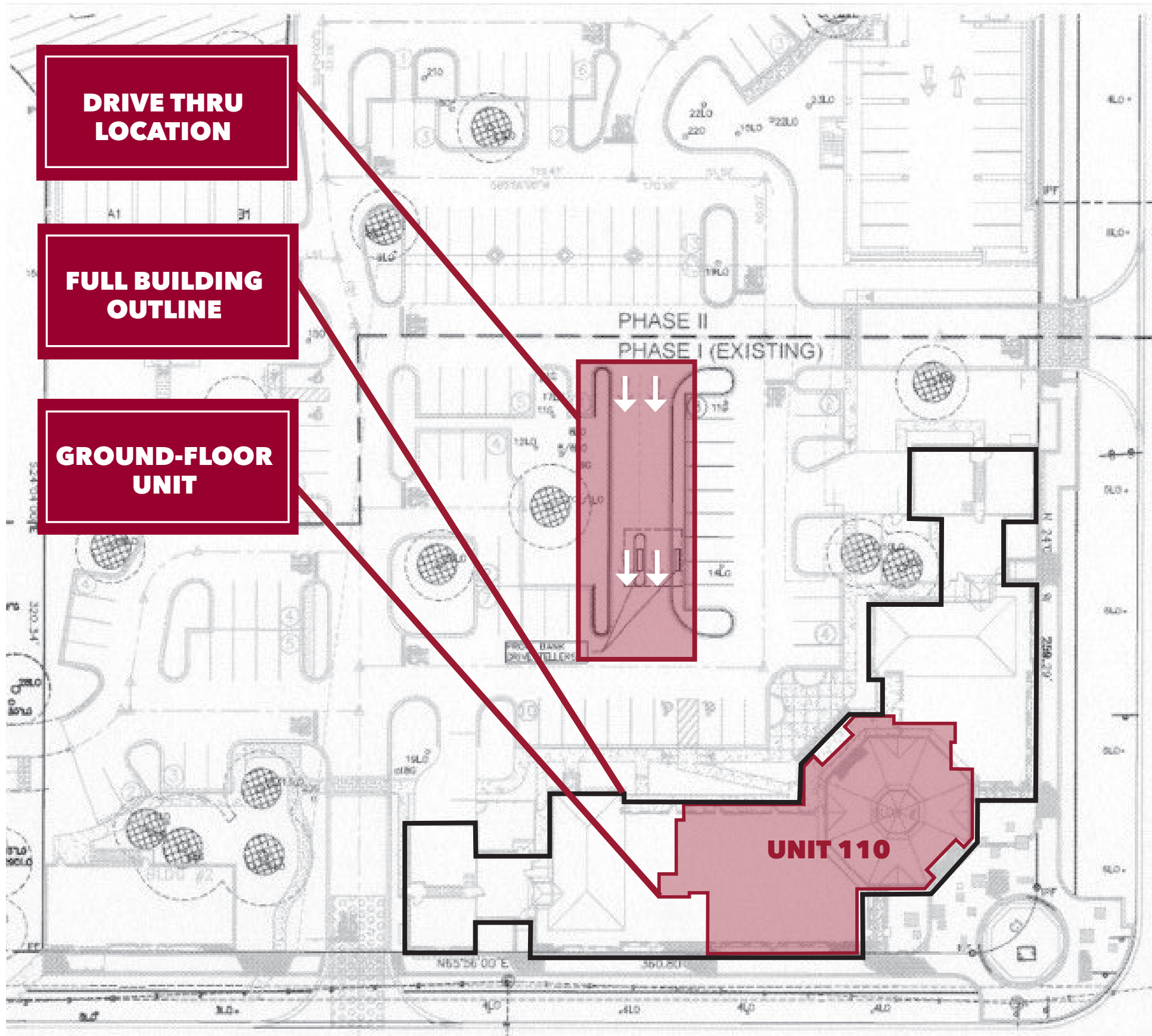
### YEAR BUILT/RENOVATED

2003

**EXISTING  
VAULT**

**TELLER  
WINDOWS**

# SITE PLAN



**DRIVE THRU  
LOCATION**

**FULL BUILDING  
OUTLINE**

**GROUND-FLOOR  
UNIT**



# MARKET OVERVIEW

## POPULATION

**3 Miles:** 19,792  
**5 Miles:** 84,166  
**10 Miles:** 348,307

## HOUSEHOLDS

**3 Miles:** 7,904  
**5 Miles:** 35,174  
**10 Miles:** 142,170

## MEDIAN AGE

**3 Miles:** 38.6  
**5 Miles:** 38.5  
**10 Miles:** 36.8

## MEDIAN HH INCOME

**3 Miles:** \$107,000  
**5 Miles:** \$68,005  
**10 Miles:** \$66,733

## AVERAGE HH INCOME

**3 Miles:** \$149,941  
**5 Miles:** \$108,486  
**10 Miles:** \$100,115



**21,647**

TOTAL DAYTIME  
POPULATION WITHIN 3MI.

**94,023**

TOTAL DAYTIME  
POPULATION WITHIN 5MI.

**404,727**

TOTAL DAYTIME  
POPULATION WITHIN 10MI.



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CHARLESTON, SC 29492

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