# FOR LEASE

## SHOPPES OF FOLLY




915 FOLLY RD, CHARLESTON, SC 29412

Harbor
COMMERCIAL PARTNERS

915 FOLLY RD, CHARLESTON, SC 29412

# PROPERTY DESCRIPTION

Shoppes of Folly is located on James Island at the lighted intersection of Folly Road and Camp Road. Centrally located and just minutes from Downtown Charleston, Folly Beach, West Ashley and Johns Island. The center offers excellent frontage,  high daily traffic counts, and a diverse mix of national and local tenants.

The center is anchored by Walgreens and other tenants include Mondo's Italian Restaurant, Jeff's Bagel Run, Ice Cream, Florist , Results Physiotherapy, Thai Elephants Restaurant, Jack of Cups Trading Post and more! Spaces can be combined to total 2,702 SF.

# THE OFFERING

| UNIT | SIZE | LEASE RATE | LEASE TYPE | AVAILABLE |
|---|---|---|---|---|
| G | 839 SF | $26.00 PSF | NNN | NOW |
| H | 640 SF | $34.00 PSF | NNN | NOW |
| I | 1,223 SF | $35.00 PSF | NNN | 10/15/2026 |

# PROPERTY SPECS

| | |
|---|---|
| SPACE AVAILABLE | 640 - 2,702 SF |
| LEASE PRICE | $26 - $35 PSF NNN |
| TAX ID/APN | 337-04-00-100 |
| NNN | $6.80 PSF |
| COUNTY | Charleston |
| MUNICIPALITY | Town of James Island |
| YEAR BUILT | 1985 |
| GLA | 30,802 SF |
| ZONING | CC - Community Commercial |
| ANCHOR | Walgreens |
| TRAFFIC COUNT | 51,000 VPD |

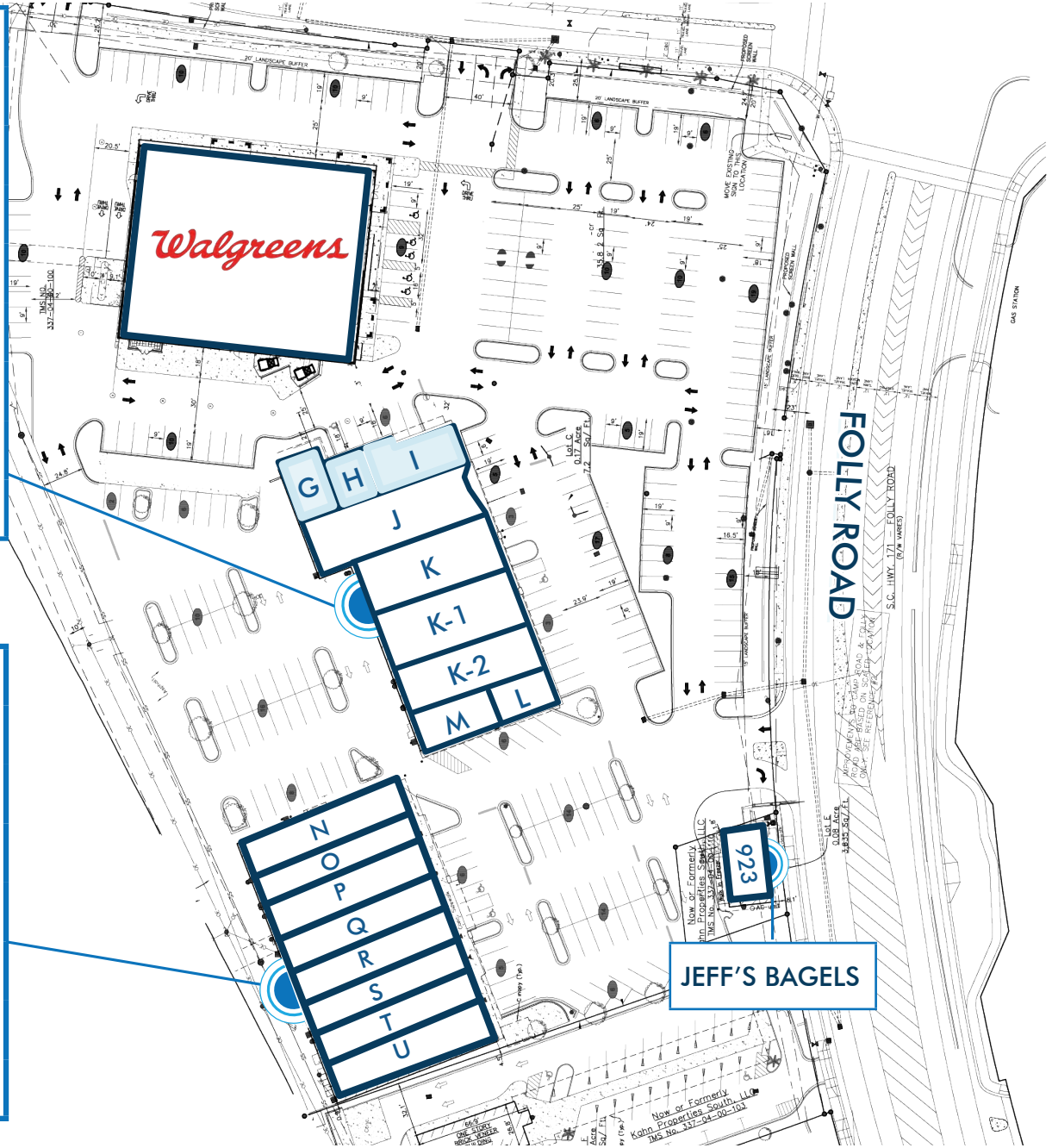


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# SITE PLAN

| | |
|---|---|
| G | AVAILABLE - 839 SF |
| H | AVAILABLE - 640 SF |
| I | AVAILABLE - 1,223 SF |
| J | RESULTS PHYSIOTHERAPY |
| K | SEA STAR NAILS |
| K-1 | THE TASTING ROOM |
| K-2 | SEVEN STAR LIQUORS |
| L | ANTHONY'S BARBERSHOP |
| M | JACK OF CUPS TRADING POST |

| | |
|---|---|
| N | SEA ISLAND COIN LAUNDRY |
| O | E-CIG CHARLESTON |
| P | THREE MONKEYS ICE CREAM |
| Q | THAI ELEPHANT |
| R | JAPAN KARATE INSTITUTE |
| S | SOULSHINE AESTHETICS |
| T | MONDO'S |
| U | MONDO'S |



# EXTERIOR

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## UNIT G





# UNIT H

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## UNIT I

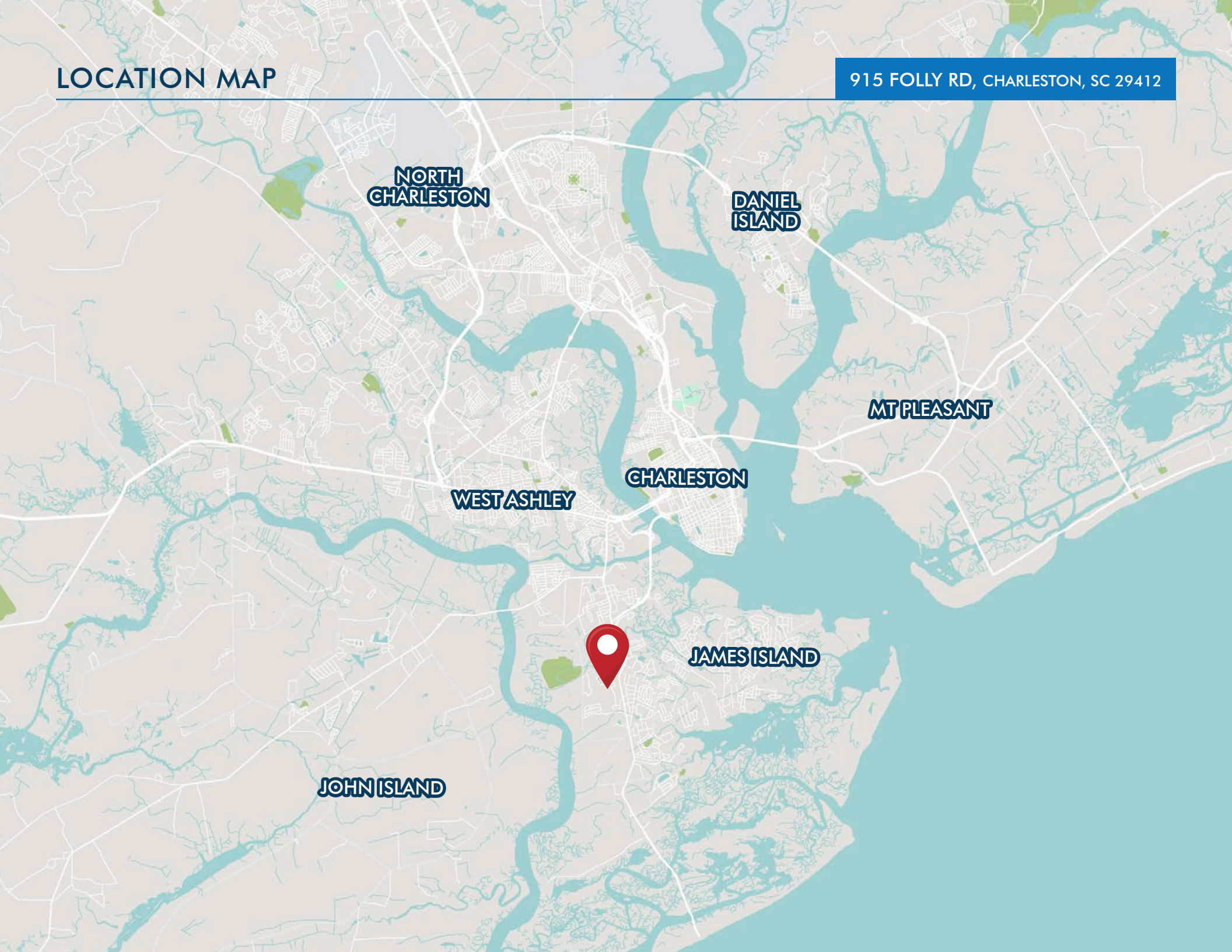






# LOCATION MAP

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# AMENITIES MAP




## DISTANCES

Downtown Charleston - 5.6 Miles

Folly Beach - 8.7 Miles

West Ashley -7.6 Miles

# DEMOGRAPHICS

915 FOLLY RD, CHARLESTON, SC 29412

| | One mile | Three mile | Five mile |
|---|---|---|---|
| POPULATION | 7,745 | 38,399 | 99,014 |
| TOTAL BUSINESSES | 266 | 1,175 | 5,221 |
| MEDIAN AGE | 36.6 | 39.7 | 36.0 |
| MEDIAN HOUSEHOLD INCOME | $69,450 | $78,809 | $67,778 |




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