

FOR LEASE

INDIGO VILLAGE
SHOPPING CENTER



1662 SAVANNAH HWY, CHARLESTON, SC 29407



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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 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
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 - \$23 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

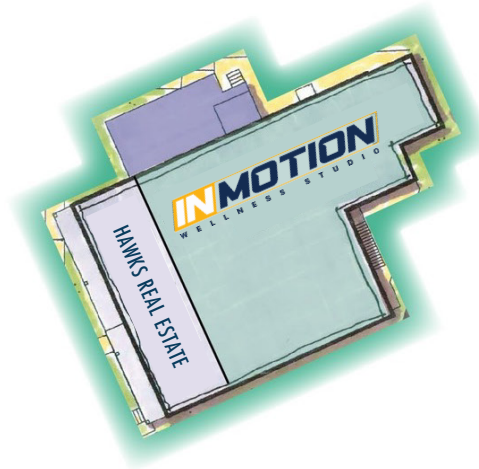
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300 | 1st Floor

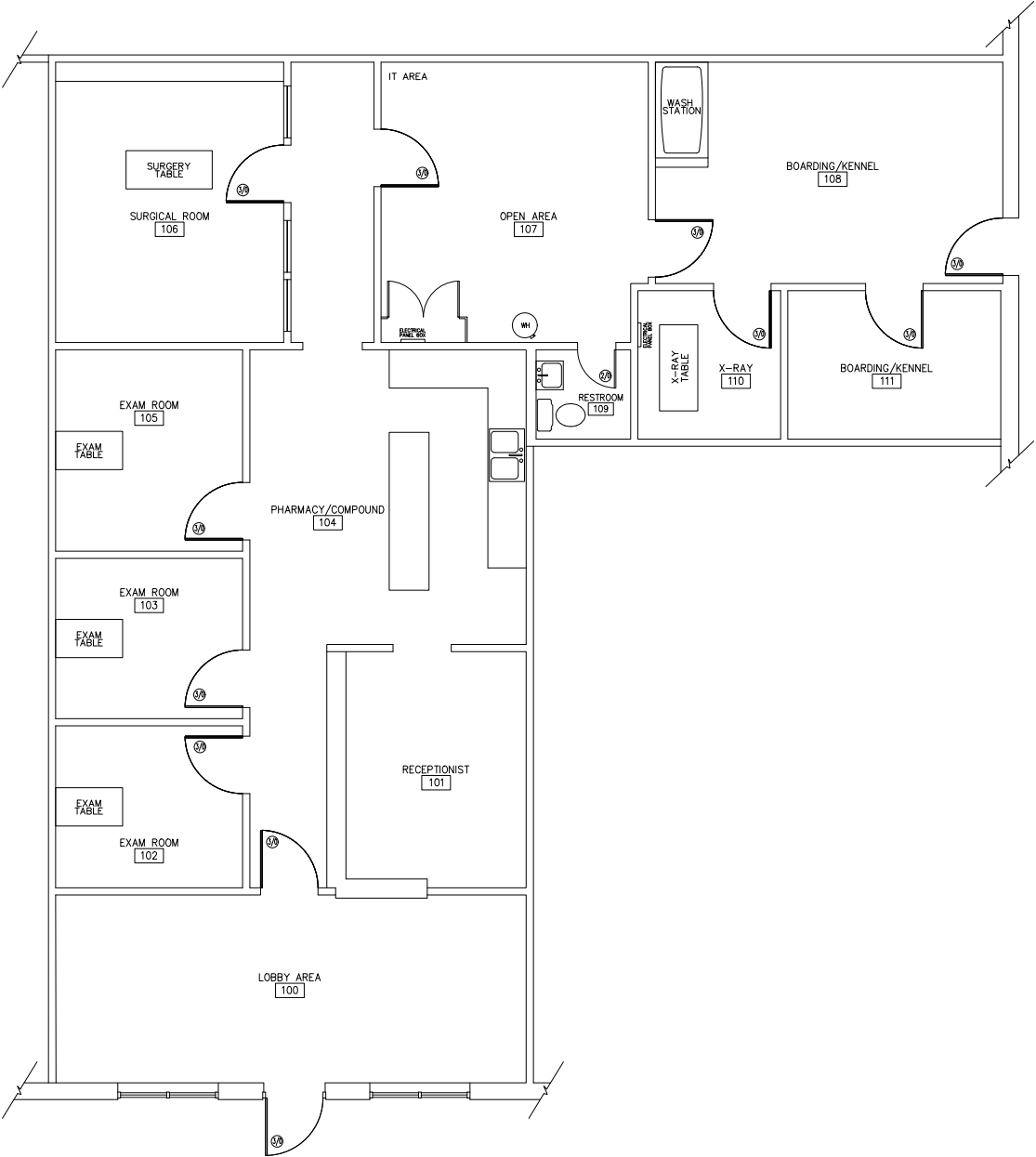
Available for lease



300 | 2nd Floor

Our Spa
Delson Computers
Charleston Roofing & Exteriors

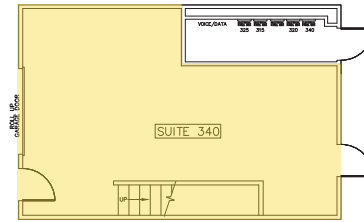




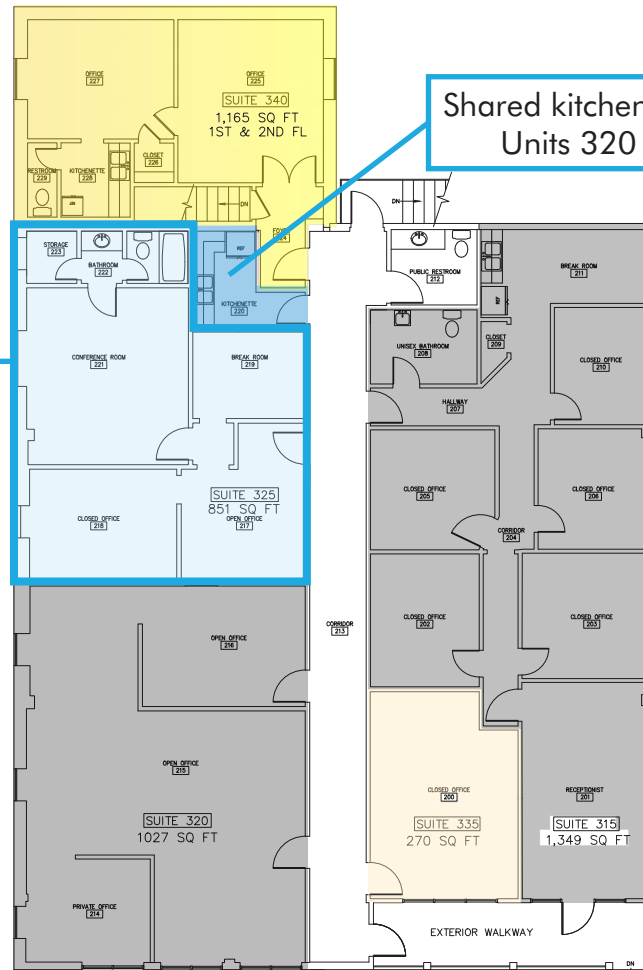
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UNIT 135





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



Shared kitchenette between Units 320 and 325

Available Unit 325

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UNIT 325



SHOPPING CENTER PHOTOS

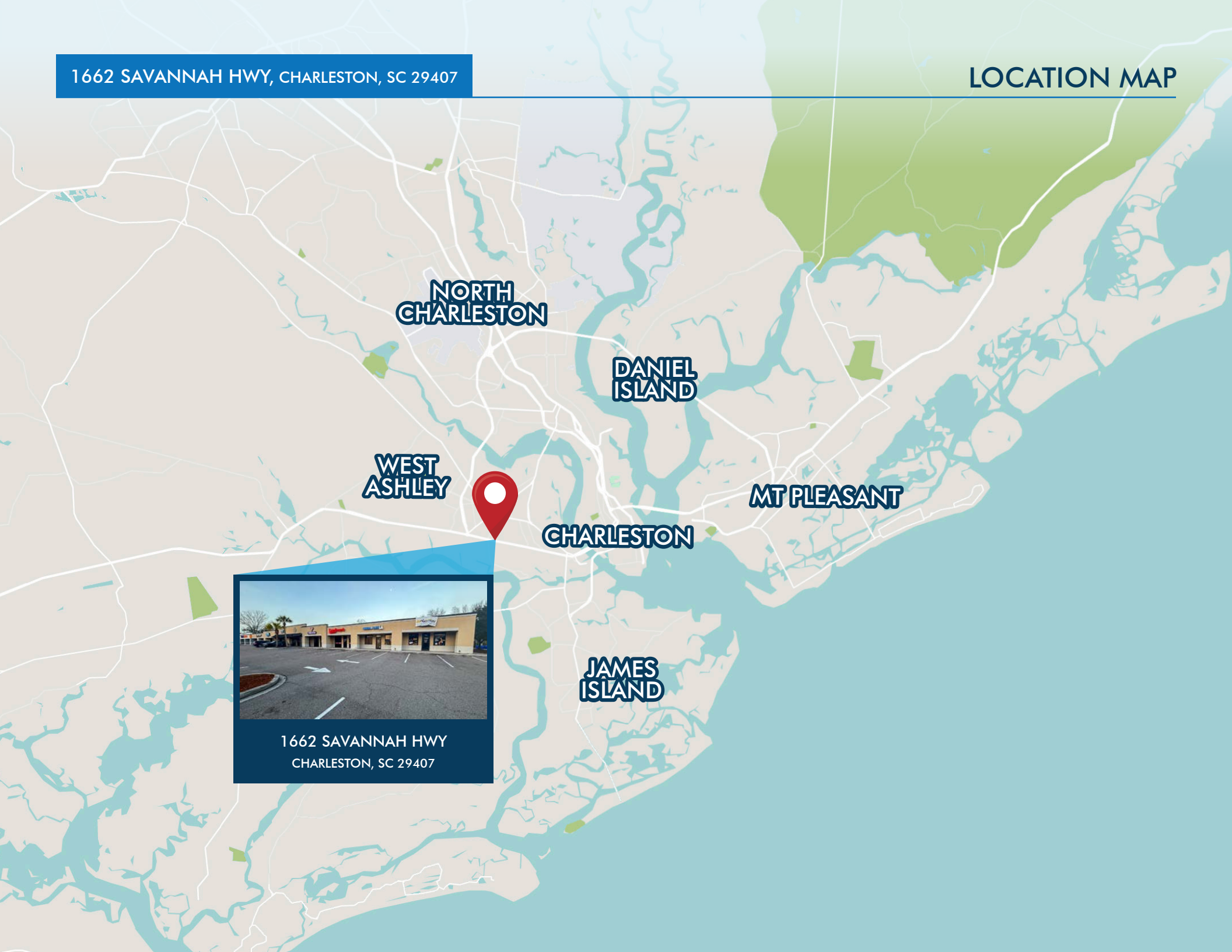


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LOCATION MAP



**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



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