

5301

INDIGO FIELDS BOULEVARD
NORTH CHARLESTON, SC 29418



NEWLY CONSTRUCTED FLEX/RETAIL SPACE AVAILABLE NOW
1,986 - 11,986 SF | PARTIALLY BUILT-OUT | ROLL-UP DOORS | 52,1000 VPD

FOR LEASE OR SALE

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- Class A Flex Development with up to 11,986 SF Available Now
- Suites 101-106 remaining, from 1,986 SF - 11,986 SF with flexible configuration
- Prime Dorchester Rd frontage with 52,000+ VPD
- Easy access to I-526 and major roadways
- Partial build-out includes private offices, plumbing-ready areas, and modern finishes



NEWLY CONSTRUCTED & READY FOR OCCUPANCY

ADDRESS:	5301 Indigo Fields Boulevard North Charleston, SC 29418
TOTAL PROJECT SIZE:	30,043 SF
AVAILABLE SF:	1,986 SF - 11,986 SF
	Suites 101-106 available individually or combined. Partially built-out and move-in ready for multiple flex, medical, showroom, office, or specialty retail uses.
LEASE RATE:	\$18.50 PSF with \$6.50 PSF NNN
SALE PRICE:	Contact Brokers for Information
PARKING:	143 Spaces 40' Common Dock Area
TRAFFIC COUNT:	52,100 VPD
ROLL UP DOORS:	Suites 102, 104, 106, 111
POWER:	3-Phase Power



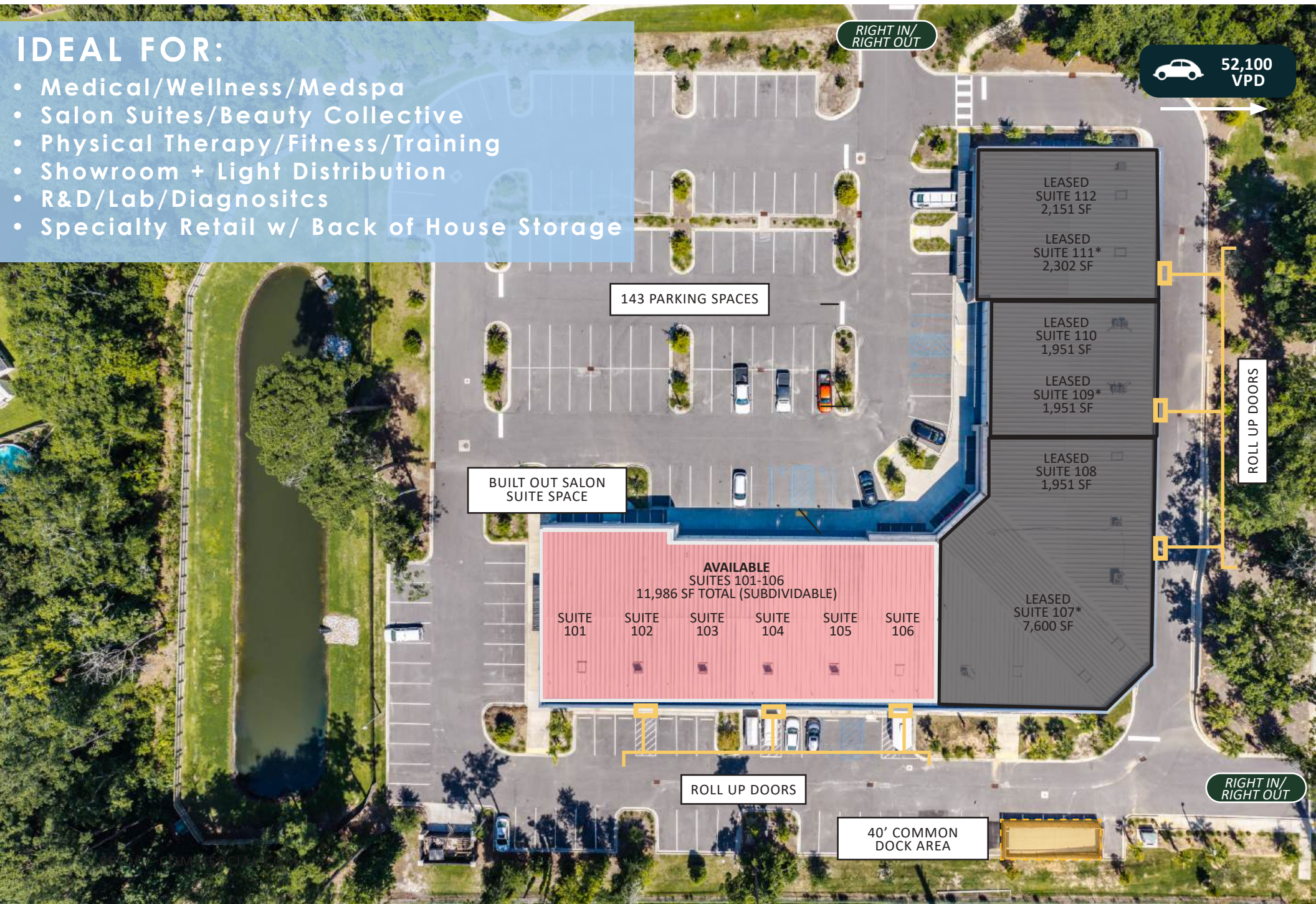
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UP TO 11,986 SF AVAILABLE

* SUITE HAS ROLL-UP DOOR

IDEAL FOR:

- Medical/Wellness/Medspa
- Salon Suites/Beauty Collective
- Physical Therapy/Fitness/Training
- Showroom + Light Distribution
- R&D/Lab/Diagnostic
- Specialty Retail w/ Back of House Storage



SUITES 103-106 FLOORPLAN RENDERING (SUBDIVIDABLE)

PRIVATE SUITES RANGING IN SIZE FROM 100 SF TO 224 SF



SUITES 101-106: 11,986 SF (SUBDIVIDABLE) - PARTIALLY BUILT-OUT

PRIVATE SUITES RANGING IN SIZE FROM 100 SF TO 224 SF





ENTRANCE OFF INDIGO FIELDS BLVD



SIDEWALKS CONNECT THE PROPERTY



40' COMMON DOCK AREA



MODERN FINISHES

MONUMENT & BUILDING FACADE SIGNAGE OPPORTUNITIES



SURROUNDING NEIGHBORS

WHY INDIGO FIELDS?

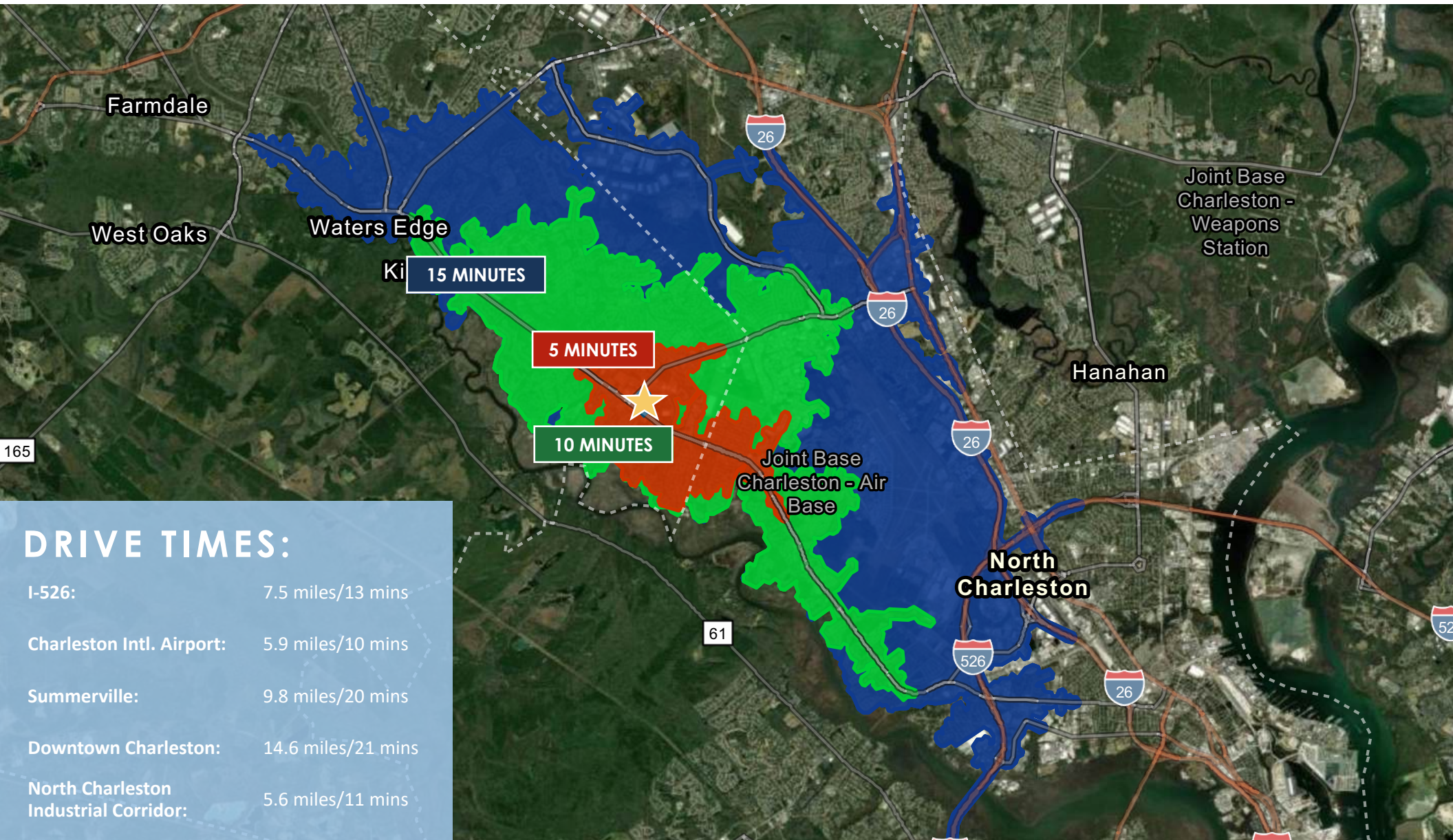
- New Construction
- 52,100 VPD on Dorchester Road
- 143 Parking Spaces
- Monumnet and facade signage
- 3-Phase Power
- Roll-Up Door Access
- Common Dock Areas



5301 INDIGO FIELDS

DRIVE TIME MAP

MINUTES TO I-526, ASHLEY PHOSPHATE, SUMMERVILLE, AND NORTH CHARLESTON EMPLOYMENT CENTERS



NORTH CHS POPULATION:
126,000 +



MEDIAN HOUSEHOLD INCOME:
\$62,956



POPULATION GROWTH:
+9.7% SINCE 2020



DAYTIME POPULATION:
150,000 - 175,000+

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