

WANDO, SC 29492

A large photograph of a commercial property. The main image shows a single-story building with a light-colored facade and green awnings over the windows. Several palm trees are planted in front of the building. A parking lot in the foreground is filled with various vehicles, including a prominent red sports car, a black SUV, and a black van with "BOSS" branding. To the left, there is a sign for "Coastal Green LANDSCAPES". In the bottom left corner, there is an inset map showing the location of the property (marked with a red pin) relative to nearby landmarks such as St. John A.M.E. Church, Charleston Transload & Storage, and the Circle K Gas Station. The map also shows major roads like State Rd 56-33 and Clematis Ferry Rd. The word "FLEX" is written in white capital letters on a dark background in the top right corner. The word "LOCATION" is written in white capital letters on a dark background in the bottom left corner, below the map inset.

OFFERED BY



(843) 856-4600  
www.belklucy.com

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



AVAILABLE - FOR LEASE

1925 CLEMENTS FERRY ROAD, UNIT 1

WANDO, SC 29492



#### 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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