

RETAIL/FLEX OPPORTUNITY



**1,105 SF AND 1,510 SF RETAIL/FLEX SPACE
AVAILABLE FOR LEASE**

4340 SPRUILL AVE
North Charleston, SC 29405

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COMMERCIAL REAL ESTATE SERVICES

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THE SPECIFICS



THE PROPERTY

4340 Spruill Ave is a new Class A retail/flex building totaling 4,092 SF in which two suites are available for lease. Suite A (1,510 SF) and Suite B (1,105 SF) with access to a garage door. The suites can be combined for a total of 2,615 SF. The landlord is willing to design and finish the premises to accommodate the tenants needs from retail to flex space. Delivery Q4 2020. Tenant Improvement Allowance to be negotiated.

Property highlights include:

- Suits a multitude of users from retail to industrial/flex
- Modern construction with separately metered utilities
- Great visibility in a high growth area, SCDOT tracked over 11,000 VPD in 2019
- Located centrally between Park Circle, Garco Mill, and the Navy Yard redevelopment

THE LOCATION

The building is located across from the intersection of Justice St & Spruill Ave in Up-and-Coming Park Circle, North Charleston. 4340 Spruill Ave offers tenants the chance to join companies like Firefly Distillery, Holy City Brewing, Jackrabbit Filly, The Junction, and many small businesses who have recently decided to make this area their home. Do not miss out on this opportunity, it is sure to go fast.

LEASE RATE:	\$21.50 - \$23.00/SF
LEASE TYPE:	NNN
TMS#:	470.08.00.044
ZONING:	General Commercial
COUNTY:	Charleston
BUILDING SIZE:	4,092 SF
SUITE A SIZE:	1,510 SF
SUITE B SIZE:	1,105 SF
COMBINED SUITE SIZE:	2,615 SF
BUILDING CLASS:	A
AVAILABLE ROLL UP DOORS:	1
PARKING RATIO:	3.82/1000



SIZE:
1,105-2,615 SF

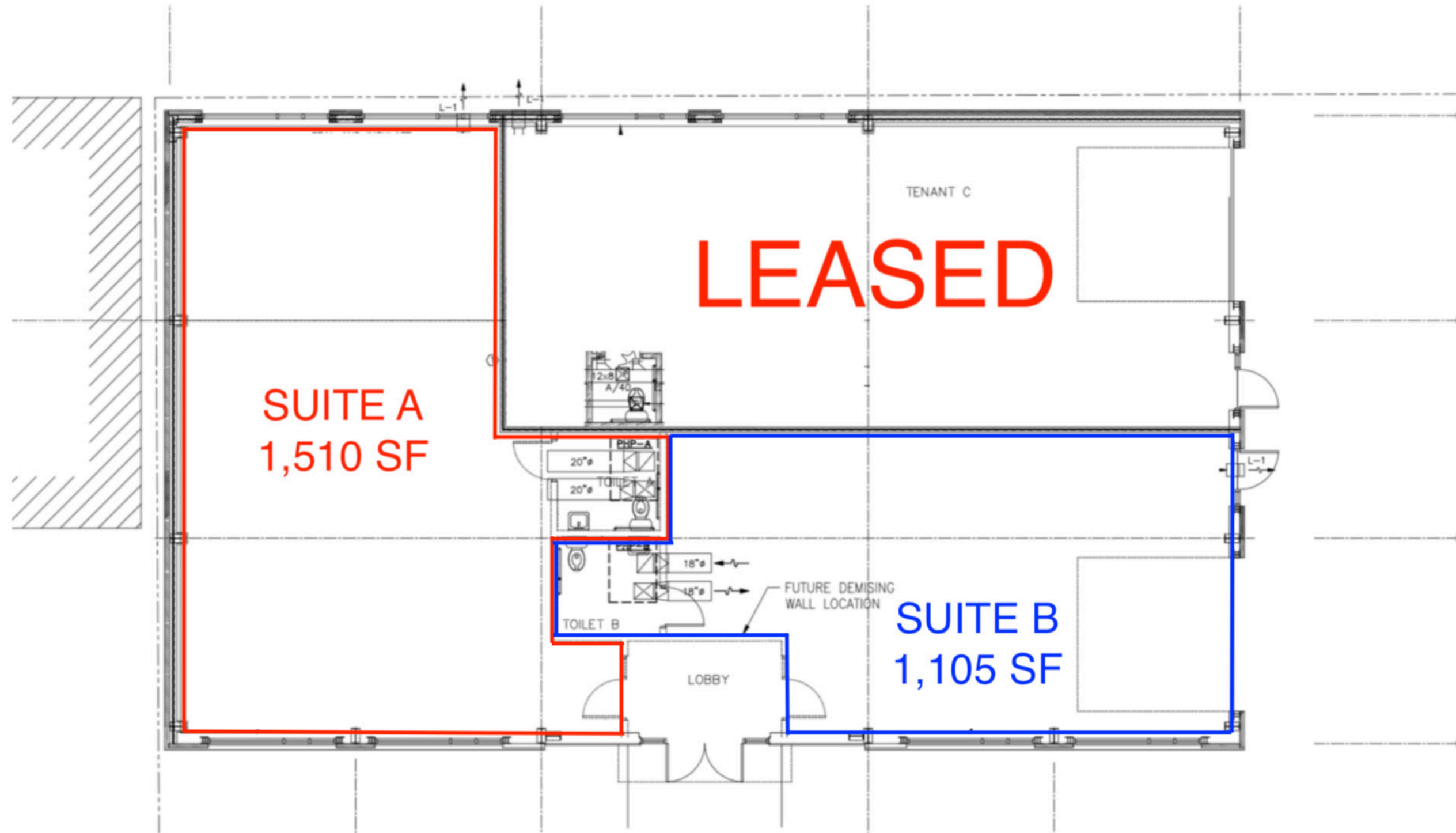


ZONING:
General
Commercial

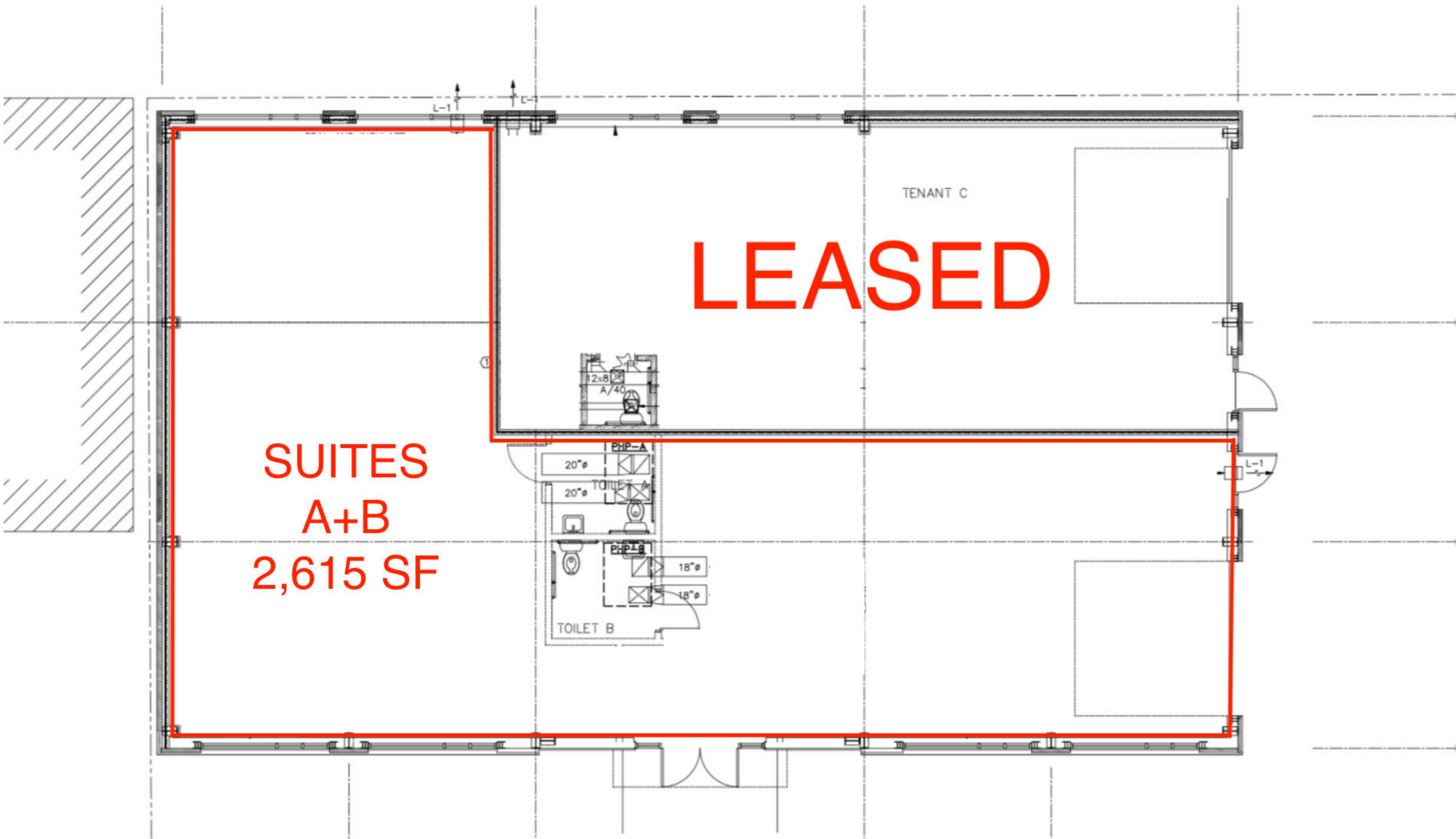


PRICE:
\$21.50-\$23.00/SF

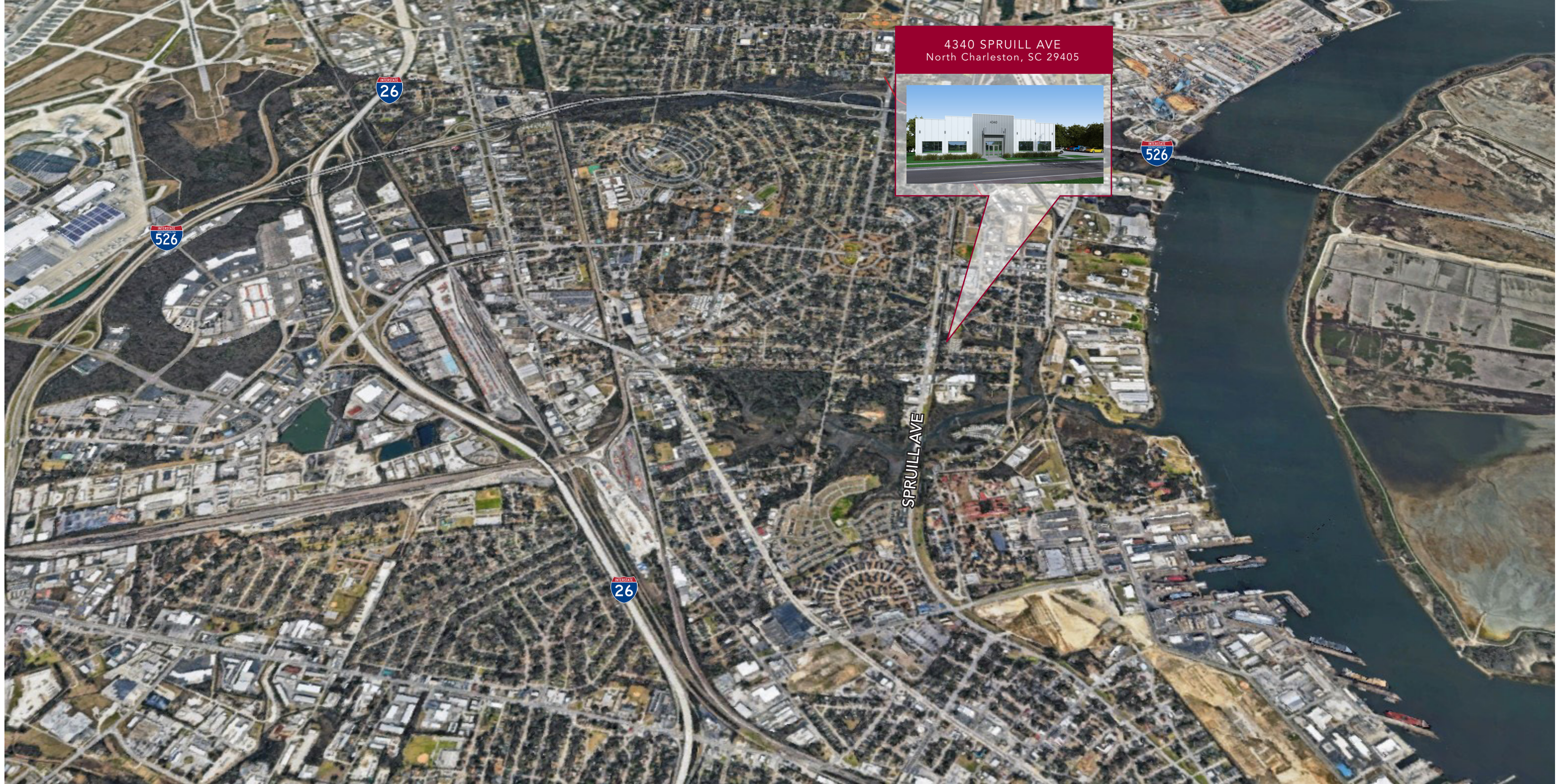
THE FLOORPLAN



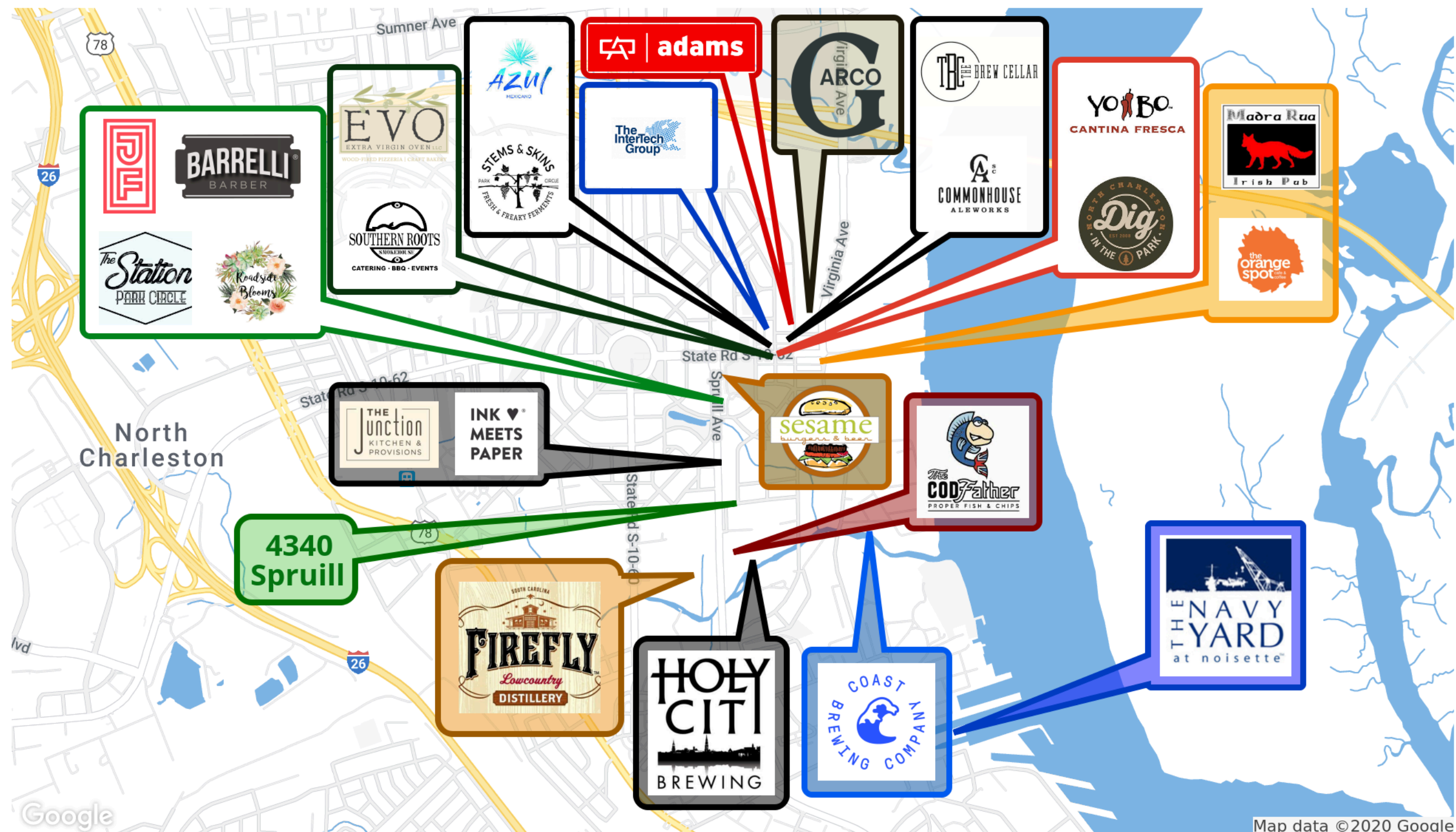
THE FLOORPLAN



THE LOCATION



THE AREA



4340 SPRUILL AVE



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