

AVAILABLE - FOR SALE | LEASE

5151 PIEDMONT AVENUE NORTH CHARLESTON, SC 29406

FREESTANDING FLEX



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

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

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the listing for 5151 Piedmont Avenue. Situated in the heart of North Charleston, this property boasts high visibility and convenient location off I-526 and Rivers Avenue. The 7,200sf freestanding warehouse has three phase power and three 14x14 rollup doors. Leasable square footage ranges from 2,400 to 7,200.

AREA DESCRIPTION

North Charleston is a vibrant city that attracts more than 2 million visitors annually. This thriving, business friendly area is a major economic driver of the 850,000-person Charleston, SC MSA. The city has excellent shopping facilities, malls, restaurants, and beautifully planned neighborhoods. North Charleston brings an atmosphere of continued growth to the hub of the Lowcountry.

**PROPERTY INFORMATION****TERMS AND CONDITIONS**

Size	7,200 sf
Sale Price	\$1,895,000
Lease Rate	\$16.50/sf NNN
CAM, Taxes & Ins. (est)	\$TBD

DEMOGRAPHICS (5-MILE)

Population	113,366
Households	48,650
Avg. HH Income	\$90,557

OFFERED BY



(843) 856-4600
www.belklucy.com

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