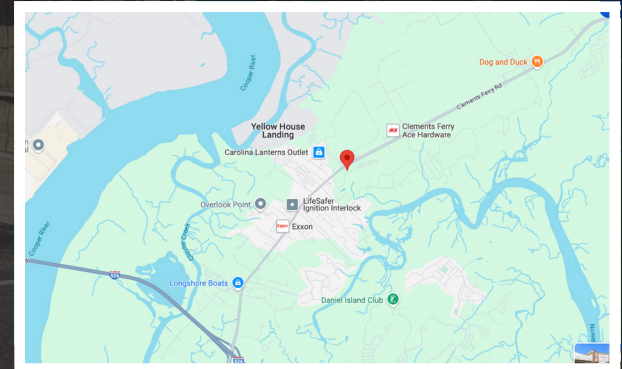


AVAILABLE - FOR SALE

2030 WAMBAW CREEK ROAD

CHARLESTON, SC 29492

RETAIL | OFFICE CENTER



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

FOR SALE | IDEAL OWNER-OCCUPIER OR INVESTOR OPPORTUNITY

2030 Wambaw Creek Road presents a versatile opportunity for an owner-user or investor seeking a well-positioned asset with multiple income streams. The ±21,085 SF building is offered well below replacement cost, with 8,114 SF currently leased across two first-floor units. The listing price equates to approximately \$195 per square foot, offering exceptional value in one of Charleston's most active and desirable submarkets.

The second floor is fully built out as professional office space and is serviced by an elevator, providing flexible options for an owner's use or future lease-up. On the first floor, two suites are leased—one featuring a drive-thru—and provide immediate income. The remaining spaces include a vacant former restaurant suite with existing infrastructure, a first-generation retail/office space ready for customization, and an additional vacant office suite.

AREA DESCRIPTION

Ideally situated just off Clements Ferry Road, one of Charleston's most well-traveled corridors, the property benefits from excellent visibility and prominent signage. Its strategic position between Daniel Island / I-526 and the rapidly growing Point Hope area offers convenient access to significant residential growth, new schools, and an expanding retail base—making it an outstanding opportunity for both investors and owner-occupiers.

**TERMS AND CONDITIONS**

Asking Price	\$4,100,000
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DEMOGRAPHICS (5-MILE)

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

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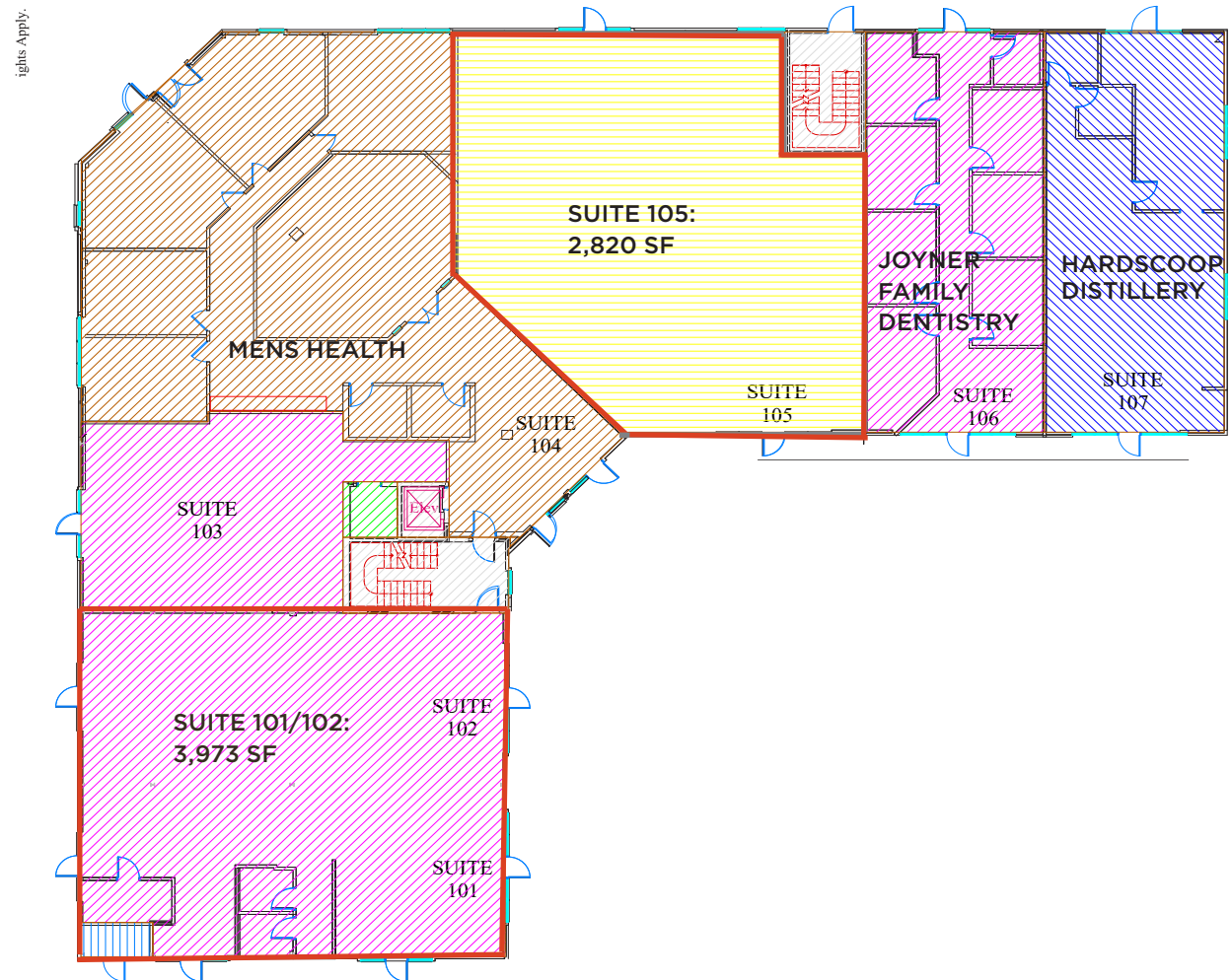
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1ST FLOOR PLAN



OFFERED BY



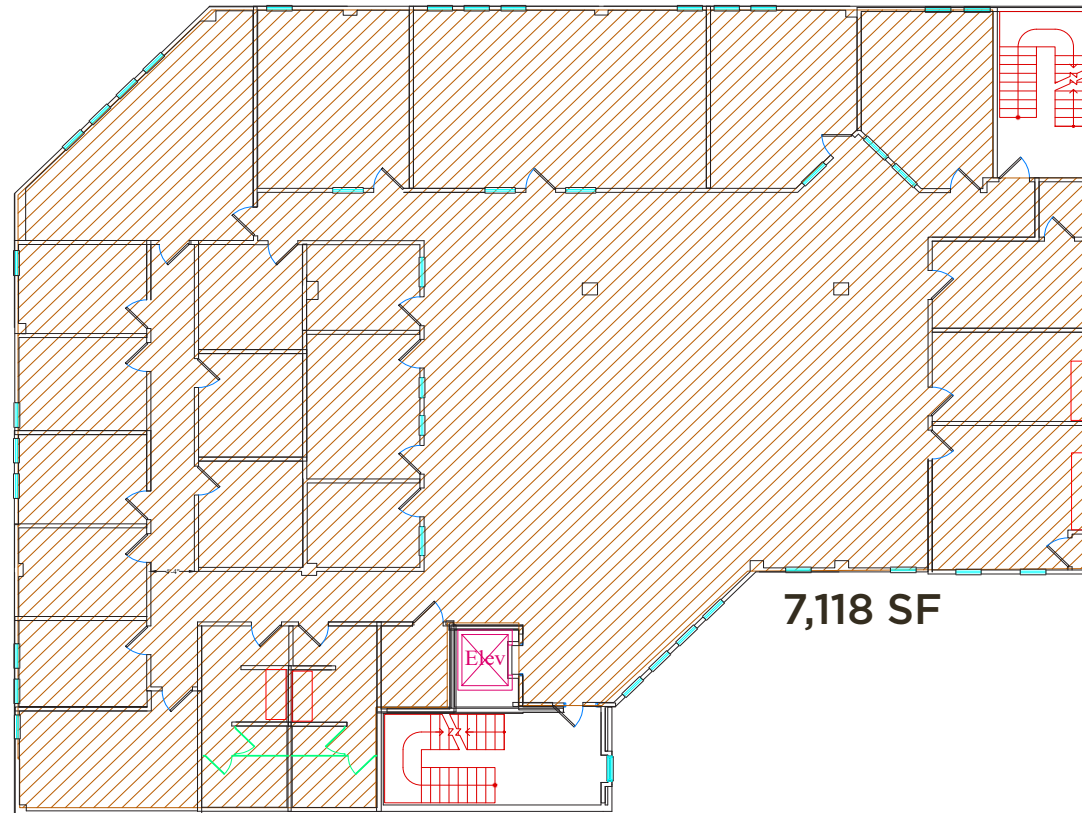
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2ND FLOOR PLAN



7,118 SF

OFFERED BY



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www.belklucy.com

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INTERIOR PHOTOS



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