

FOR LEASE

1,000 SF
OFFICE/RETAIL SPACE



2770 MAYBANK HWY, JOHNS ISLAND, SC 29455

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

This 45,000 SF Food Lion-anchored shopping center is conveniently located at the gateway to Johns Island, at the lighted intersection of Maybank Highway (18,509 VPD) and River Road (7,510 VPD).

Other tenants include JI Pizza, Edward Jones, and Atlantic Stone. The center is easily accessible from two entrances on River Road and Maybank Highway. It is located just past Oak Family Dentistry and across from Pinnacle Financial Partners. Speedway occupies the outparcel. With ample parking, the center is ideal for retailers and office users.

THE OFFERING

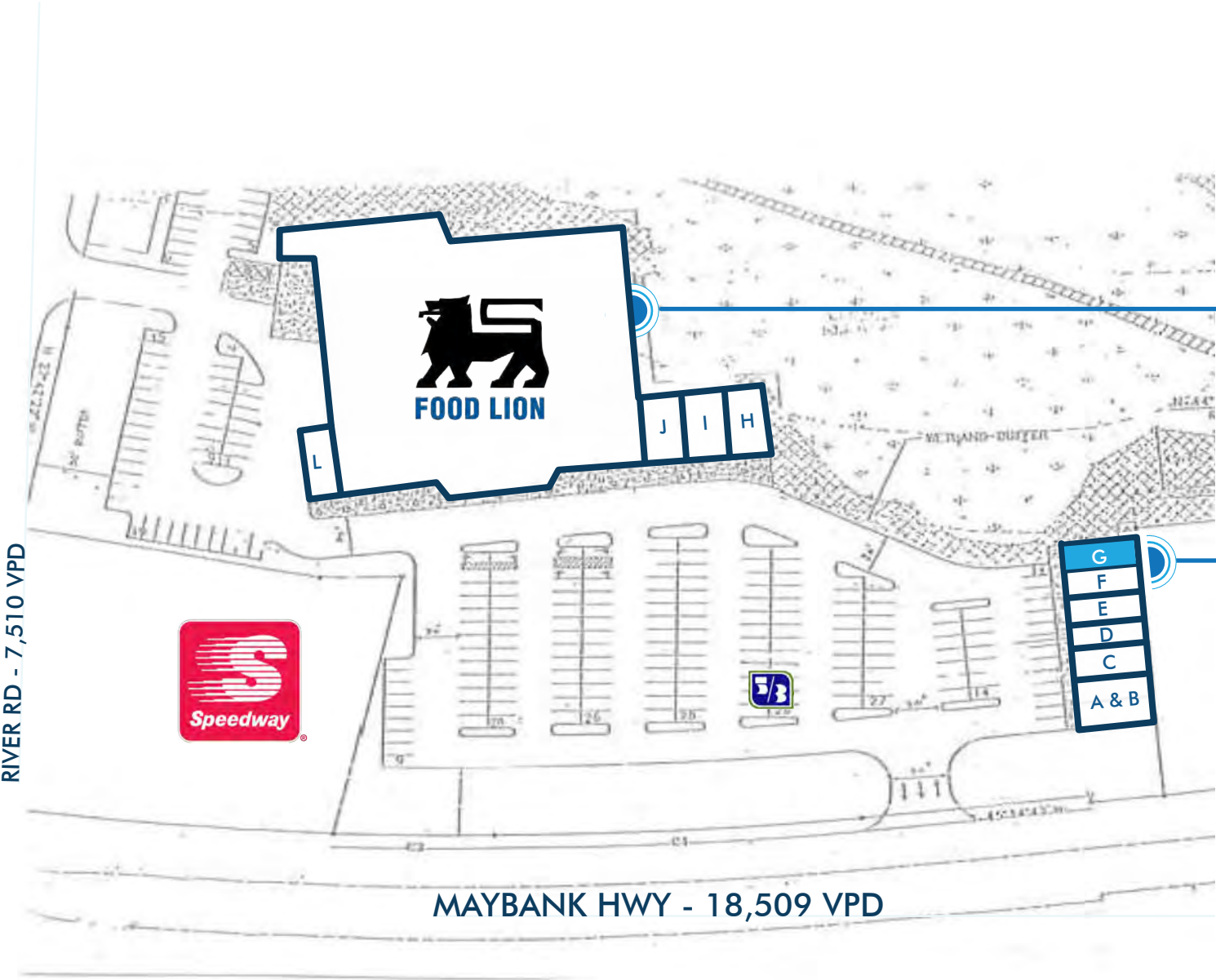
UNIT	SIZE	LEASE RATE	NNN AMOUNT	AVAILABLE
G	1,000 SF	\$22.00 PSF NNN	\$5.25 PSF	Now

PROPERTY SPECS

TAX ID/APN	346-00-00-007
BUILDING SIZE	45,000 SF
AVAILABLE SPACE	1,000 SF
LEASE RATE	\$22.00 PSF NNN
NNN AMOUNT	\$5.25 PSF
YEAR BUILT	1998
COUNTY	Charleston
MUNICIPALITY	City of Charleston
ANCHOR TENANT	Food Lion
ZONING	GB - General Business
PARKING	On-Site Parking
VPD	Maybank Hwy - 18,509 VPD River Road - 7,510 VPD

SITE PLAN

2770 MAYBANK HWY, JOHNS ISLAND, SC 29455



- H ISLAND CLEANERS
- I VAPE & TOBACCO
- J ABC LIQUORS
- K FOOD LION
- L JI PIZZA

- A & B CHINA TASTE
- C EDWARDS JONES
- D JOHNS ISLAND NAILS
- E GENTLE GROOMING
- F ATLANTIC STONE
- G AVAILABLE

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UNIT G



SHOPPING CENTER PHOTOS

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2770 MAYBANK HWY, JOHNS ISLAND, SC 29455

LOCATION MAP



2770 MAYBANK HWY
JOHNS ISLAND, SC 29455

**WEST
ASHLEY**

**NORTH
CHARLESTON**

**DANIEL
ISLAND**

MT PLEASANT

CHARLESTON

**JAMES
ISLAND**

**JOHNS
ISLAND**

DEMOGRAPHICS

2770 MAYBANK HWY, JOHNS ISLAND, SC 29455

2770 MAYBANK HWY, JOHNS ISLAND, SC 29455

One mile

Three mile

Five mile



POPULATION

4,089

22,613

80,262



TOTAL BUSINESSES

107

583

5,920



MEDIAN AGE

38.8

40.1

39.4



MEDIAN HOUSEHOLD INCOME

\$97,726

\$92,934

\$74,993



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Harbor
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