



## 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 owneruser 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**

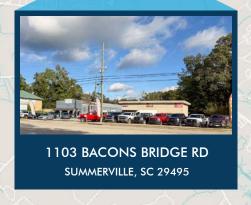
AVAILABLE SF	10,538 SF
LOT SIZE	0.96 AC
LISTING PRICE	\$2,000,000
TAX ID/APN	145-10-01-039
ZONING	GC - General Commercial
COUNTY	Dorchester
NUMBER OF BUILDINGS	3
DRIVE IN DOORS	11
TRAFFIC COUNT	19,954 VPD



	One mile	Three mile	Five mile
POPULATION	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



# SUMMERVILLE



NORTH CHARLESTON

CHANNAHAN

DANIEL

WESTASHIEY

CHARLESTON

MIPLEASANT



#### CONTACT:

Chris Saltiel
Senior Associate
+1.630.200.6774
chris.saltiel@
harborcommercialpartners.com



harborcommercialpartners.com