FOR LEASE

15,000 SF WAREHOUSE SPACE AVAILABLE



779 ST. JAMES AVENUE, Goose Creek, SC 29445

Harbor
COMMERCIAL PARTNERS

779 ST. JAMES AVENUE, Goose Creek, SC 29445



15,000 SF
SIZE

2,495 SF
OFFICE SF

12,505 SF
WAREHOUSE SF

PROPERTY DESCRIPTION

Well maintained 15,000sf warehouse facility on heavily trafficked Hwy 176 in Goose Creek. This site is 2 miles from Carnes Crossroads, giving quick access to Nexton, Summerville, and Ladson submarkets. The building features 2,495sf of office, (4) Grade Level Doors, (2) 16′ x 14′ and (2) 10′ x 10′, and (1) 12′ x 10′ loading dock with dock leveler. facility was last occupied by the owner and has been very well maintained since it's origination in 2000.

The site is zoned General Commercial in Berkeley County.

PROPERTY SUMMARY

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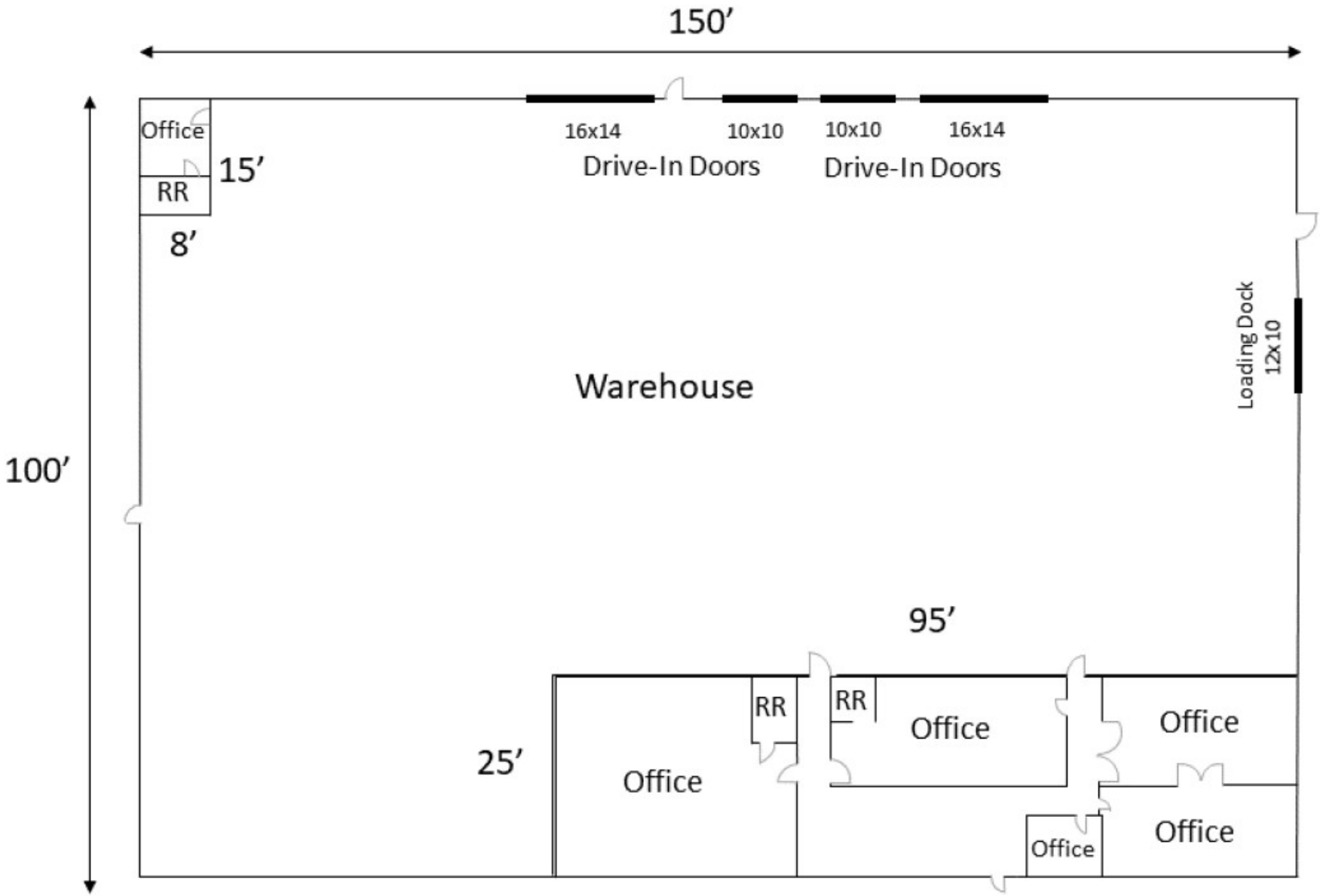




BUILDING SPECS

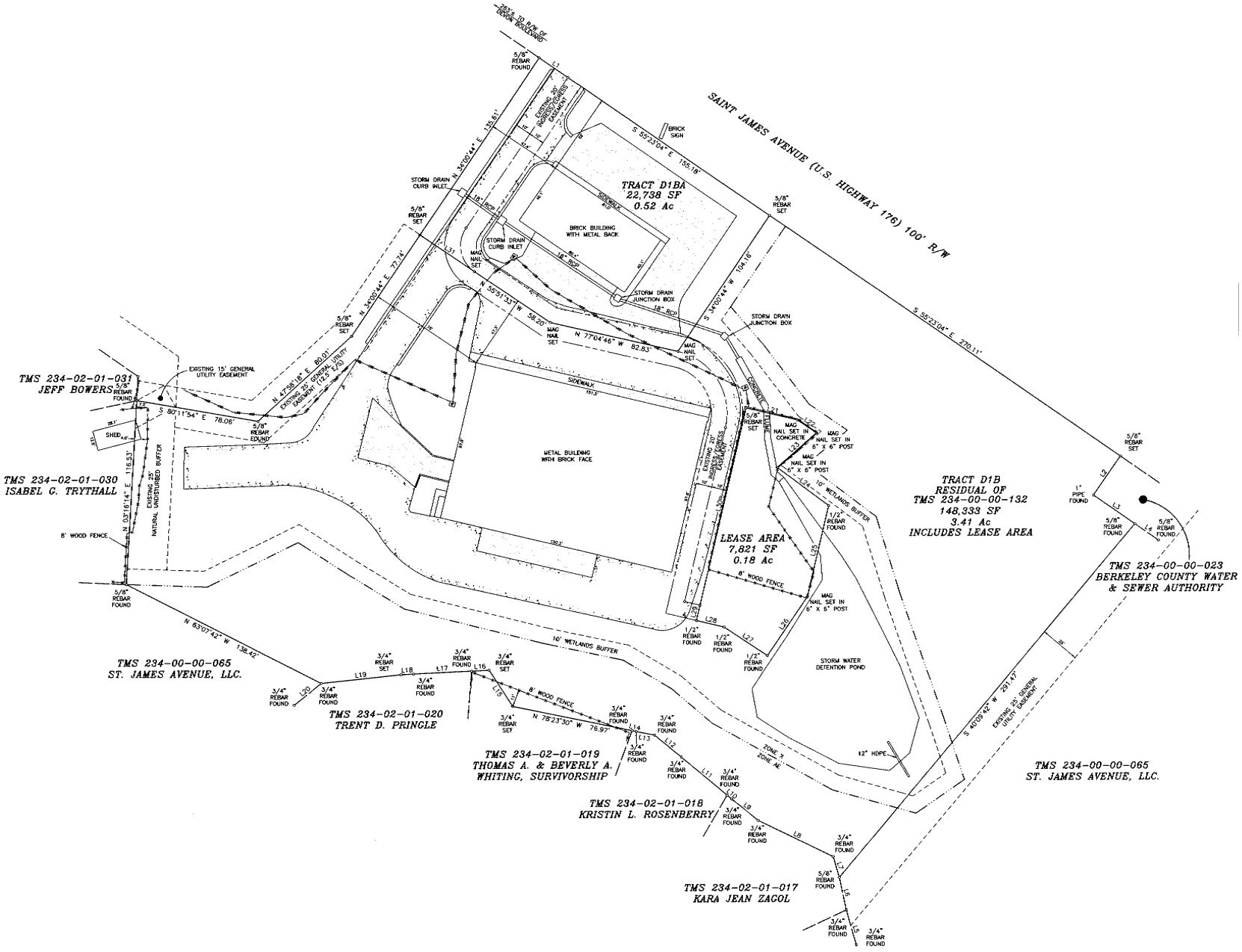
PARCEL ID:	234-00-00-132
COUNTY:	Berkeley
ZONING:	General Commercial
YEAR BUILT:	2000
TOTAL BUILDING SIZE:	15,000SF
OFFICE SIZE:	2,495 SF
WAREHOUSE SIZE:	12,505 SF
LOT ACREAGE:	3.40
PARKING:	14 Spaces
TRAILER PARKING:	5 Spaces
NO. OF FLOORS:	1
CLEARANCE HEIGHT:	18′
EAVE HEIGHT:	18′
CENTER HEIGHT:	20′
DOCK-HIGH DOOR:	1
DRIVE-IN DOORS:	4

FLOOR PLAN


150'
Office
RR
15'
8'
16x14
Drive-In Doors
10x10
10x10
Drive-In Doors
16x14
Loading Dock
12x10
Warehouse
100'
95'
25'
RR
RR
Office
Office
Office
Office
Office

PLAT MAP

779 ST. JAMES AVENUE, Goose Creek, SC 29445




SRI





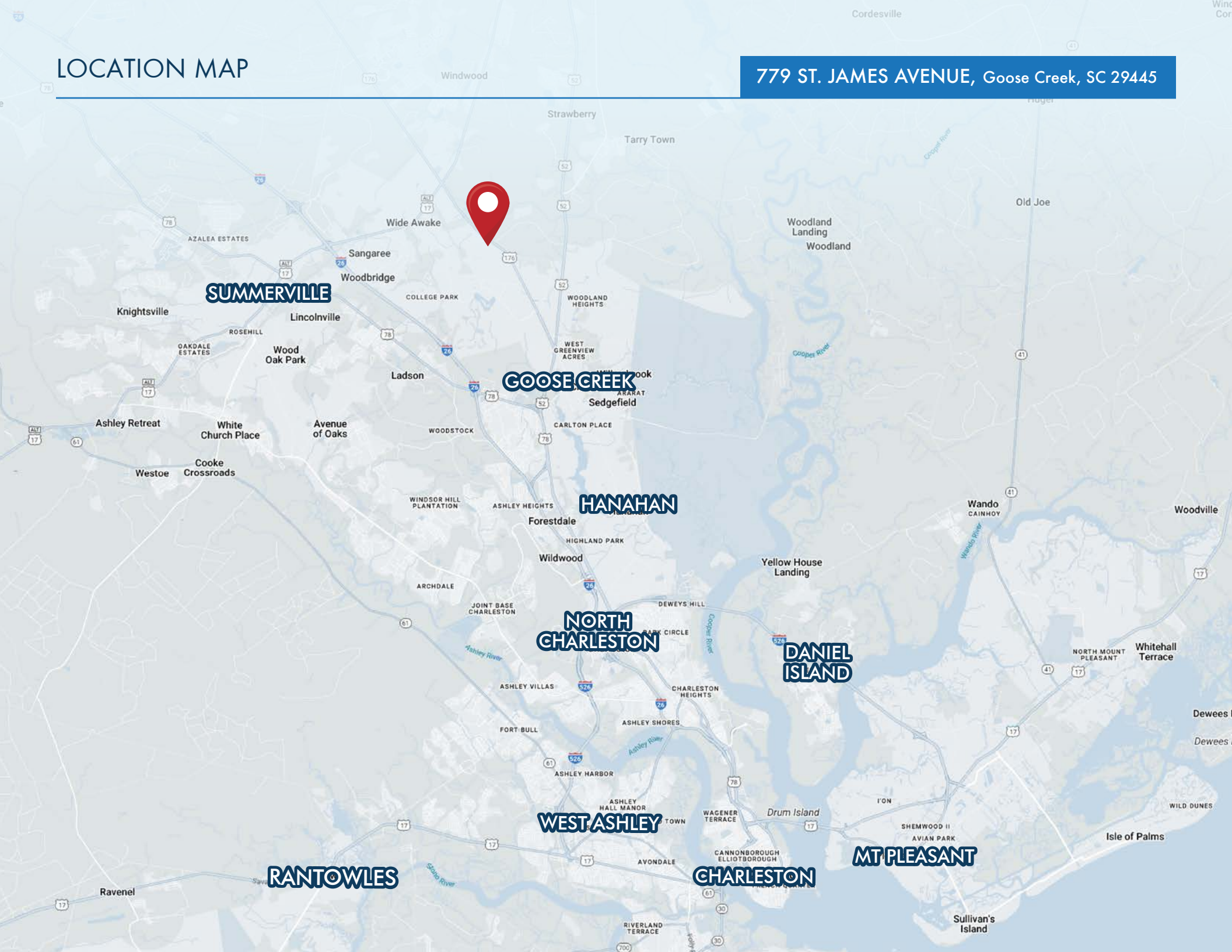






LOCATION MAP

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AMENITIES MAP

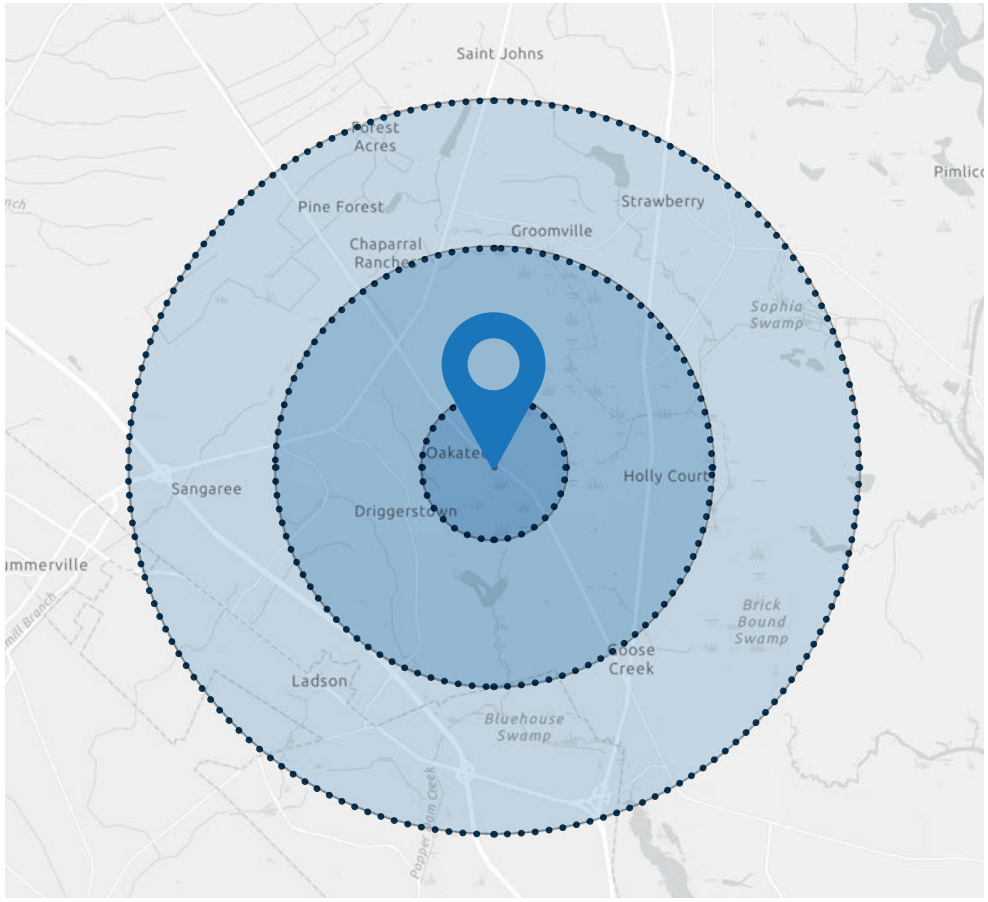


DEMOGRAPHICS

779 ST. JAMES AVENUE, Goose Creek, SC 29445

2024 Summary	1 miles	3 miles	5 miles
Population	7,771	55,485	118,374
Households	2,930	21,140	44,750
Families	2,061	15,198	31,406
Average Household Size	2.65	2.62	2.62
Owner Occupied Housing Units	2,050	14,758	31,050
Renter Occupied Housing Units	880	6,382	13,700
Median Age	35.5	36.7	35.9
Median Household Income	$71,542	$83,445	$84,222
Average Household Income	$78,453	$100,027	$101,236

2029 Summary	1 miles	3 miles	5 miles
Population	8,094	59,510	129,035
Households	3,111	23,192	49,846
Families	2,180	16,590	34,866
Average Household Size	2.60	2.56	2.56
Owner Occupied Housing Units	2,282	16,379	34,109
Renter Occupied Housing Units	828	6,812	15,736
Median Age	37.1	38.0	37.4
Median Household Income	$78,421	$91,623	$94,376
Average Household Income	$88,648	$112,951	$115,671



BUSINESSES - 5 MILES

2,616
TOTAL BUSINESSES

28,589
TOTAL EMPLOYEES

INCOME - 5 MILES

$84,222
AVERAGE HH INCOME

$38,306
PER CAPITA INCOME

$241,490
MEDIAN NET WORTH



LEASING CONTACTS:

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