

**BUSINESS
FOR SALE**



COLD STONE CREAMERY FRANCHISE
8459 DORCHESTER RD UNIT F, NORTH CHARLESTON, SC 29420



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COLD STONE CREAMERY FRANCHISE FOR SALE

Brand New Cold Stone Creamery Franchise For Sale in Charleston, South Carolina. It recently opened in June 2024 and has all new buildout and equipment. It is located in The Shoppes on Dorchester, a 6-tenant strip center in a highly traveled area off Dorchester and Ashley Phosphate Road with great visibility and a traffic count of 40,200 VPD. Current tenants include Tropical Smoothie Cafe, Daisy Nail, Chiropractor, Hair Space, and Cold Stone Creamery. There are two prime pylon signs on the property, one located along Dorchester Road and one onsite. The area is surrounded by national retailers, rooftops and businesses.

*Real estate not included.

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ASKING PRICE: \$595,000

PROJECTED
CASH FLOW: \$200,000 Plus

PROJECTED
GROSS REVENUE: \$850,000

FFE: \$350,000
* Brand new purchased in 2024

BASE RENT: \$4,100.00/Month

LEASE TYPE: NNN

TERM: 10 years

RENEWAL: One, 5 Year Option

Sale notes: Seller will pay for Buyer to attend the 10 day required training required for all franchisee's. Buyer must meet franchise requirements.



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PROPERTY SUMMARY

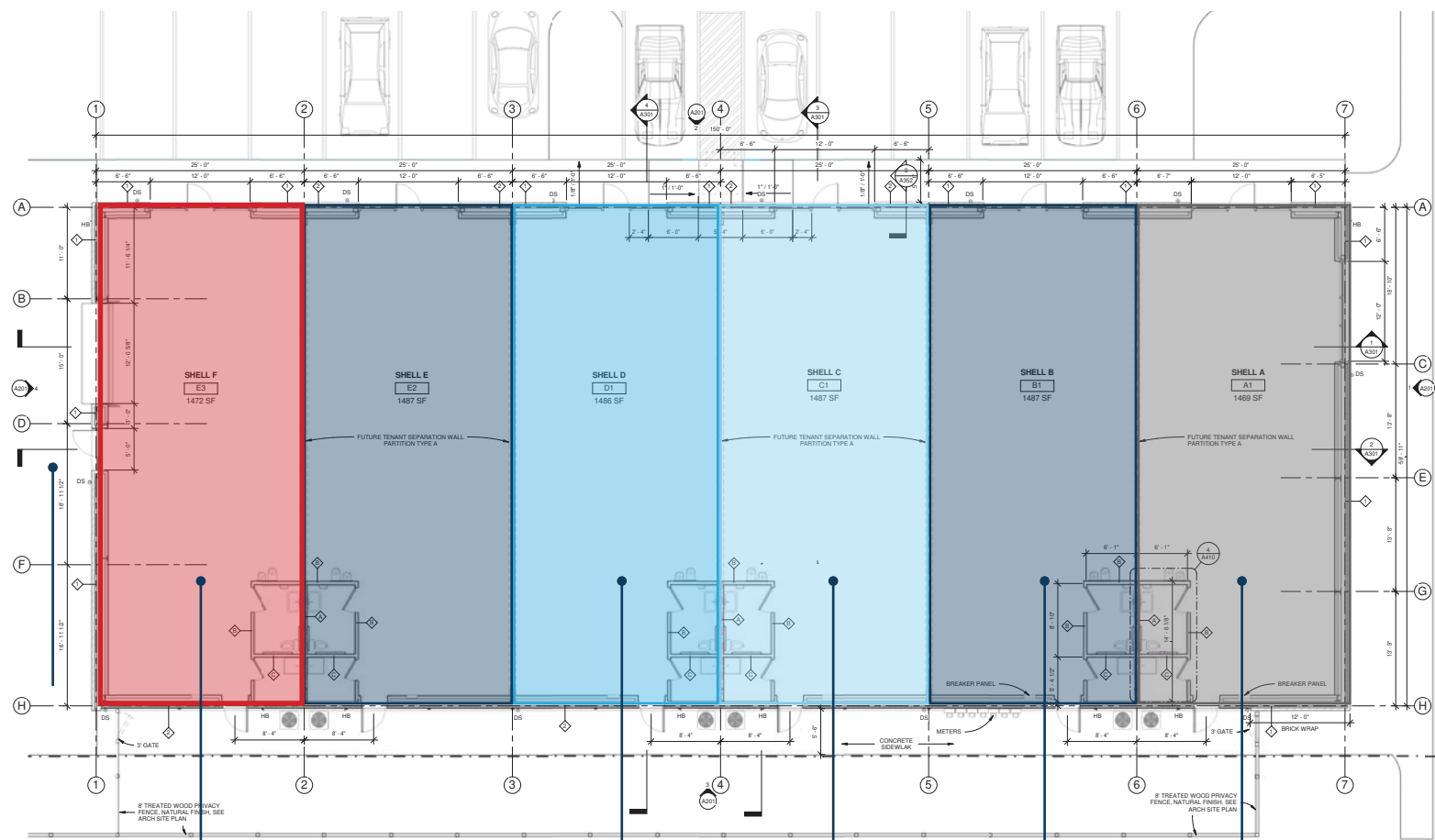
BUILDING SPECS

ADDRESS	8459 Dorchester Rd, Unit F, North Charleston, SC 29420
COUNTY	Dorchester
MUNICIPALITY	City of North Charleston
SUITE SIZE	1,472 SF
TAX ID/APN	181-00-00-104
YEAR BUILT	2020
RETAIL TYPE	STRIP CENTER
ZONING	B-2 General Commercial
PARKING	SURFACE
TRAFFIC COUNT	41,200 VPD
GLA	8,888 SF



SITE PLAN

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RESOLUTE WAY

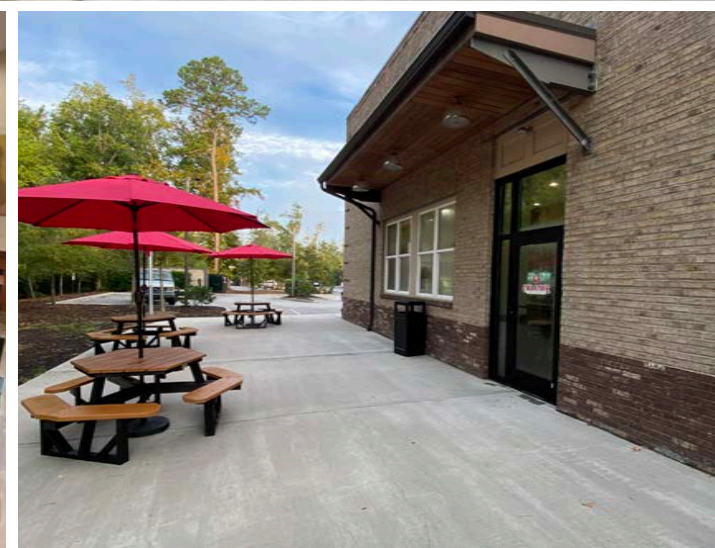
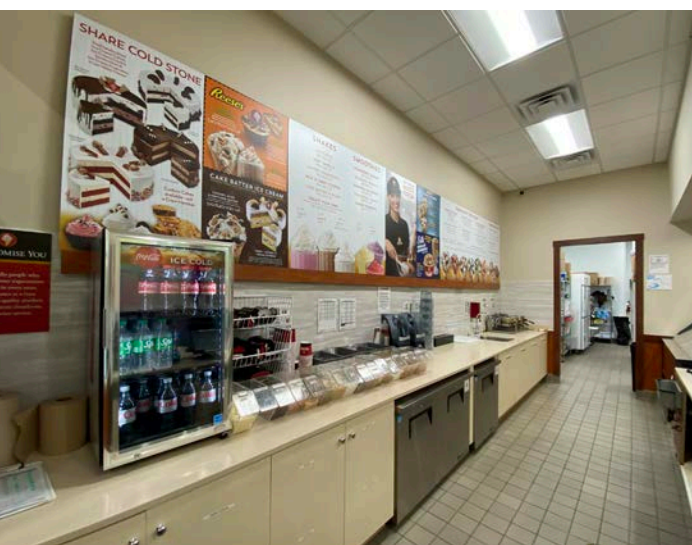

COLD STONE
CREAMERY
UNIT F
1,472 SF


RH RESTORATION
HEALTH CHIROPRACTIC






DAISY NAILS
SALON


HAIR SPACE


tropical
SMOOTHIE
CAFE





	ONE MILE	THREE MILE	FIVE MILE
<div></div> <div>POPULATION</div>	9,903	48,470	111,266
<div></div> <div>TOTAL BUSINESSES</div>	313	1,288	3,348
<div></div> <div>MEDIAN AGE</div>	35.3	34.8	33.6
<div></div> <div>MEDIAN HOUSEHOLD INCOME</div>	\$83,196	\$75,462	\$63,700

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LOCATION OVERVIEW



North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston's municipal government presents one of the most business friendly environments.

North Charleston's market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

LOCATION MAP

8459 DORCHESTER RD UNIT F, NORTH CHARLESTON, SC 29420

SUMMERVILLE



SITE

NORTH CHARLESTON

DANIEL ISLAND

WEST ASHLEY

RANTOWLES

CHARLESTON

MT PLEASANT



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