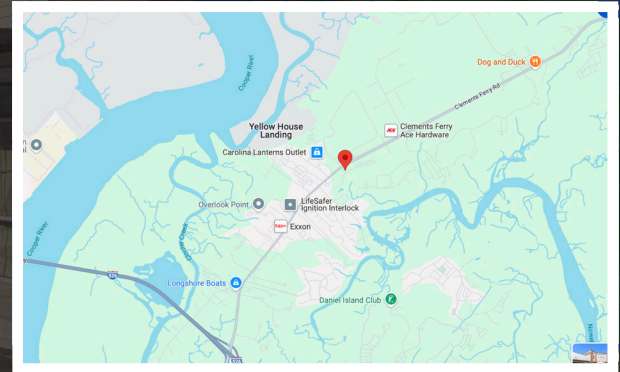


AVAILABLE - FOR LEASE

2030 WAMBAW CREEK ROAD

CHARLESTON, SC 29492

RETAIL | OFFICE



LOCATION

Nearby retailers
include



OFFERED BY



(843) 856-4600
www.belklucy.com

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

AND

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 2030 Wambaw Creek Road. This 23,100 square foot two-story retail/office center is ideally positioned off well traveled Clements Ferry Road in the Cainhoy commercial district just two miles from I-526. Situated in close proximity to residential, office, retail and industrial developments and ports, this property offers great visibility and access.

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 area has significant need for more retail amenities.



AVAILABILITIES

Suite 101/102 (retail/office)	3,973 sf	\$17.00/sf NNN
Suite 103/104 (office)	5,250 sf	\$16.00/sf NNN
Suite 200 (second floor)	7,118 sf	\$15.00/sf NNN
CAM, taxes, and ins. (est.)		\$4.49/sf

DEMOGRAPHICS (5-MILE)

Population	48,727
Households	20,823
Avg. HH Income	\$130,303
Traffic Count	31,500 VPD

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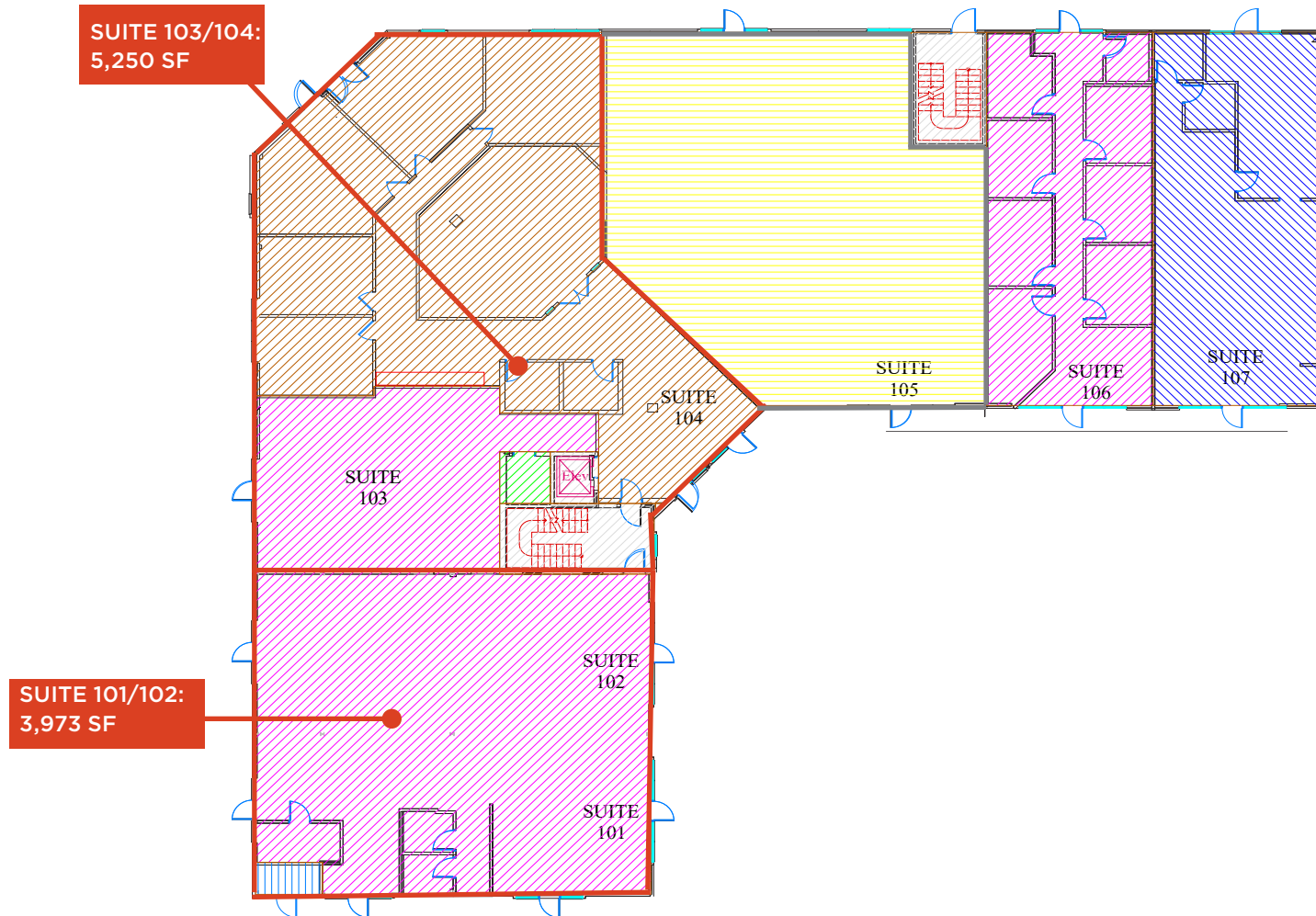
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1ST FLOOR PLAN



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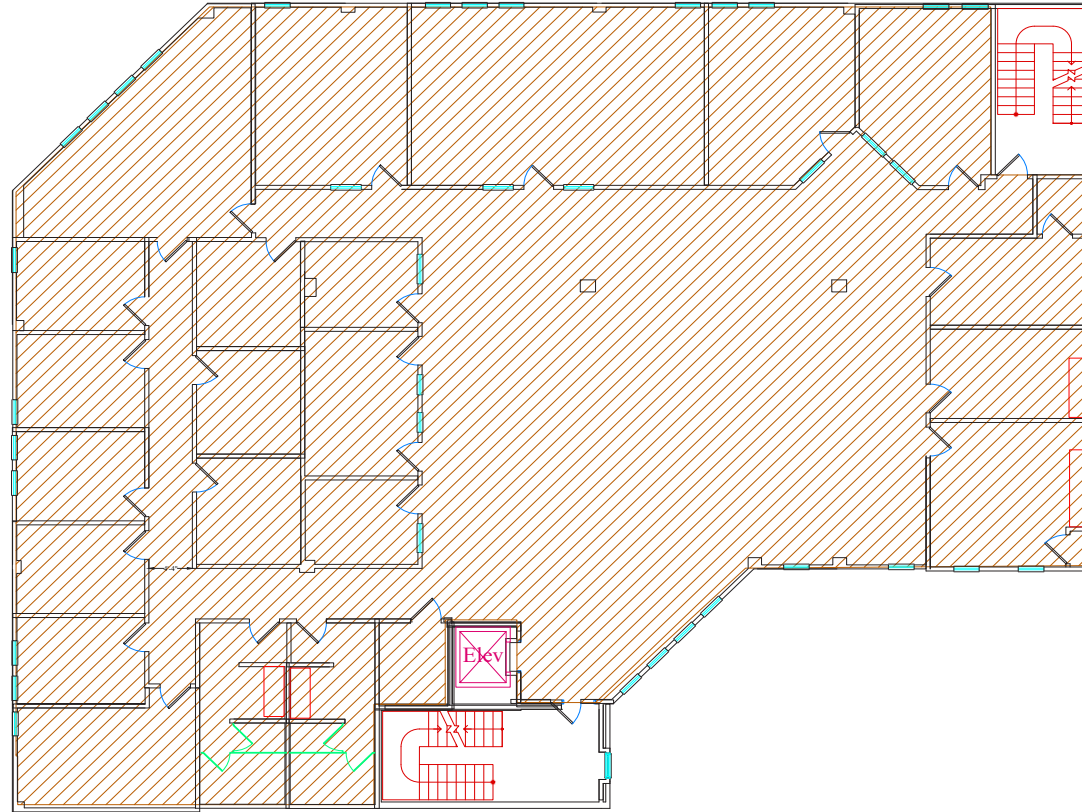
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2ND FLOOR PLAN



AVAILABLE:
7,118 SF

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INTERIOR PHOTOS



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