PRICE IMPROVEMENT

FOR LEASE

INDIGO VILLAGE SHOPPING CENTER



1662 SAVANNAH HWY, CHARLESTON, SC 29407

Harbor
COMMERCIAL PARTNERS

1662 SAVANNAH HWY, CHARLESTON, SC 29407

PROPERTY DESCRIPTION

Indigo Village is a shopping center located next to Chick-fil-A on Savannah Hwy. The shopping center is anchored by Stanton Optical with other tenants which include Santi's, Wonder Works, The Little Gym, Ashley Bakery, Jackson Hewitt and many others.

Unit 135 is a former veterinarian location that was in business for 25 years and closed due to health issues. Unit 135 can be split into two units as shown in the offering.

Landlord will work with a Tenant based on the terms and credit to assist in a buildout.

THE OFFERING

UNIT	UNIT	SIZE	LEASE RATE	NNN AMOUNT
Option A	135	1,869 SF	$23.00 PSF NNN	$4.37 PSF
Option B	135	982 SF	$25.00 PSF NNN	$4.37 PSF
Option B	142	887 SF	$24.00 PSF NNN	$4.37 PSF

PROPERTY SPECS

TAX ID/APN	350-02-00-001
AVAILABLE SPACE	887 - 1,869 SF
LEASE RATE	$23 - $25 PSF NNN
NNN AMOUNT	$4.37 PSF
COUNTY	Charleston
MUNICIPALITY	City of Charleston
ZONING	GB - General Business
TRAFFIC COUNT	43,600 VPD

BLDG 100 SITE PLAN - OPTION A

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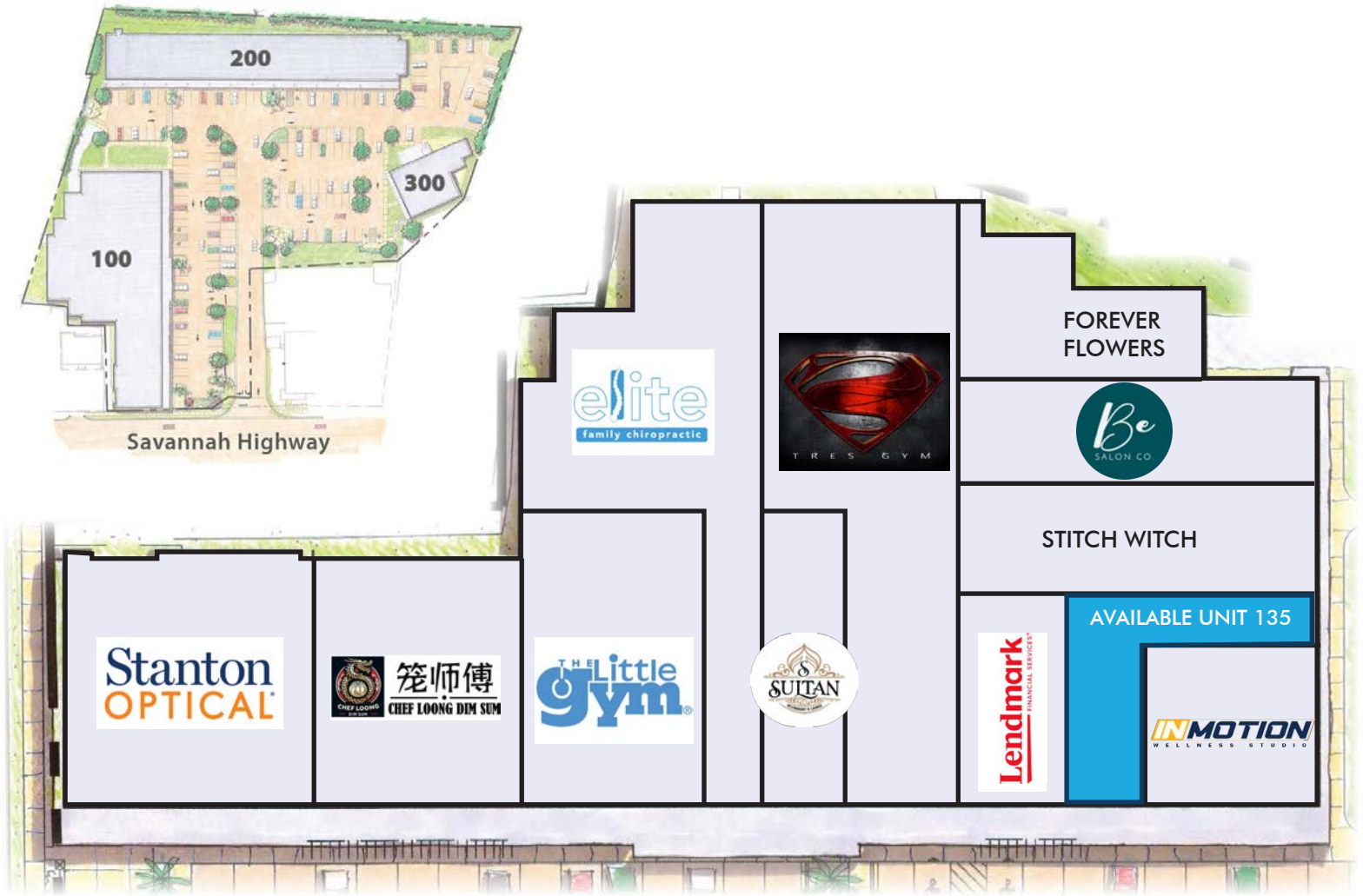

BLDG 100 SITE PLAN - OPTION B



SITE PLAN - BLDGS 200 & 300

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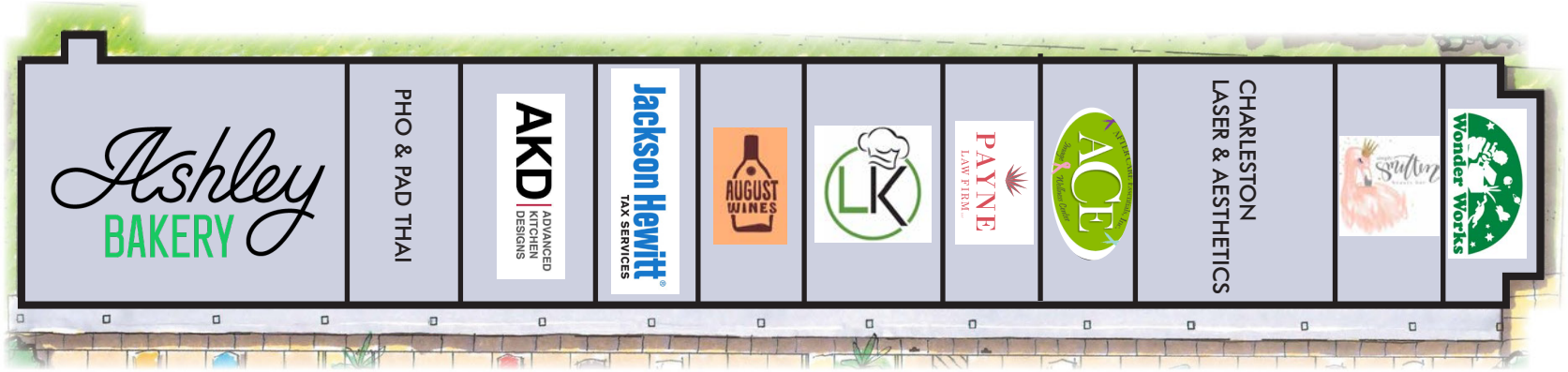
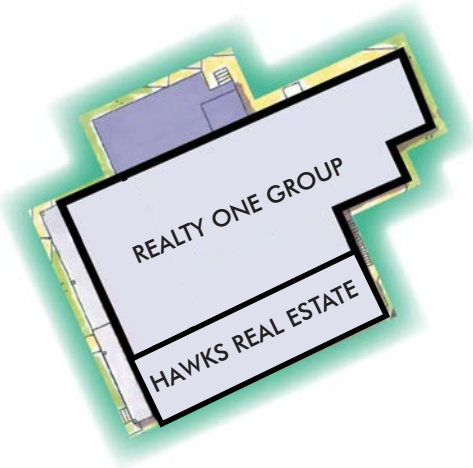




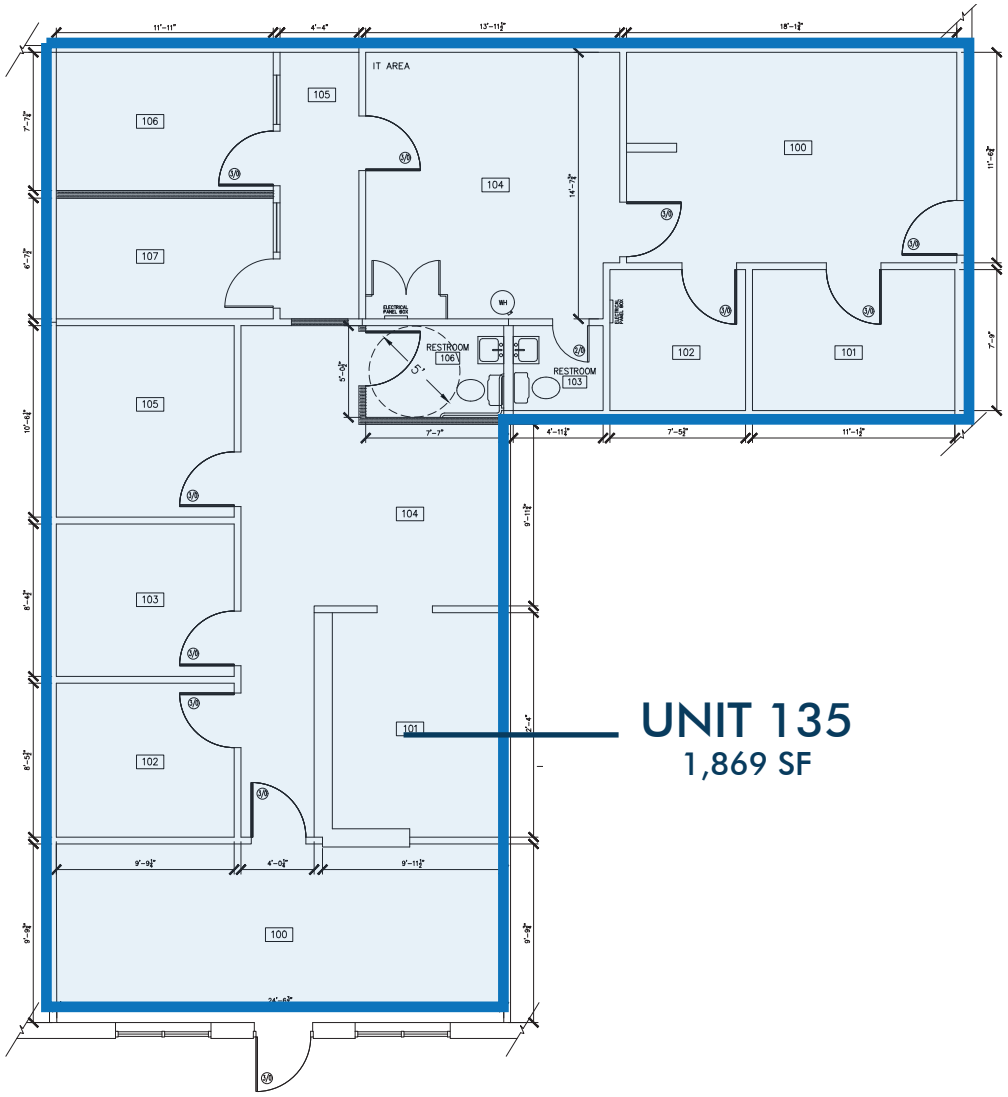
300 | 2ND FLOOR



300 | 1ST FLOOR



UNIT 135 – OPTION A



UNITS 135 & 142

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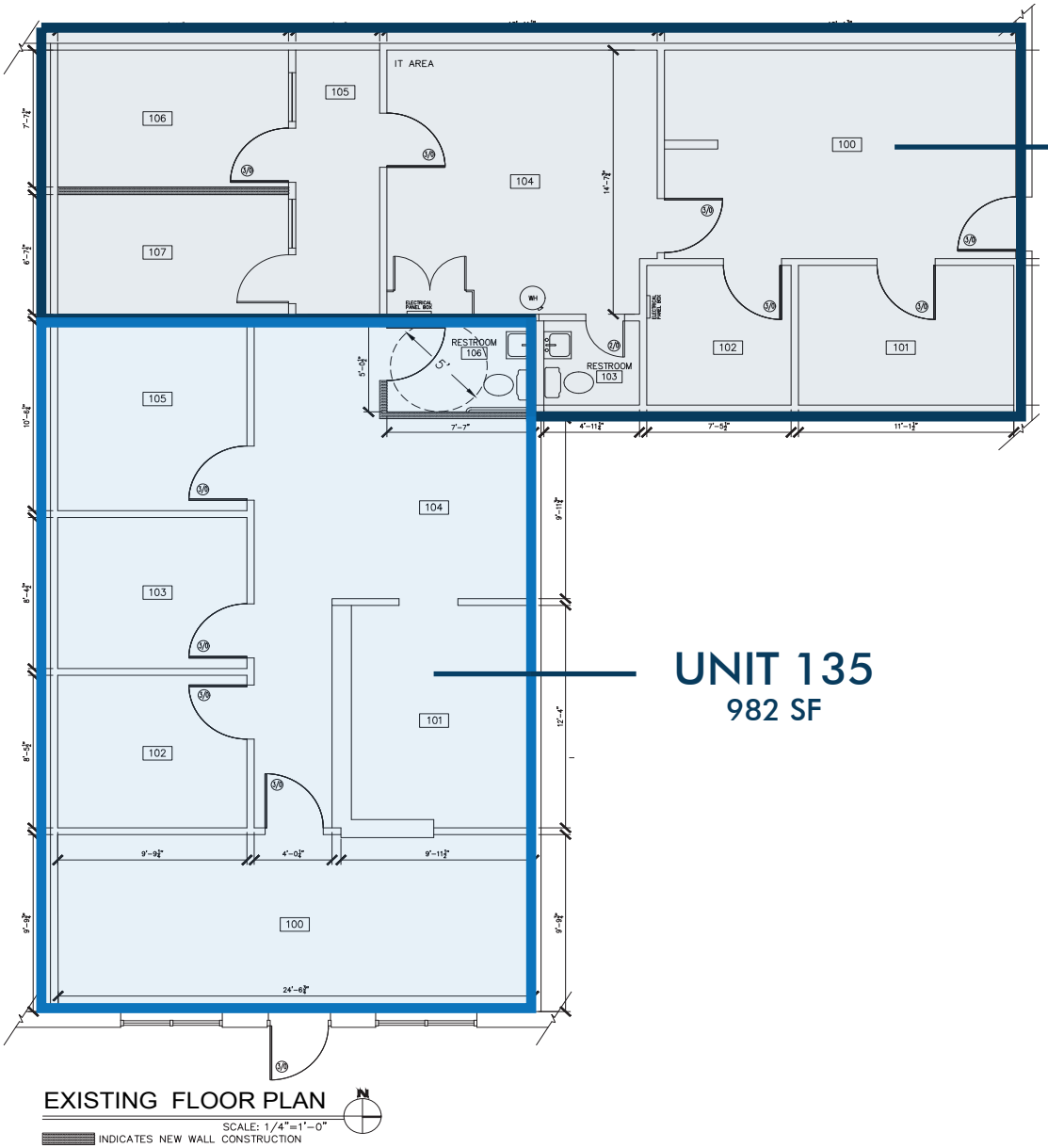

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UNIT 135









SHOPPING CENTER PHOTOS

1662 SAVANNAH HWY, CHARLESTON, SC 29407









LOCATION MAP

NORTH CHARLESTON

DANIEL ISLAND

WEST ASHLEY

MT PLEASANT

CHARLESTON

JAMES ISLAND



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CHARLESTON, SC 29407

AMENITIES MAP

1662 SAVANNAH HWY, CHARLESTON, SC 29407



DEMOGRAPHICS

	One mile	Three mile	Five mile
 POPULATION	8,571	49,244	137,604
 TOTAL BUSINESSES	1,047	4,373	12,203
 MEDIAN AGE	40.4	40.4	38
 MEDIAN HOUSEHOLD INCOME	$88,384	$95,142	$93,647



CONTACT:

Vitré Ravenel Stephens
Partner
+1.843.513.7555
vitre.stephens@harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com