

# FOR LEASE OR SALE

10,538 SF FLEX SPACE



1103 BACONS BRIDGE RD, SUMMERVILLE, SC 29485



1103 Bacons Bridge Rd, Summerville, SC 29485

## 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.

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.

## LEASE OFFERING

SUITE	TYPE	SIZE	LEASE PRICE
1A	Retail/Office + Flex/Warehouse	5,658 SF	Call for Pricing
2 F	Stand Alone Shop/Retail/Flex	1,130 SF	Call for Pricing

## SALE OFFERING

NUMBER OF BUILDINGS	TOTAL SF	LISTING PRICE
3	10,538 SF	\$1,750,000

## PROPERTY SPECS

AVAILABLE SF	10,538 SF
LOT SIZE	0.96 AC
LEASE OPTIONS	Suite 1A - 5,658 SF Suite
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

PROPERTY MAP

1103 Bacons Bridge Rd, Summerville, SC 29485



10,538 SF  
FOR SALE

SUITE 1A  
5,658 SF  
FOR LEASE

SUITE F2  
1,130 SF  
FOR LEASE

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# DEMOGRAPHICS

1103 Bacons Bridge Rd, Summerville, SC 29485

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

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# LOCATION MAP



**SUMMERVILLE**



1103 BACONS BRIDGE RD  
SUMMERVILLE, SC 29495

**NORTH CHARLESTON**



**HANNAHAN**

**DANIEL ISLAND**

**WEST ASHLEY**

**CHARLESTON**

**MT PLEASANT**



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