

# FOR LEASE

INDIGO VILLAGE  
SHOPPING CENTER



1662 SAVANNAH HWY, CHARLESTON, SC 29407



## PROPERTY DESCRIPTION

Indigo Village is a shopping center located next to Chick-fil-A on Savannah Hwy. The shopping center is anchored by Stanton Optical with other tenants which include Santi's, Wonder Works, The Little Gym, Ashley Bakery, Jackson Hewitt and many others.

Unit 135 is a former veterinarian location that was in business for 25 years and closed due to health issues.

Unit 220 is a in-line 1,100 SF boutique.

Unit 325 is a second floor 851 SF office space featuring two private offices, bull pen area, private full restroom and shared kitchenette with Suite 320.

*Landlord will work with a Tenant based on the terms and credit to assist in a buildout.*

## THE OFFERING

| UNIT | SIZE     | LEASE RATE      | NNN AMOUNT | AVAILABLE |
|------|----------|-----------------|------------|-----------|
| 135  | 1,869 SF | \$23.00 PSF NNN | \$4.37 PSF | Now       |
| 220  | 1,100 SF | \$25.00 PSF NNN | \$4.37 PSF | Now       |
| 325  | 851 SF   | \$18.00 PSF NNN | \$4.37 PSF | 5/1/26    |

## PROPERTY SPECS

TAX ID/APN 350-02-00-001

AVAILABLE SPACE 851 - 1,869 SF

LEASE RATE \$18 - \$25 PSF NNN

NNN AMOUNT \$4.37 PSF

COUNTY Charleston

MUNICIPALITY City of Charleston

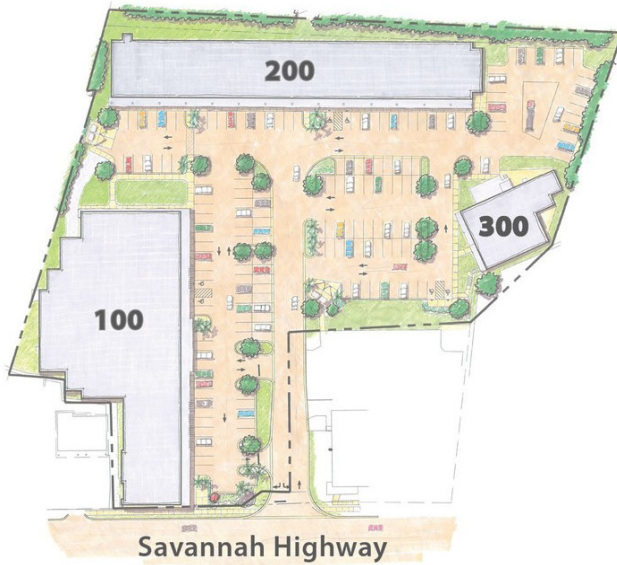
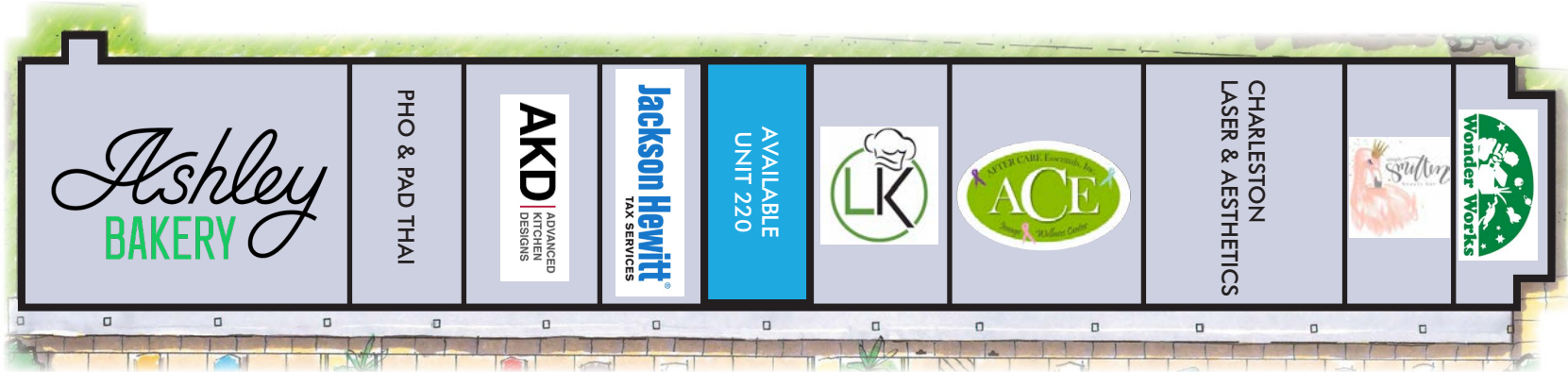
ZONING GB - General Business

TRAFFIC COUNT 43,600 VPD

# SITE PLAN - BLDG 100

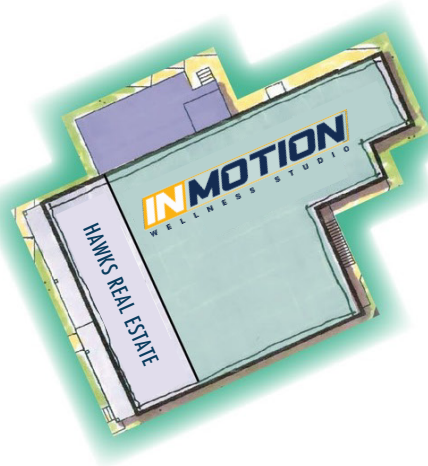
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**300 | 1st Floor**

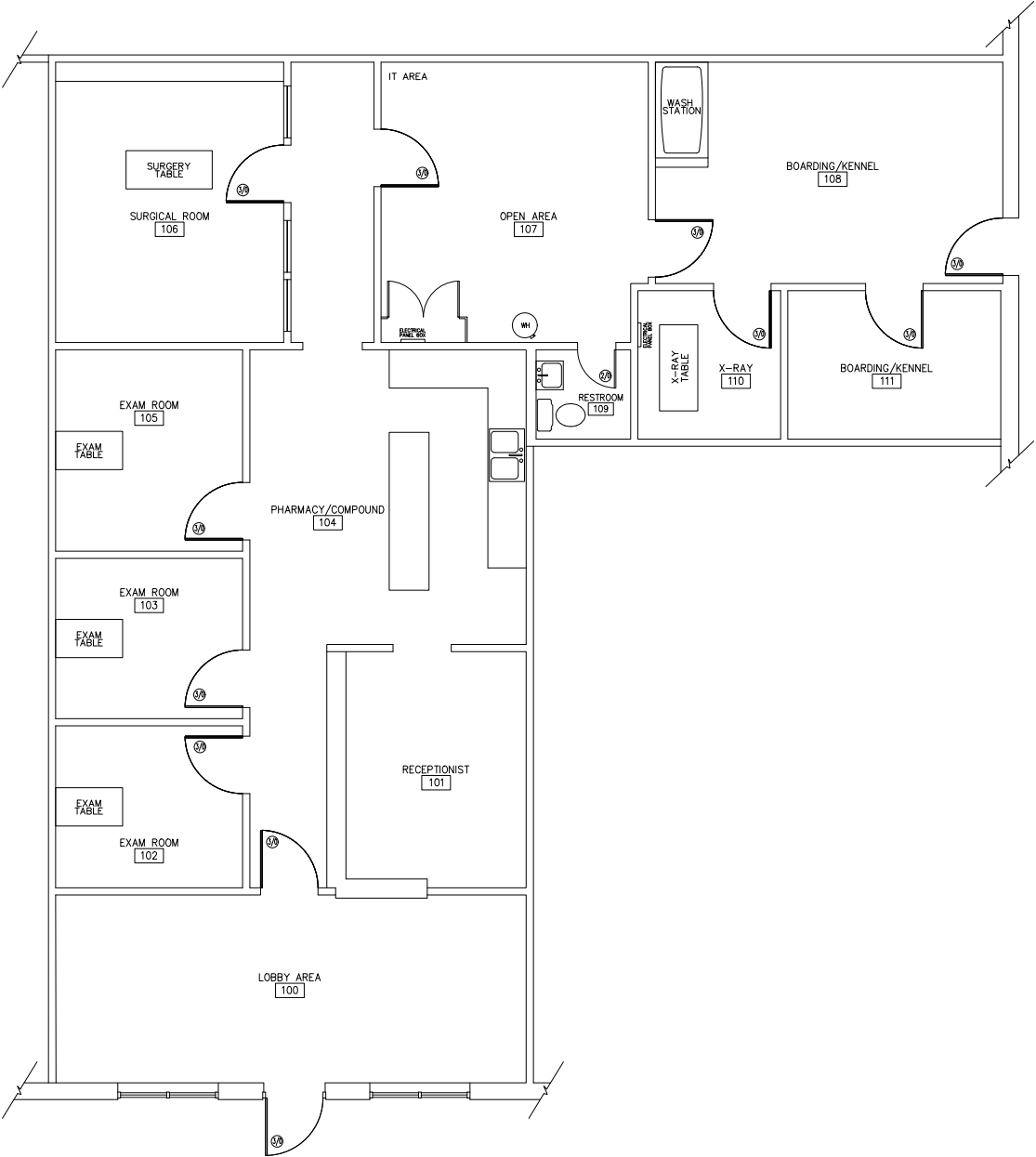
Available for lease



**300 | 2nd Floor**

Our Spa  
Delson Computers  
Charleston Roofing & Exteriors





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UNIT 135

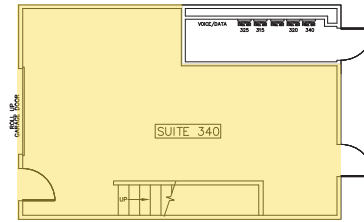


UNIT 220

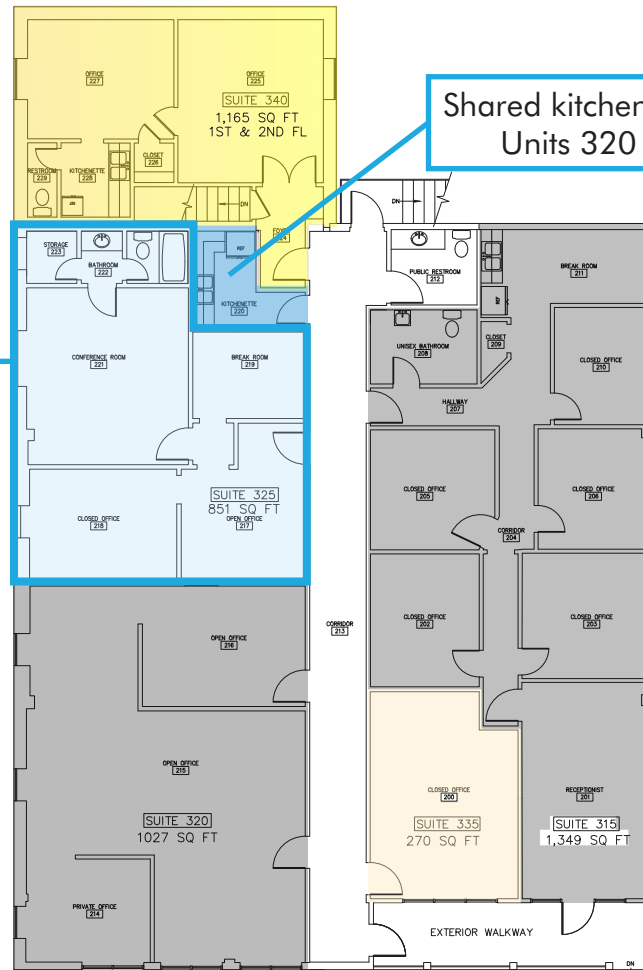


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FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Available Unit 325

Shared kitchenette between  
Units 320 and 325

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UNIT 325



# SHOPPING CENTER PHOTOS

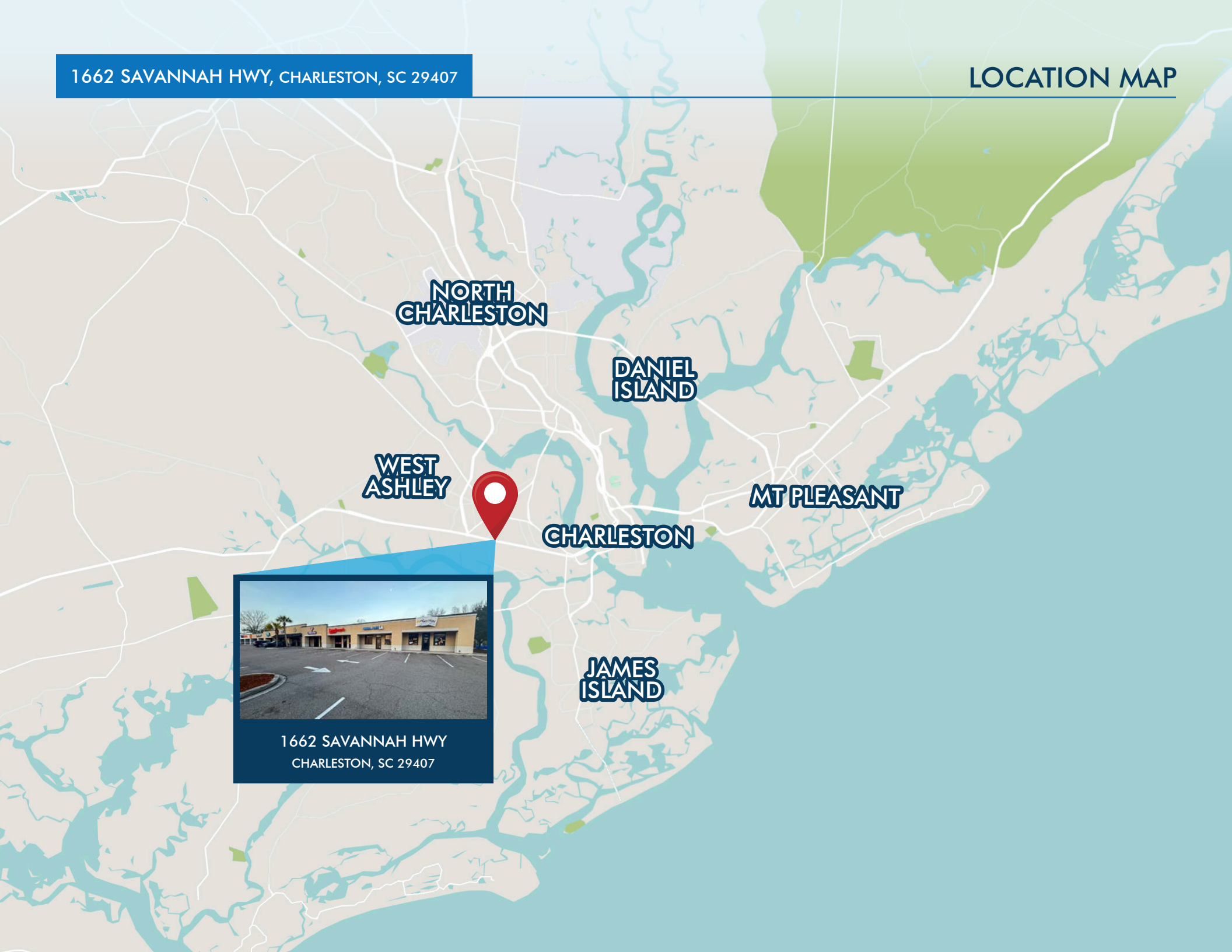


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## LOCATION MAP



**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

**WEST  
ASHLEY**

**MT PLEASANT**

**CHARLESTON**

**JAMES  
ISLAND**



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# AMENITIES MAP

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# DEMOGRAPHICS

1662 SAVANNAH HWY, CHARLESTON, SC 29407

One mile

Three mile

Five mile



POPULATION

8,571

49,244

137,604



TOTAL BUSINESSES

1,047

4,373

12,203



MEDIAN AGE

40.4

40.4

38



MEDIAN HOUSEHOLD INCOME

\$88,384

\$95,142

\$93,647



**CONTACT:**

**Vitré Ravenel Stephens**

Partner

+1.843.513.7555

[vitre.stephens@harborcommercialpartners.com](mailto:vitre.stephens@harborcommercialpartners.com)

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[harborcommercialpartners.com](http://harborcommercialpartners.com)