

FOR SALE

16,338 SF Strip Center
\$3,387,500 | 8.03% CAP |
100% OCCUPIED



225 RED BANK RD, GOOSE CREEK, SC 29445

Harbor
COMMERCIAL PARTNERS

225 RED BANK RD, GOOSE CREEK, SC 29445

PROPERTY OVERVIEW



\$3,387,500

PRICE

8.03%

CAP RATE

NOI	\$272,054.00
PRICE/SF	\$207.34
OCCUPANCY	100%
LEASABLE AREA	16,338 SF
LAND AREA	1.04 AC

PROPERTY OVERVIEW

- 16,338 SF neighborhood strip center
- 100% occupied
- Multiple small-bay retail units
- Approximately 182 feet of frontage on Red Bank Road
- Located along an established Goose Creek commercial corridor
- Convenient access to surrounding residential neighborhoods and major retail amenities
- Part of the greater Charleston–North Charleston market

INCOME/EXPENSE SNAPSHOT

225 RED BANK RD, GOOSE CREEK, SC 29445

INCOME	2026
Base Rent	\$277,479.00
CAM / Expense Reimbursement	\$66,532.00
GROSS POTENTIAL INCOME	\$344,011.00

OPERATING EXPENSES	2026
Property Taxes	\$47,357.00
Insurance	\$14,400.00
Maintenance (Estimate)	\$4,800.00
Trash Removal	\$3,600.00
Lawn Care	\$1,500.00
Water	\$300.00
TOTAL OPERATING EXPENSES	\$71,957.00

NET OPERATING INCOME	\$272,054.00
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INVESTMENT OVERVIEW

- 8.0% going-in cap rate
- \$271,214 in-place NOI
- 3% annual escalations across all leases
- Diversified tenant mix across retail, service, food and community uses.
- Strong expense reimbursement structure with CAM/NNN recoveries.
- Recent lease renewals show dedication to the center.
- Fully occupied investment offering immediate in-place cash flow.
- Select suites are currently leased at base rents in the mid-teens per square foot, providing future upside as leases roll.

RENT ROLL

225 RED BANK RD, GOOSE CREEK, SC 29445

TENANT				LEASE TERMS		RENT SUMMARY				
TENANT	SUITE	SIZE	% OF GLA	TERM		NEW BASE	NEW CAM	NEW GROSS	RENT/SF	USE
Salon/Retail/Fitness	A	2,500 SF	15.30%	1/1/2024	12/31/2029	\$4,508.83	\$1,250.00	\$5,758.83	27.64	Salon/Retail/ Fitness
	B	1,250 SF	7.56%							
Building 1	NOI					\$54,105.96	\$15,000.00	\$69,105.96		
King Kutz	D	480 SF	2.92%	2/1/2024	1/31/2029	\$763.85	\$160.00	\$923.85	23.10	Barber
Charleston Barber Supply	E	520 SF	3.16%	10/1/2026	10/31/2029	\$1050.00	\$200	\$1,250.00	28.85	Barber Supply Shop
Sonic Tax	F	420 SF	2.57%	1/1/2024	12/31/2031	\$910.00	\$140.00	\$1,050.00	30.00	Tax Consulting
Versitil Clothing	G	480 SF	2.92%	9/17/2023	8/16/2028	\$678.98	\$160.00	\$838.98	20.97	Clothing Store
JB Tattoo - Juliano Motta	H	1000 SF	6.08%	1/1/2024	12/31/2028	\$1,768.52	\$333.33	\$2,100.85	25.22	Tattoo Store
Pramukh Swami Group Two LLC	I	1,584 SF	9.64%	8/11/2026	8/11/2028	\$1,797.00	\$528.00	\$2,325.00	17.61	Storage
Tropical Market LLC, Gislene Gontijo	J	2,240 SF	13.68%	1/1/2024	12/31/2029	\$3,000.00	\$785.00	\$3785.00	20.28	Market
Nana's Hair Braiding Salon Joana Owiuse / Divine Gyimah	K	960 SF	5.84%	1/1/2024	12/31/2029	\$1,357.95	\$320.00	\$1,677.95	20.97	Hair Salon
New Season New Day Ministries	L1	3,000 SF	18.25%	2/1/2026	2/1/2029	\$2,900.00	\$1,000.00	\$3,900.00	15.60	Church
Cristo Rae Bakery	L2	685 SF	4.17%	9/17/2023	9/16/2028	\$2,271.67	\$228.33	\$2,500.00	43.80	Events/ Bakery
Guardianes Insurance	M	615 SF	3.74%	1/1/2024	12/31/31	\$933.59	\$205.00	\$1,138.59	22.22	Insurance
Rio Café LLC, Elvin Machado	N	704 SF	4.28%	1/1/2024	12/31/2029	\$1,182.90	\$234.67	\$1,417.57	24.16	Restaurant
Building 2	NOI	16,338				\$223,373.48	\$51,532.00	\$274,905.48		
Both Buildings	NOI					\$277,479.44	\$66,532.00	\$344,011.44		

225 RED BANK RD, GOOSE CREEK, SC 29445

IMAGES



DEMOGRAPHICS

225 RED BANK RD, GOOSE CREEK, SC 29445

One mile

Three mile

Five mile



POPULATION

5,819

68,853

127,593



TOTAL BUSINESSES

196

2,850

5,416



MEDIAN AGE

40.4

36.1

35.7



MEDIAN HOUSEHOLD INCOME

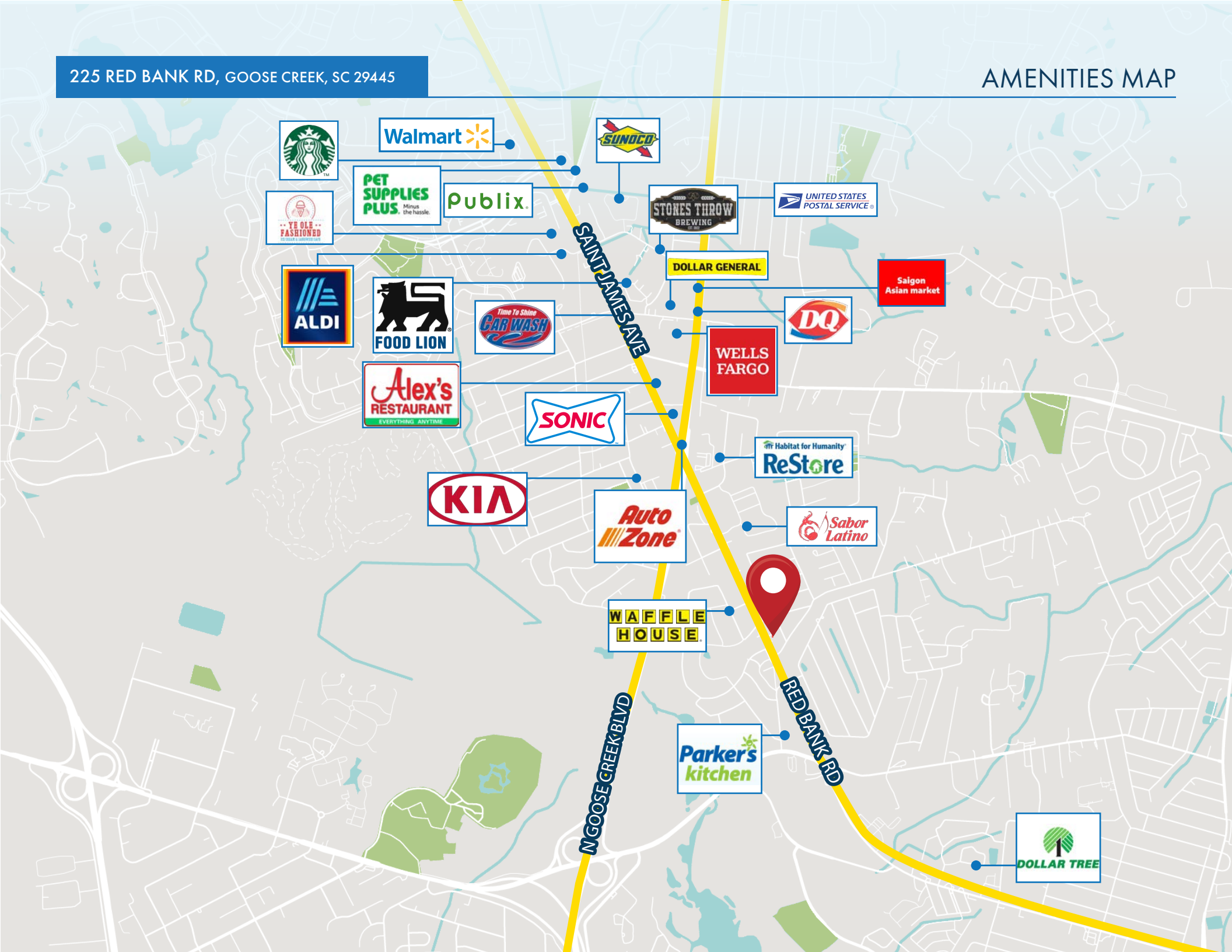
\$79,734

\$79,137

\$78,005

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AMENITIES MAP



Walmart



PET SUPPLIES PLUS
Minus the hassle.

Publix



UNITED STATES
POSTAL SERVICE



Alex's
RESTAURANT
EVERYTHING ANYTIME



Habitat for Humanity
ReStore



DOLLAR GENERAL

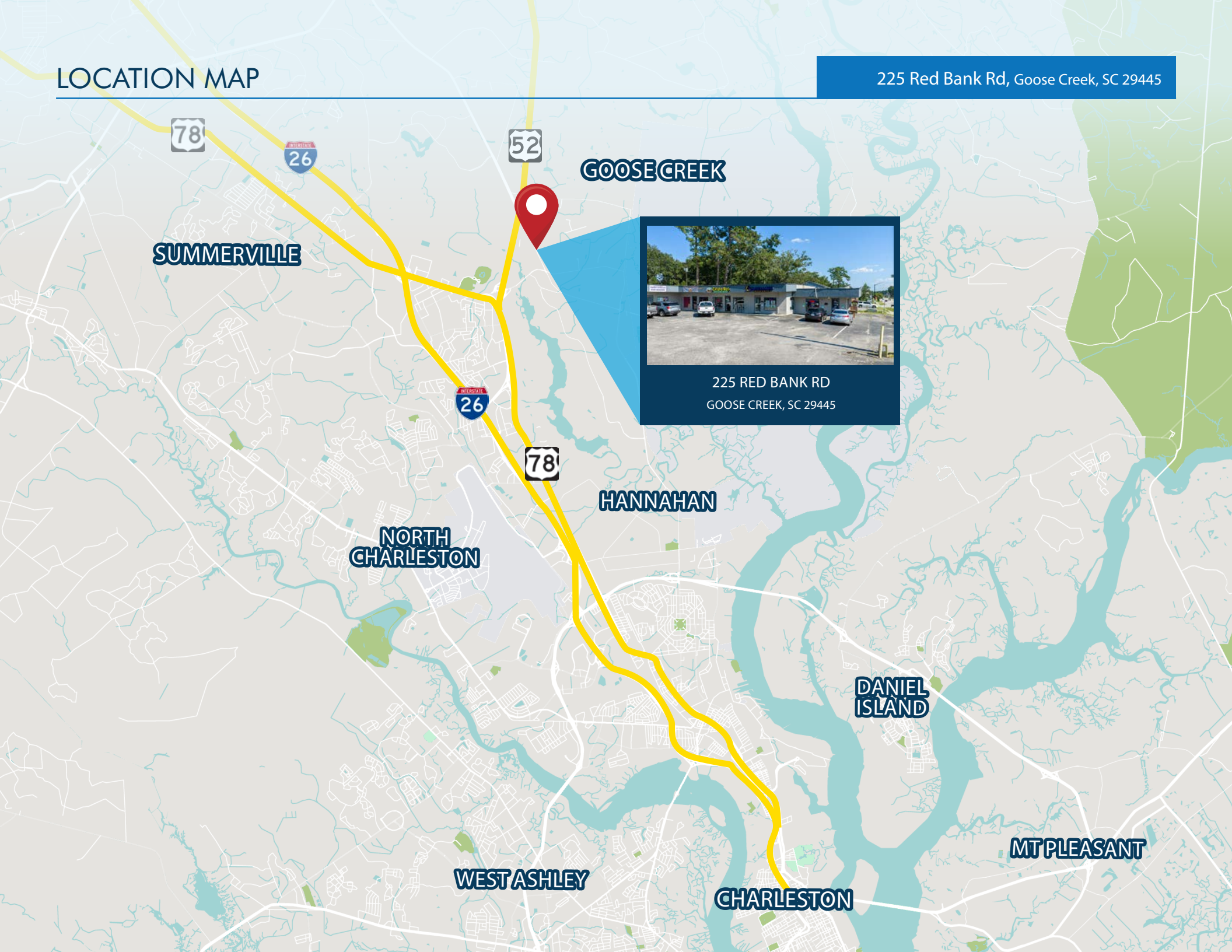
Saigon
Asian market

WELLS
FARGO



LOCATION MAP

225 Red Bank Rd, Goose Creek, SC 29445



GOOSE CREEK

SUMMERVILLE



225 RED BANK RD
GOOSE CREEK, SC 29445

HANNAHAN

NORTH
CHARLESTON

DANIEL
ISLAND

MT PLEASANT

WEST ASHLEY

CHARLESTON



CONTACT:

Chris Saltiel

Senior Associate

+1.630.200.6774

[chris.saltiel@](mailto:chris.saltiel@harborcommercialpartners.com)

harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com