

FOR LEASE OR SALE

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. Other nearby businesses include The Emmett of Montague (luxury apartments), Palmetto Smiles of Charleston, and Hyatt Place Hotel.

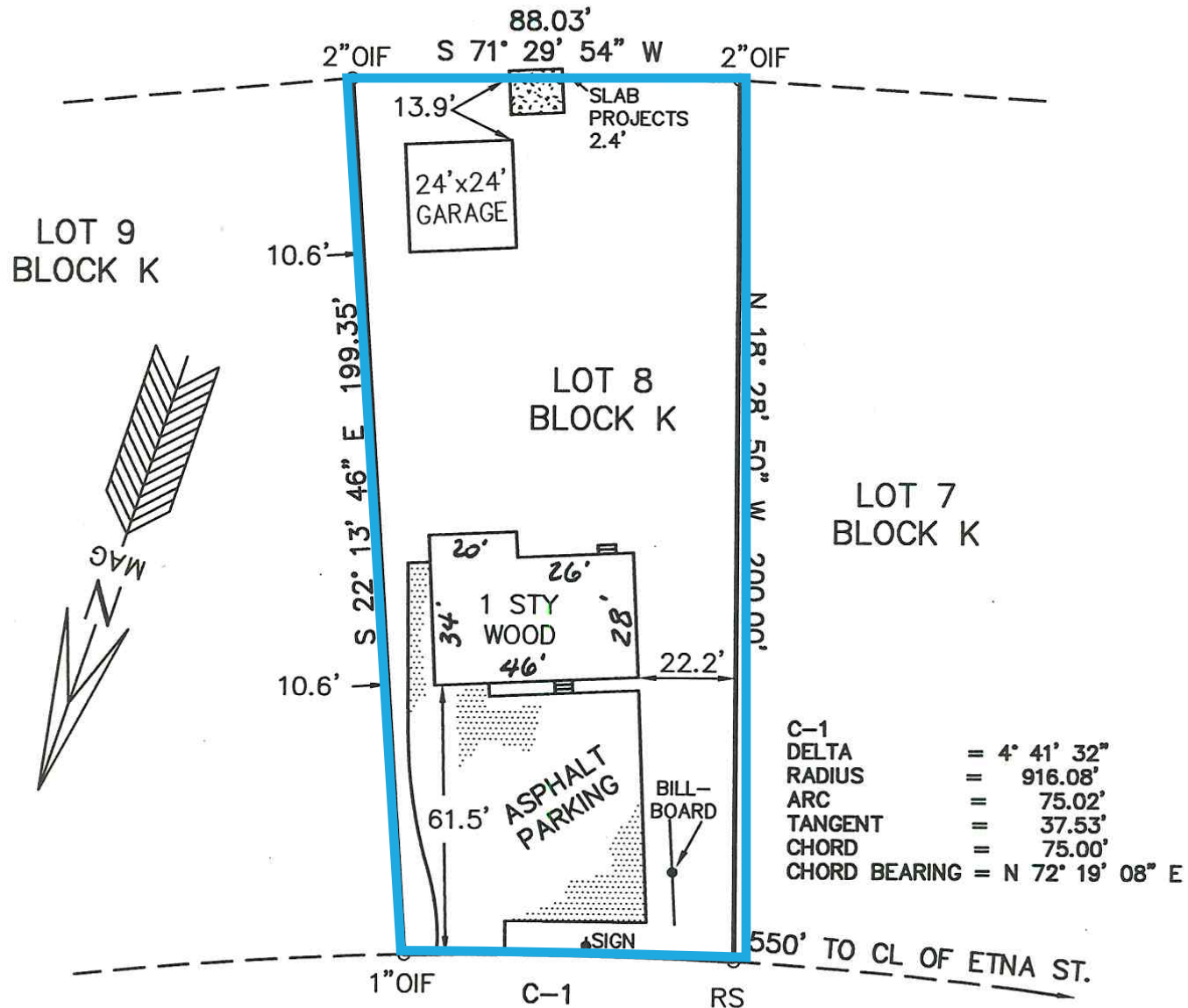
OFFERING

TRANSACTION	LOT SIZE	PRICE	AVAILABLE
LEASE	0.38 AC	\$4000/Month	Now
SALE	0.38 AC	\$700,000	-

PROPERTY SPECS

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

TMS# 409-10-00-021



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PHOTOS



LOCATION MAP

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SUMMERVILLE

NORTH
CHARLESTON

GOOSE CREEK

DANIEL
ISLAND

MOUNT
PLEASANT

DOWNTOWN

JAMES
ISLAND

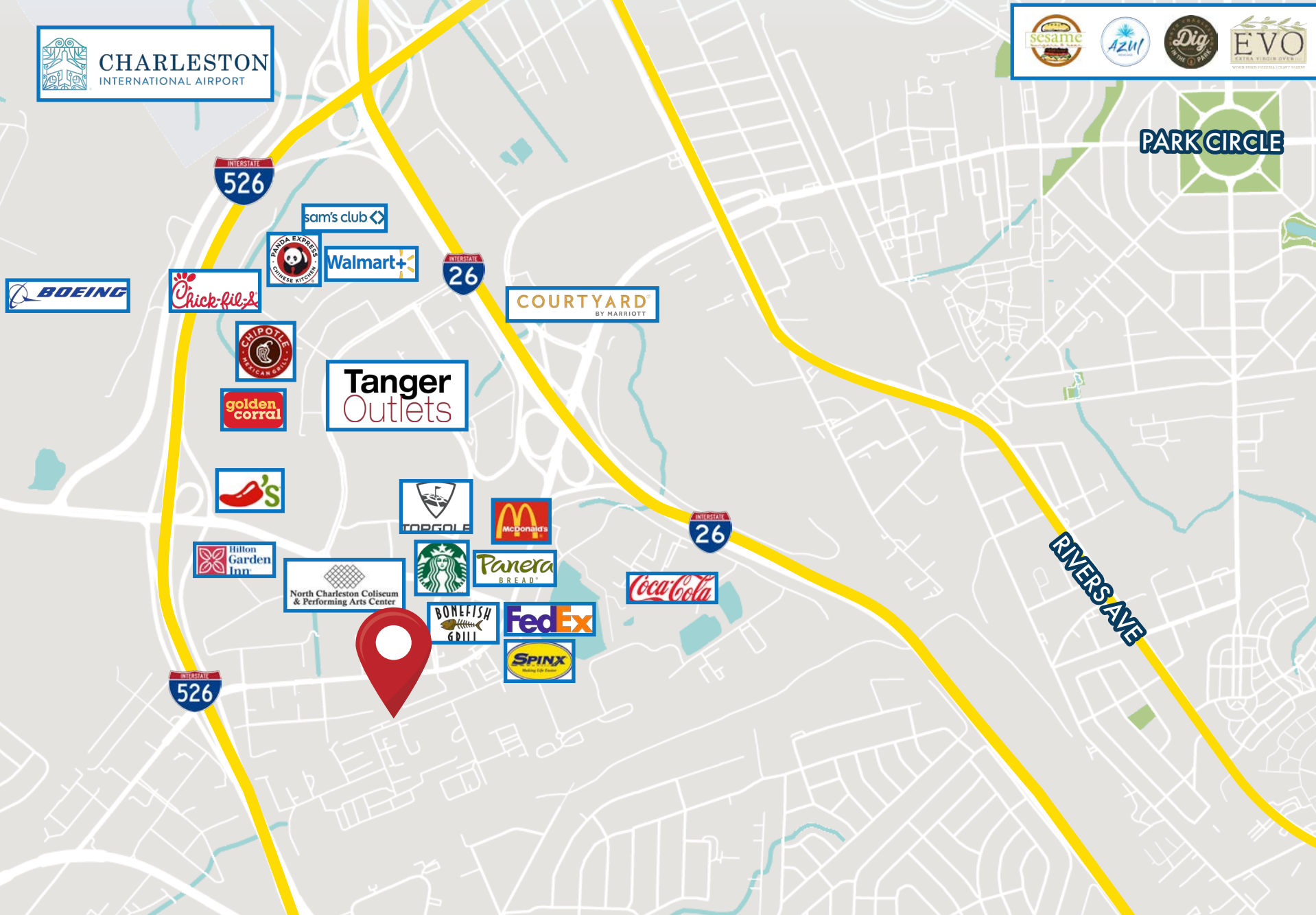
WEST
ASHLEY



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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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