

162

Seven Farms Drive
Daniel Island, SC

**FOR
SUBLEASE**

928 SF
AVAILABLE

GREAT VISIBILITY WITH EASY ACCESS TO
MANY RESTURANTS, PUBLIX, AND I-526

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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Class A, 2-story Daniel Island office within walking distance to most restaurants and easy access to the Publix Shopping Center. Building has a first class lobby that is elevator served. Unit 235 is available for sublease. The single office contains: a large open room with two windows, Five cubes, a conference room with a window, and a break area with storage. Existing furniture comes with the unit. Tenant is responsible for janitorial, electric, and any increase in insurance and taxes from the base year.

LOCATION OVERVIEW

Directions: From Mt. Pleasant/Hwy 17 take I-526 to Daniel Island Exit 24. Go straight through the light and the building will be on your right. From I-26/N.Charleston, take I-526 to Daniel Island Exit 24. Straight on River Landing through light. Left onto Seven Farms Drive. Building on the left just before the I-526 overpass. SunTrust Bank and Fotti Law Firm are located on the first floor.

- » Central Daniel Island
- » Move in Ready
- » Excellent Condition
- » East access to restaurants, Publix, and I-526

ADDRESS

162 Seven Farms Dr.,
Daniel Island, SC 29492

TMS

275-00-00-158

SPACE AVAILABLE

Unit 235: 928 SF

PRICE RATE

\$23.00/Year
(MG)

PASS THROUGH

\$2.74/SF/YR

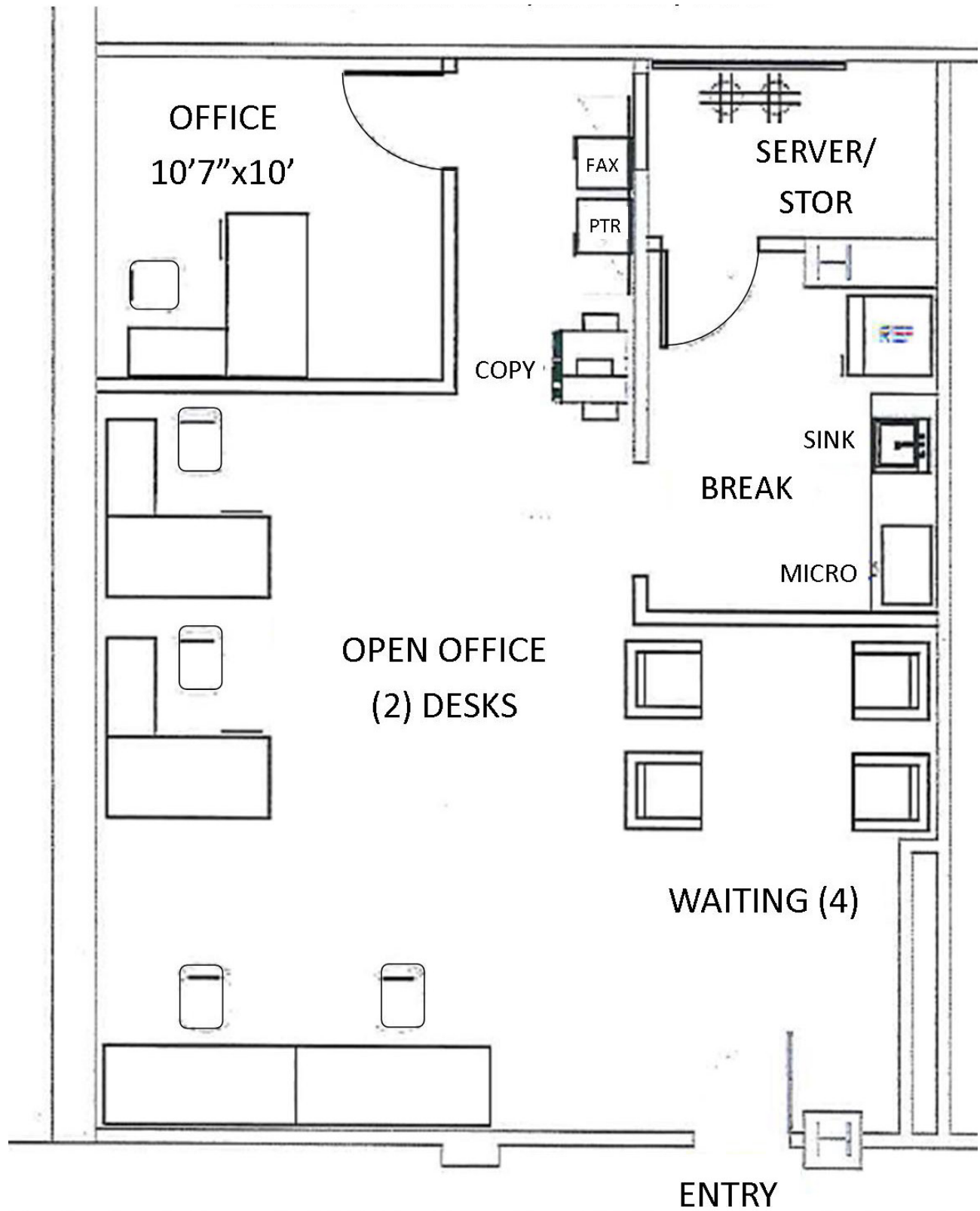
YEAR BUILT

2002



**"THE SINGLE OFFICE
CONTAINS: A LARGE
OPEN ROOM WITH TWO
WINDOWS, FIVE CUBES,
A CONFERENCE ROOM
WITH A WINDOW, AND
A BREAK AREA WITH
STORAGE."**

FLOOR PLAN



PROPERTY PHOTOS



MARKET OVERVIEW

POPULATION
3 Miles: 19,107
5 Miles: 74,691
10 Miles: 337,500

HOUSEHOLDS
3 Miles: 7,673
5 Miles: 30,771
10 Miles: 137,258

MEDIAN AGE
3 Miles: 38.3
5 Miles: 38.6
10 Miles: 36.8

MEDIAN HH INCOME
3 Miles: \$106,592
5 Miles: \$73,495
10 Miles: \$66,258

AVERAGE HH INCOME
3 Miles: \$148,582
5 Miles: \$113,993
10 Miles: \$100,095



DRIVE TIMES
 Charleston INT'L Airport: 15 min
 Downtown Charleston: 17 min
 Mount Pleasant: 7 min
 West Ashley: 15 min
 I-526: 2 min

21,967
 TOTAL DAYTIME
 POPULATION WITHIN 3MI.

85,182
 TOTAL DAYTIME
 POPULATION WITHIN 5MI.

394,852
 TOTAL DAYTIME
 POPULATION WITHIN 10MI.

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