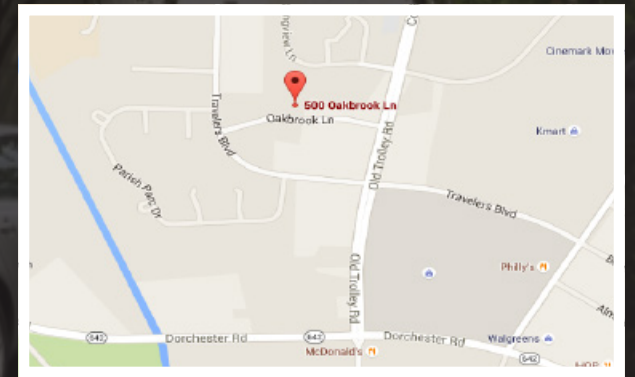


AVAILABLE - FOR SALE OFFICE DEVELOPMENT OPPORTUNITY

500 OAKBROOK LANE

SUMMERVILLE, SC 29485



Nearby Amenities



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Chris Dion
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(843) 856-4600 — main office
(843) 321-9113 — mobile

AND

Morrow Boggs
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PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 500 Oakbrook Lane, which is an excellent office development opportunity in Summerville’s Oakbrook community. This property consists of a 10,708sf building situated on 0.877 acres along with four adjacent land parcels totaling approximately 2 acres. 500 Oakbrook Lane is well-located just off Old Trolley Road near Ladson Road. The two story, white masonry exterior office was upgraded in 1995 and has generator back-up power, high-tech security, two separate Internet feeds, and updated HVAC system. Ample parking and a roll-up door on one side make this building an ideal space for multiple uses. The contiguous wooded lots are zoned B-3 (office land) and located just past the office building. The combined usable acreage for this site is 2.68 acres.

AREA DESCRIPTION

The Oakbrook community, currently undergoing revitalization, is a very desirable area of Summerville with easy access to I-26/I-516, Hwy 61, and Hwy 17A via Dorchester Road. This area has numerous well-established business, retail, and dining facilities and is in close proximity to Charleston Southern University.



TERMS AND CONDITIONS

Office Building	10,708 sf	0.87 ac
Lot 1		0.47 ac
Lot 2		0.45 ac
Lot 3		0.38 ac
Lot 4		0.50 ac
Building + Parcels		\$1,549,000

DEMOGRAPHICS (3-MILE)

Population	53,666
Households	20,341
Avg. HH Income	\$67,964

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