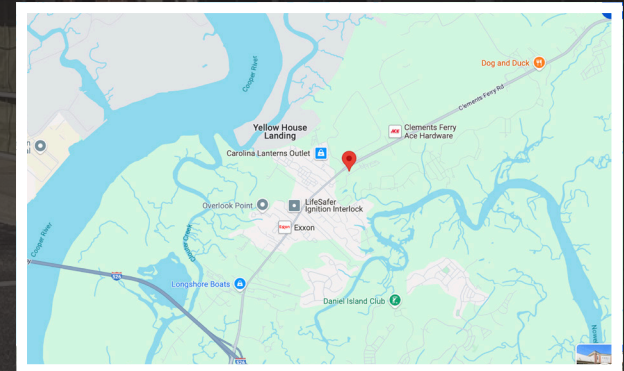


AVAILABLE - FOR SALE

2030 WAMBAW CREEK ROAD

CHARLESTON, SC 29492

RETAIL | OFFICE CENTER



Nearby retailers include



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

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 15,232 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 leased office space and is serviced by an elevator. The first floor is leased by two medical offices and one retailer. The leasable spaces include first floor 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

OFFERED BY



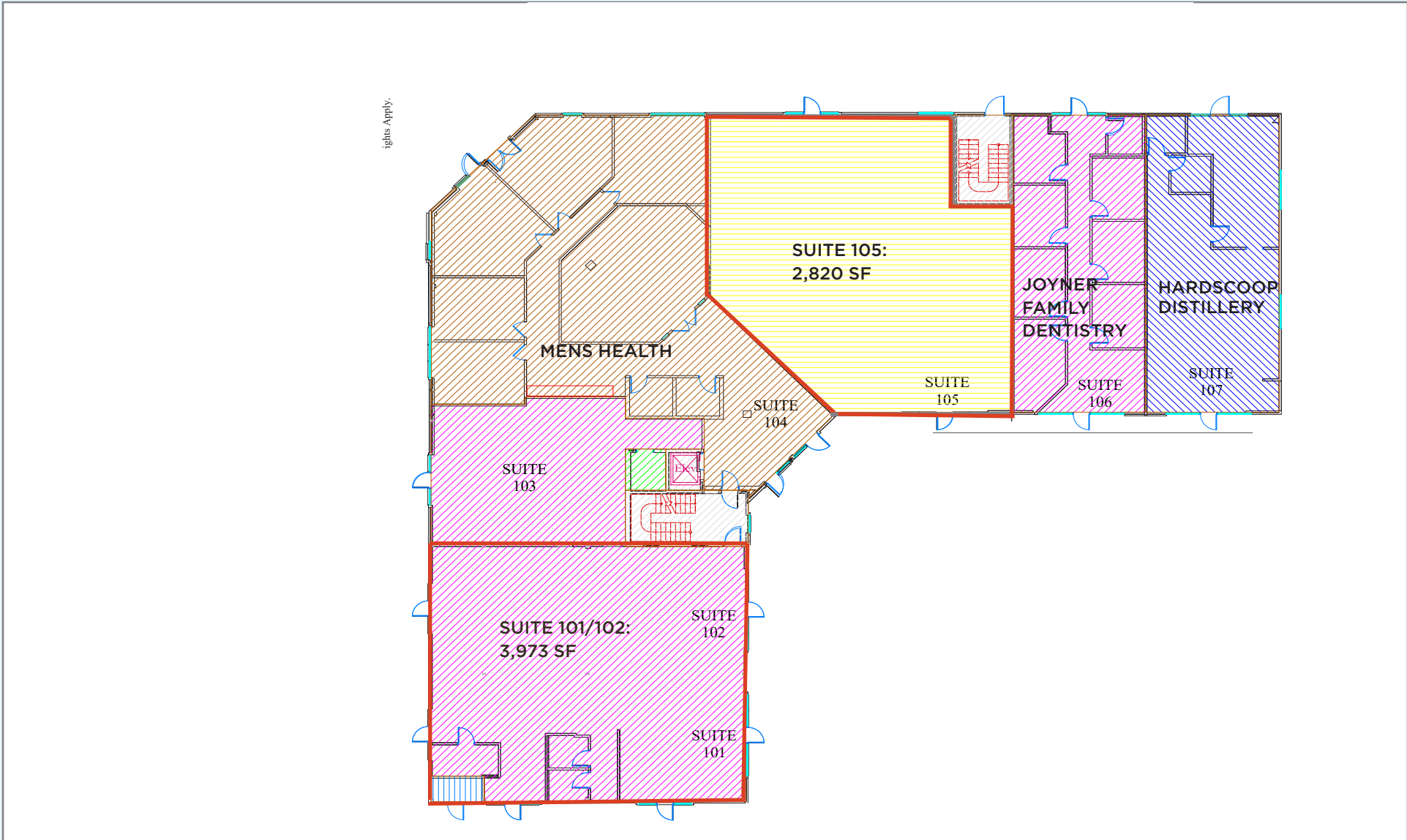
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1ST FLOOR PLAN



OFFERED BY



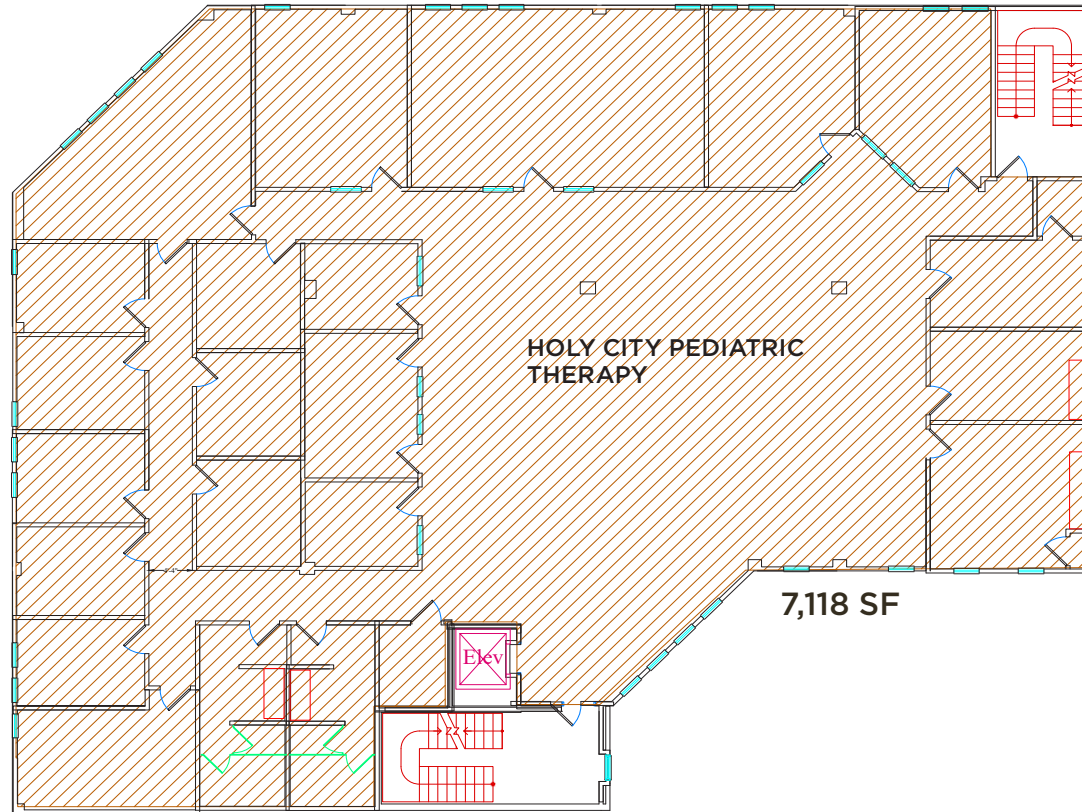
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2ND FLOOR PLAN



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INTERIOR PHOTOS



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