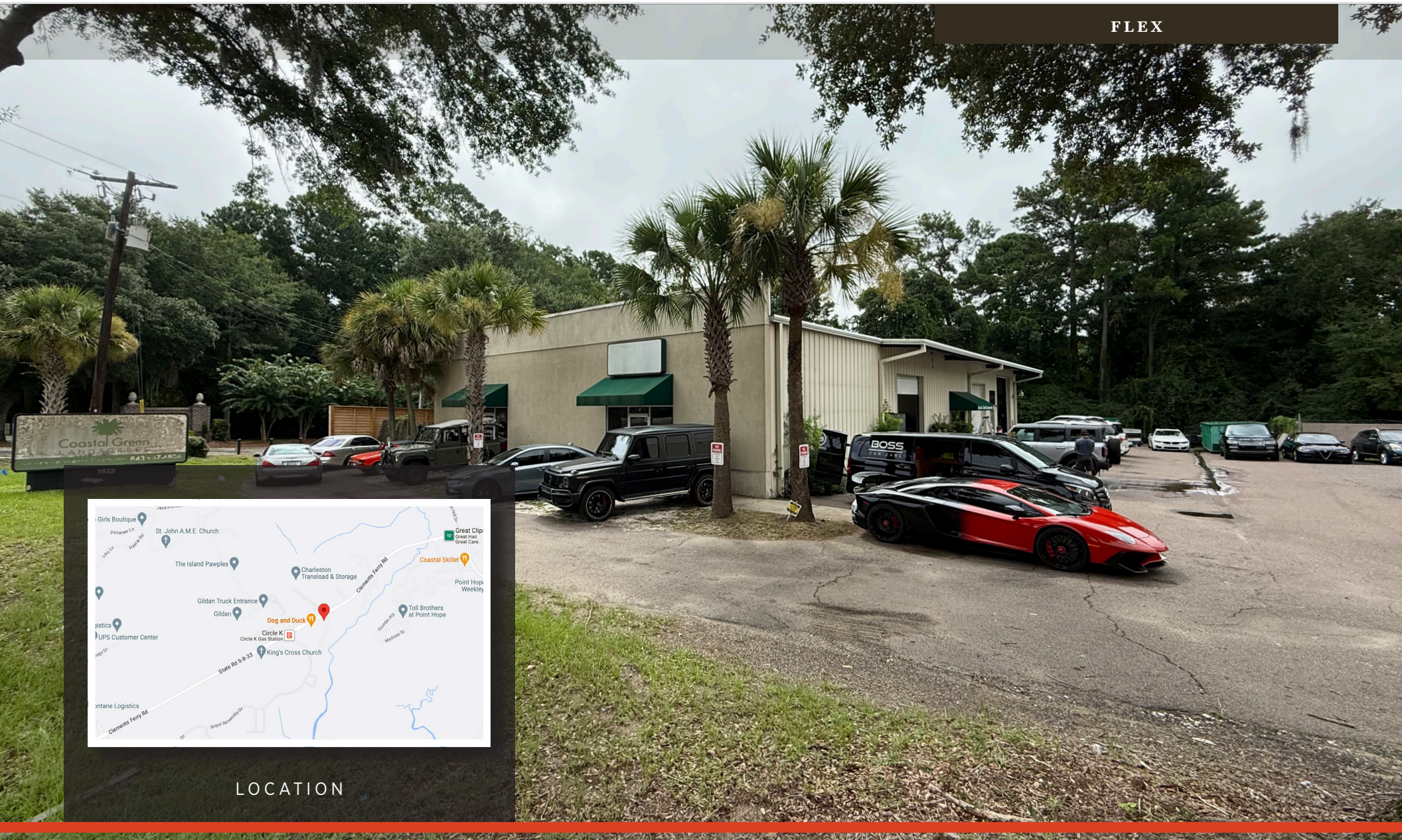


AVAILABLE - FOR LEASE

1925 CLEMENTS FERRY ROAD, UNIT 1 WANDO, SC 29492

FLEX



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Blair Belk, CCIM
blair.belk@belklucy.com
(843) 606-5449 — direct office
(843) 709-9292 — mobile

Kevin Shields
kevin.shields@belklucy.com
(843) 936-1715 — direct office
(843) 593-7119 — mobile



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 1925 Clements Ferry Road, Unit 1 in Wando, SC. This flex/warehouse building is situated on well traveled Clements Ferry Road and has excellent visibility and ingress/egress. The 1,500 square foot unit is comprised of a front reception area, private office and rear warehouse space with a rollup door.

AREA DESCRIPTION

Situated in Berkeley county and annexed into the City of Charleston, the Cainhoy/ Wando district, is located north of Daniel Island and west of Mount Pleasant. This area is experiencing explosive growth and has been dubbed "Charleston's Next Big Thing." With an influx of new residential development, including master-planned community, Point Hope, this is a great area to grow your business.

TERMS AND CONDITIONS

Size	1,500 sf
Lease Rate	\$25.00/sf Modified Gross

DEMOGRAPHICS (5-MILE)

Population	36,980
Households	15,396
Avg. HH Income	\$205,291

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INTERIOR PHOTOS



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