

FOR LEASE

GROUND LEASE OPPORTUNITY



3175 W MONTAGUE AVE, North Charleston, SC 29418



3175 WEST MONTAGUE AVE, North Charleston, SC 29418

PROPERTY DESCRIPTION

3175 W Montague Ave is situated between I-526 and I-26, with 17,012 vehicles per day. This property is in a bustling area with various hotels, Tanger Outlets, Top Golf, North Charleston Coliseum & Performing Arts Center, Duncan-Parnell, Sherwin Williams, and many others.

The building is a former 1,040 SF State Farm office that has not been in use for many years and is currently boarded up.

This is a perfect ground lease opportunity. Owner may entertain a build to suit or sale. Other nearby businesses include The Emmett of Montague (luxury apartments), Palmetto Smiles of Charleston, and Hyatt Place Hotel.

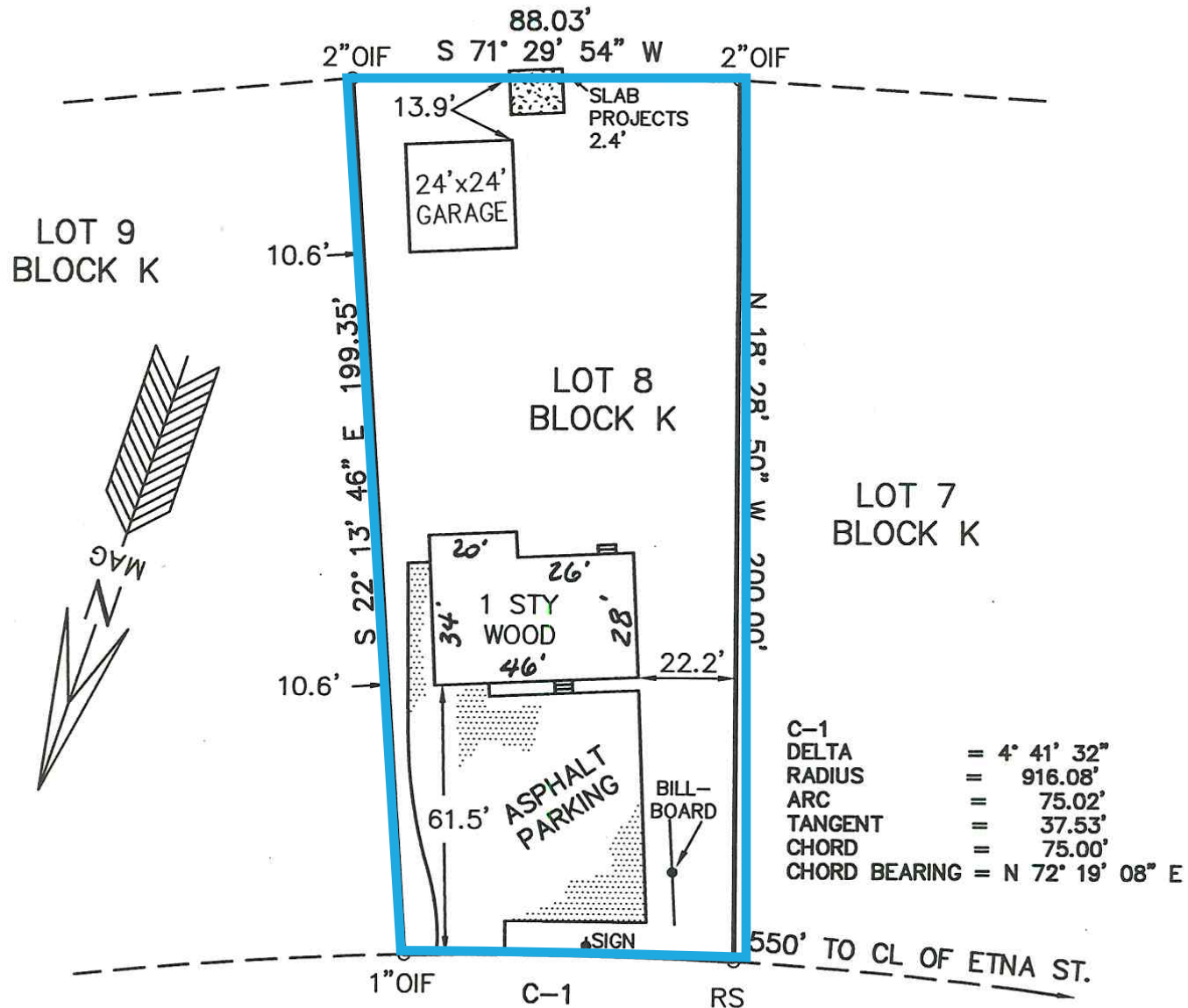
THE OFFERING

SIZE	LOT SIZE	LEASE RATE	AVAILABLE
1,040 SF	0.38 AC	\$4000/Month	NOW

PROPERTY SPECS

UNIT SIZE	1,040 SF
TAX MAP ID	409-10-00-029
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
ZONING	CRD - Commercial Redevelopment District
TRAFFIC COUNT	17,012 VPD
LOT SIZE	0.38 AC
LEASE TYPE	Ground Lease

TMS# 409-10-00-021



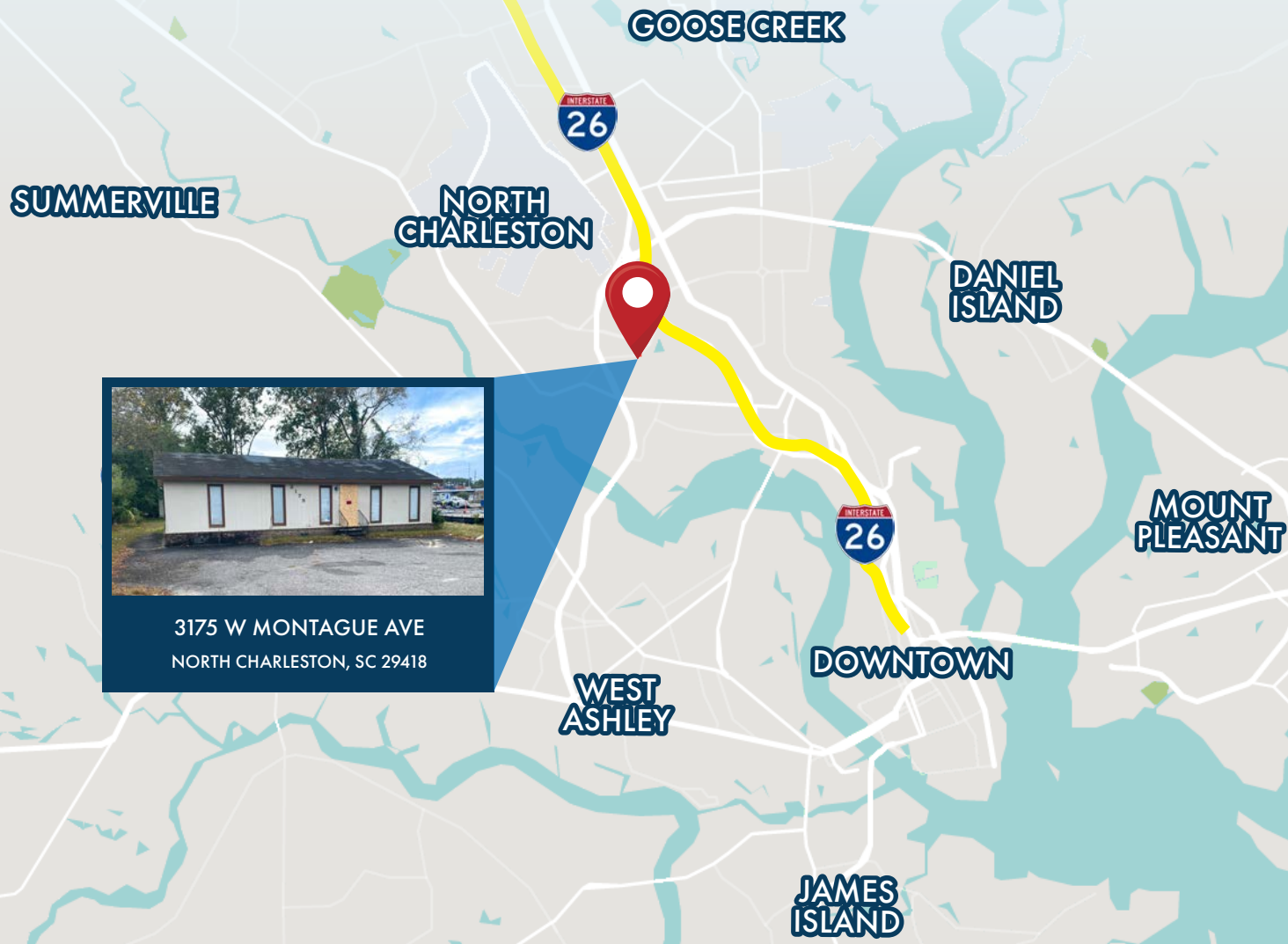
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PHOTOS



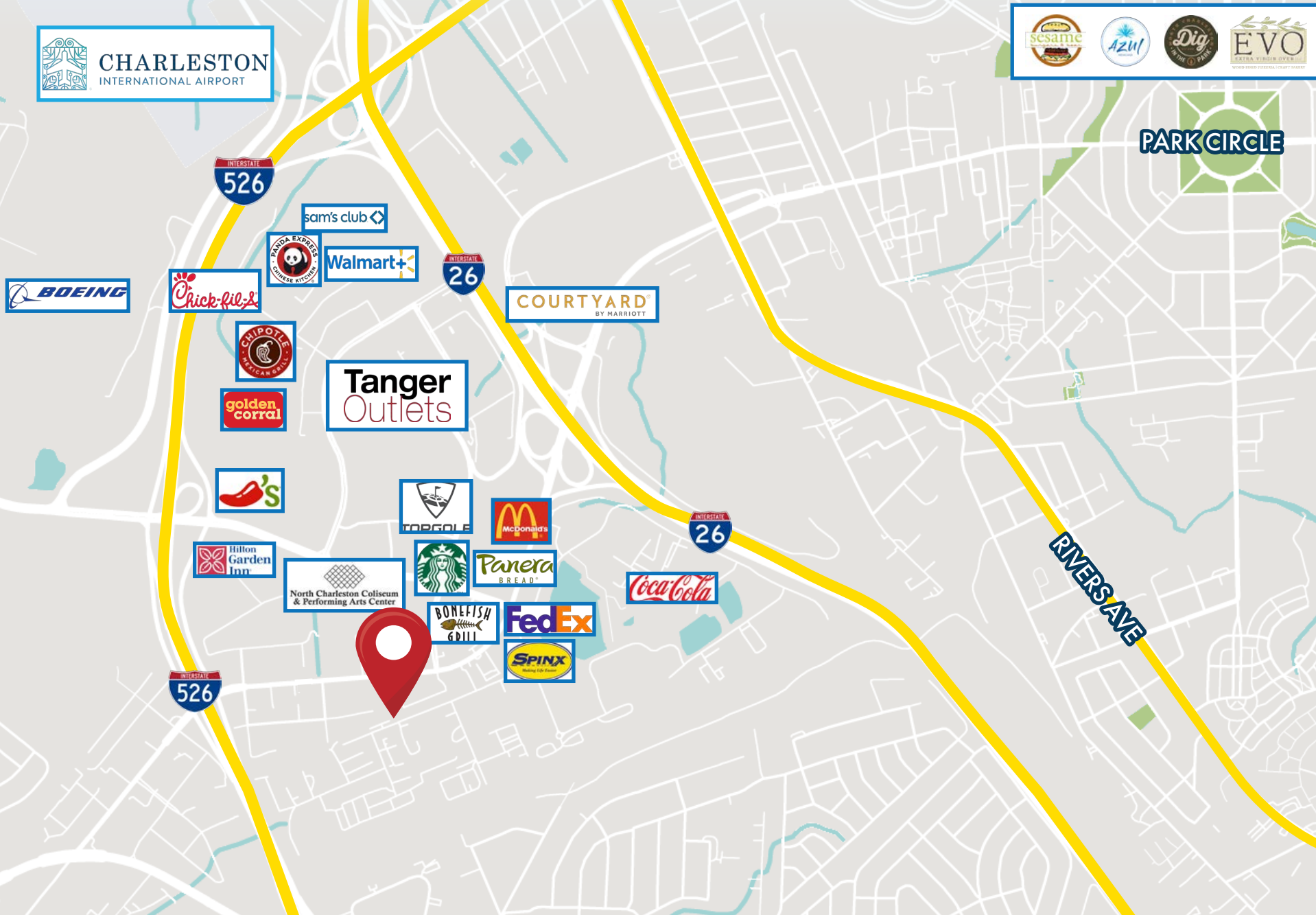
LOCATION MAP

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AMENITIES MAP



	ONE MILE	THREE MILE	FIVE MILE
 POPULATION	3,072	47,703	123,935
 TOTAL BUSINESSES	832	3,665	9,102
 MEDIAN AGE	39.7	38.6	38.3
 MEDIAN HOUSEHOLD INCOME	\$66,025	\$63,277	\$70,063



LEASE CONTACT:

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