

FOR SALE

10,538 SF FLEX SPACE



1103 BACONS BRIDGE RD, SUMMERVILLE, SC 29485



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PROPERTY DESCRIPTION

1103 Bacons Bridge Rd offers 10,538 SF of flex space across three buildings situated on 0.96 acres in the heart of Summerville’s commercial corridor. The property features, versatile floor plans, and excellent visibility along Bacons Bridge. Currently leased on a month-to-month basis, the asset provides an opportunity for an owner-user or investor to reposition and stabilize rents. Existing lease rates are significantly below market. Zoned GC (General Commercial) in Dorchester County, the property supports a wide range of light industrial, flex, and service-oriented uses. With limited comparable product available and continued rent growth across the Summerville submarket, 1103 Bacons Bridge represents a compelling opportunity. Offered As-Is.

OFFERING

SIZE	LISTING PRICE
10,453 SF	\$2,000,000

PROPERTY SPECS

AVAILABLE SF	10,538 SF
LOT SIZE	0.96 AC
LISTING PRICE	\$2,000,000
TAX ID/APN	145-10-01-039
ZONING	GC - General Commercial
COUNTY	Dorchester
NUMBER OF BUILDINGS	3
DRIVE IN DOORS	11
TRAFFIC COUNT	19,954 VPD



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POPULATION

One mile

Three mile

Five mile

7,421

65,063

139,068



TOTAL BUSINESSES

331

2,559

4,355



MEDIAN AGE

41

38.7

37.9



MEDIAN HOUSEHOLD INCOME

\$72,104

\$64,707

\$72,655

LOCATION MAP

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SUMMERVILLE



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**NORTH
CHARLESTON**



HANNAHAN

**DANIEL
ISLAND**

WEST ASHLEY

CHARLESTON

MT PLEASANT



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