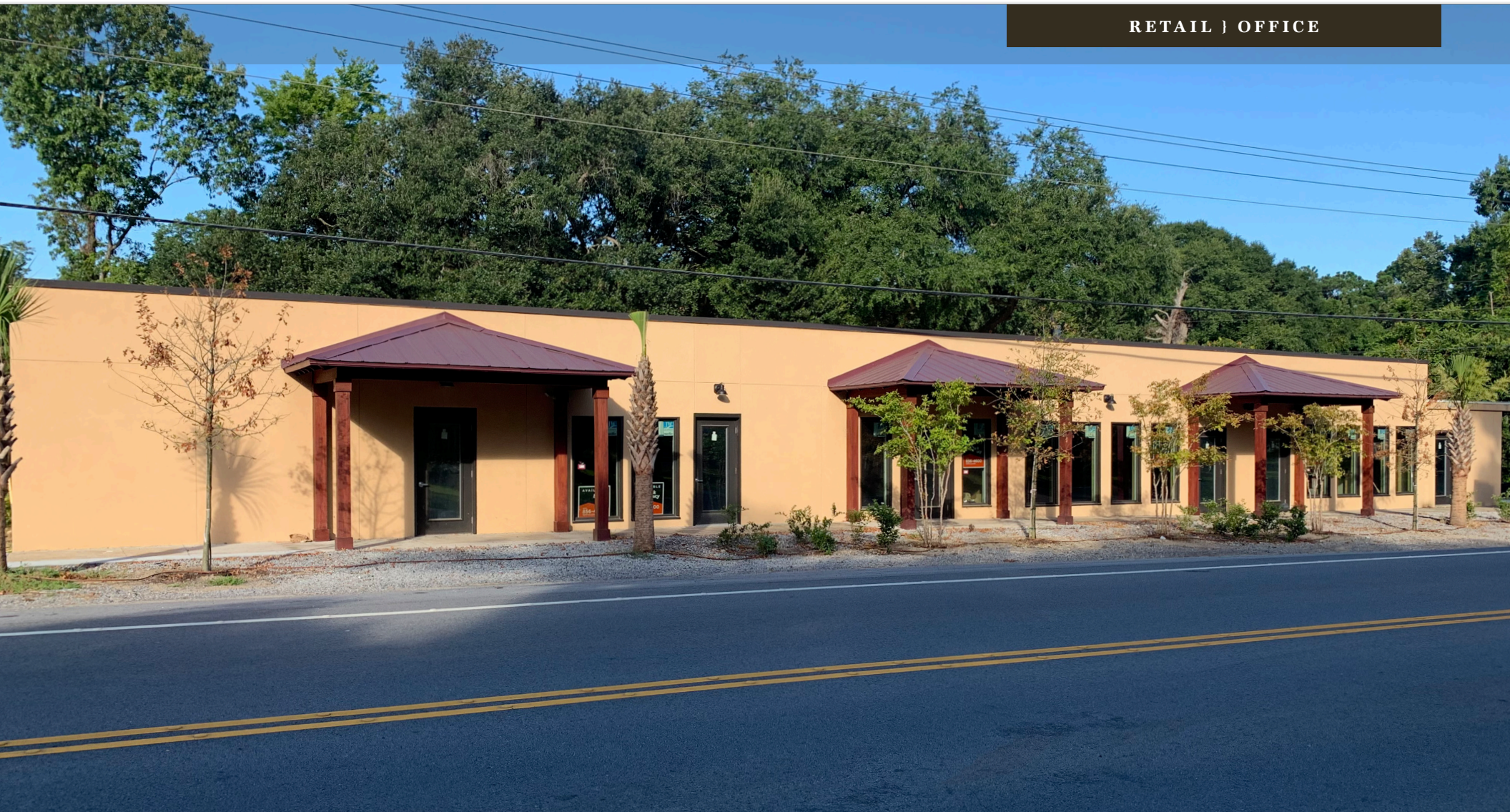


AVAILABLE - FOR LEASE 2052 RIVER ROAD

JOHNS ISLAND, SC 29455

RETAIL | OFFICE



Nearby Retailers



OFFERED BY



(843) 856-4600  
www.belklucy.com

Trey Lucy

trey.lucy@belklucy.com

(843) 606-5455 — direct office

(843) 566-2867 — 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 2052 River Road. Situated in the heart of Johns Island, this property is located on well traveled River Road in close proximity to Maybank Highway. Offering convenient access and excellent visibility, this is an excellent opportunity for numerous retail or office users looking to enter the Johns Island market.

**AREA DESCRIPTION**

Johns Island is South Carolina's largest island and is situated to the southwest of Charleston proper. Bordered by the islands of James, Kiawah, Wadmalaw, Seabrook, Edisto, and Folly Beach, this Charleston county town is home to over 21,500 permanent residents. Known for its unspoiled natural beauty and rich farming history, people flock to this charming lowcountry town for its tranquility, outdoor activities, and close proximity to downtown Charleston. This dynamic community has become one of the fastest-growing Charleston municipalities in recent years, with an abundance of new residential communities being built that take advantage of its picturesque setting.



**TERMS AND CONDITIONS**

Suite A	1,380 SF	\$24.00/sf NNN
CAM, Taxes, and Ins. (est.)		\$TBD

**DEMOGRAPHICS (5-MILE)**

Population	64,695
Households	28,710
Avg. HH Income	\$69,587

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