

# FOR LEASE

INDIGO VILLAGE  
SHOPPING CENTER



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.

Unit 325 is a second floor 851 SF office space featuring two private offices, bull pen area, private full restroom and shared kitchenette with Suite 320.

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

# THE OFFERING

## FIRST FLOOR

| UNIT     | UNIT | SIZE     | LEASE RATE      | NNN AMOUNT |
|----------|------|----------|-----------------|------------|
| Option A | 135  | 1,869 SF | \$23.00 PSF NNN | \$4.37 PSF |
| Option B | 135  | 1,102 SF | \$25.00 PSF NNN | \$4.37 PSF |
| Option B | 142  | 767 SF   | \$24.00 PSF NNN | \$4.37 PSF |

## SECOND FLOOR

| UNIT | SIZE   | LEASE RATE      | NNN AMOUNT |
|------|--------|-----------------|------------|
| 325  | 851 SF | \$18.00 PSF NNN | \$4.37 PSF |

# PROPERTY SPECS

TAX ID/APN350-02-00-001

AVAILABLE SPACE767 - 1,869 SF

LEASE RATE\$18 - \$25 PSF NNN

NNN AMOUNT\$4.37 PSF

COUNTYCharleston

MUNICIPALITYCity of Charleston

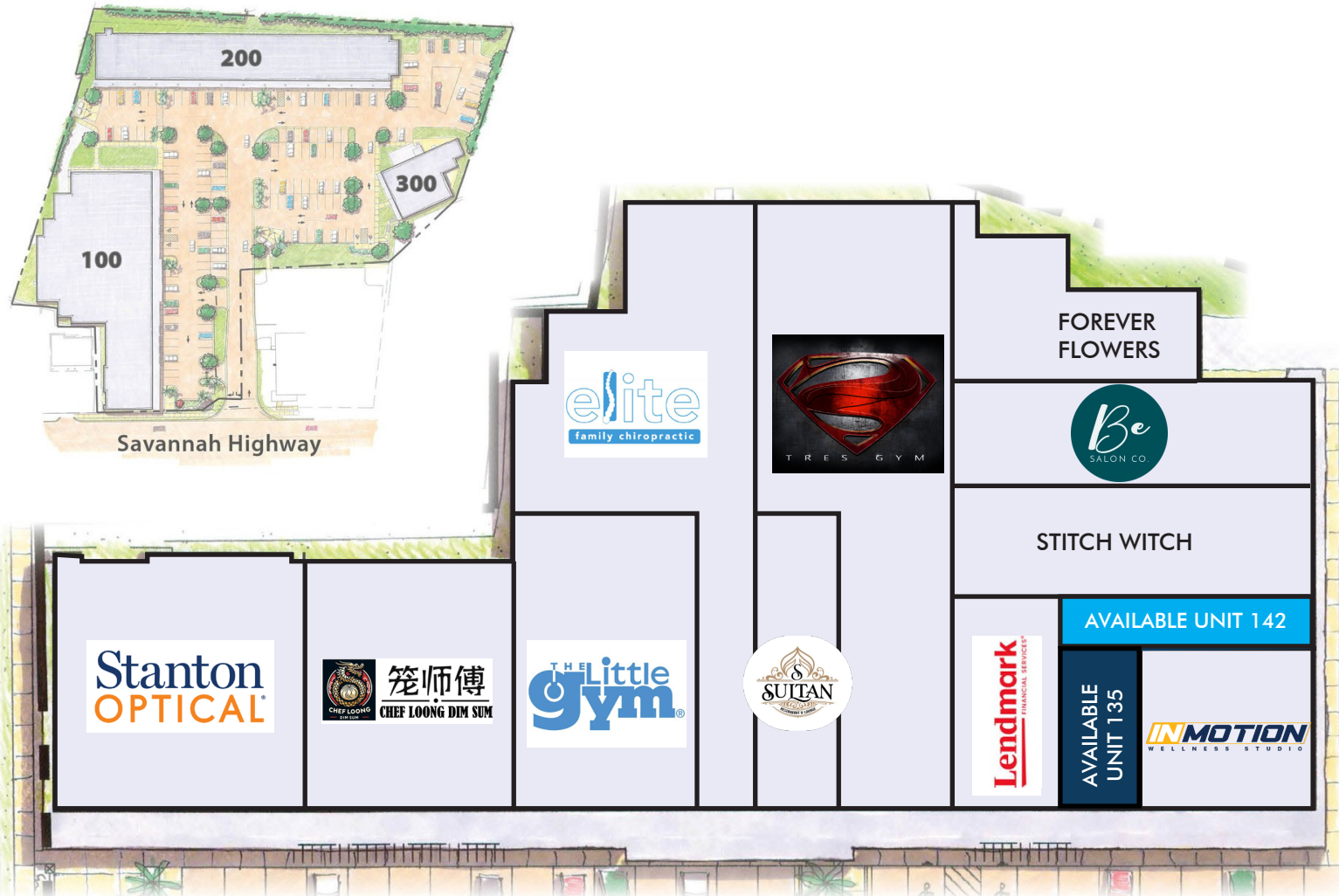
ZONINGGB - General Business

TRAFFIC COUNT43,600 VPD

BLDG 100 SITE PLAN - OPTION A

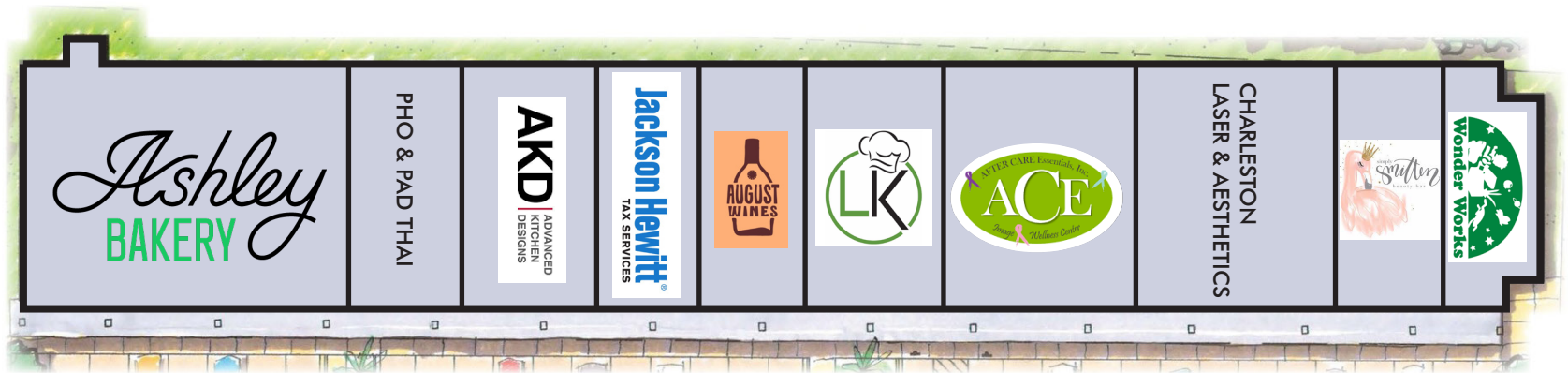
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SITE PLAN - BLDGS 200 & 300

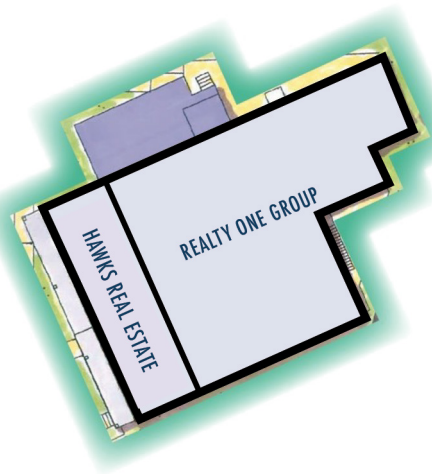
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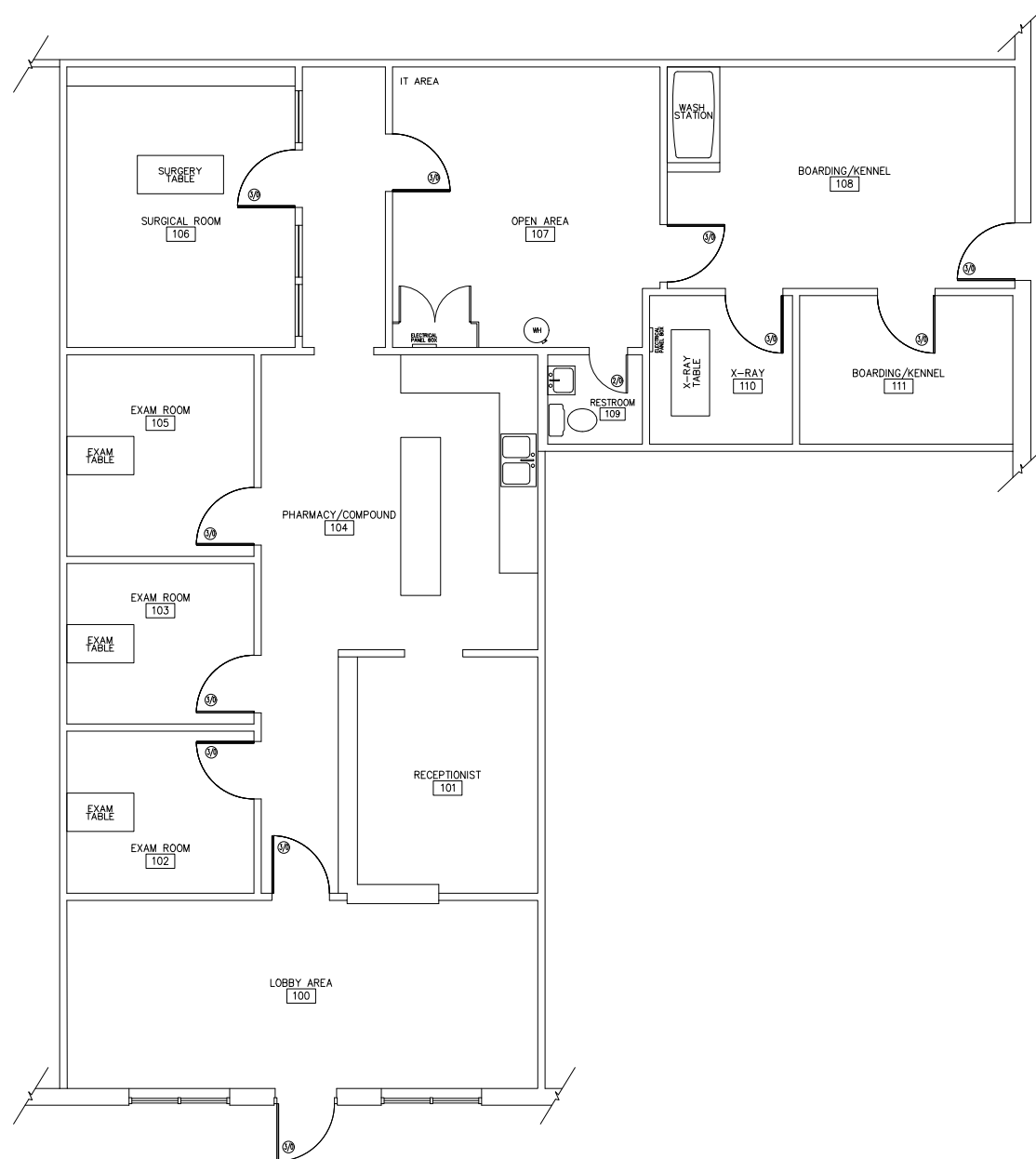


300 | 2ND FLOOR



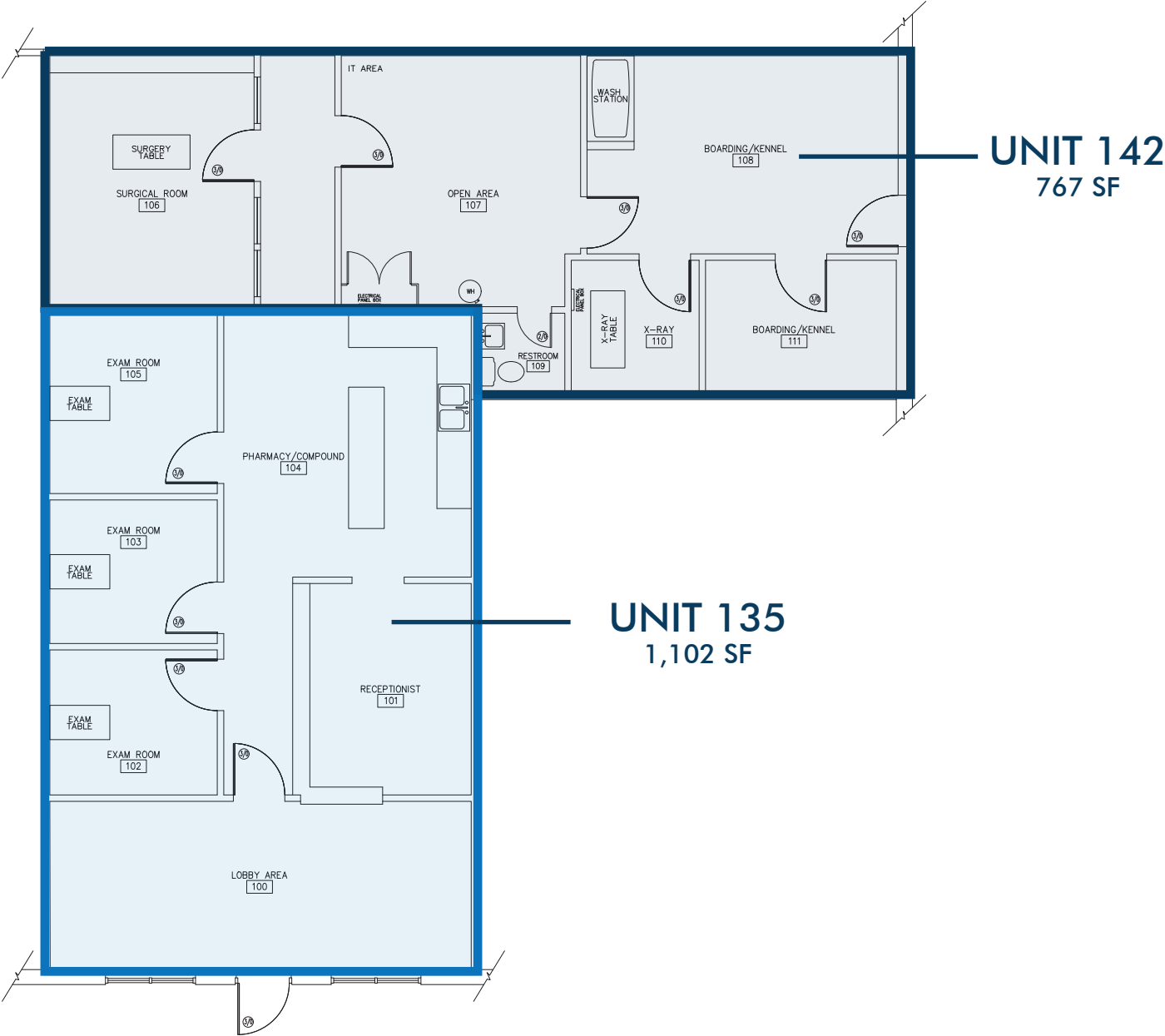
300 | 1ST FLOOR





UNITS 135 & 142

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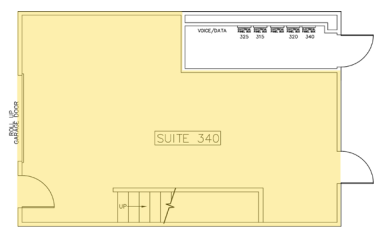


UNIT 135

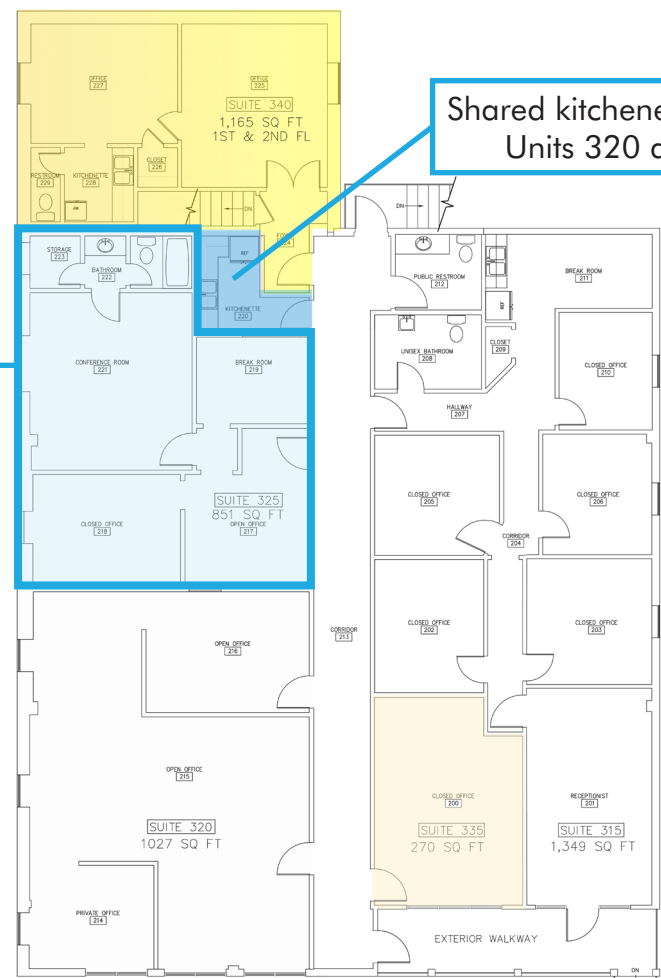


# UNIT 325

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FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



Available Unit 325  
815 SF

Shared kitchenette between  
Units 320 and 325

SECOND FLOOR PLAN  
1662 SAVANNAH HWY  
300 BUILDING  
CHARLESTON, SC 29407  
SCALE: 1/4"=1'-0"  
03.18.26

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UNIT 325



SHOPPING CENTER PHOTOS

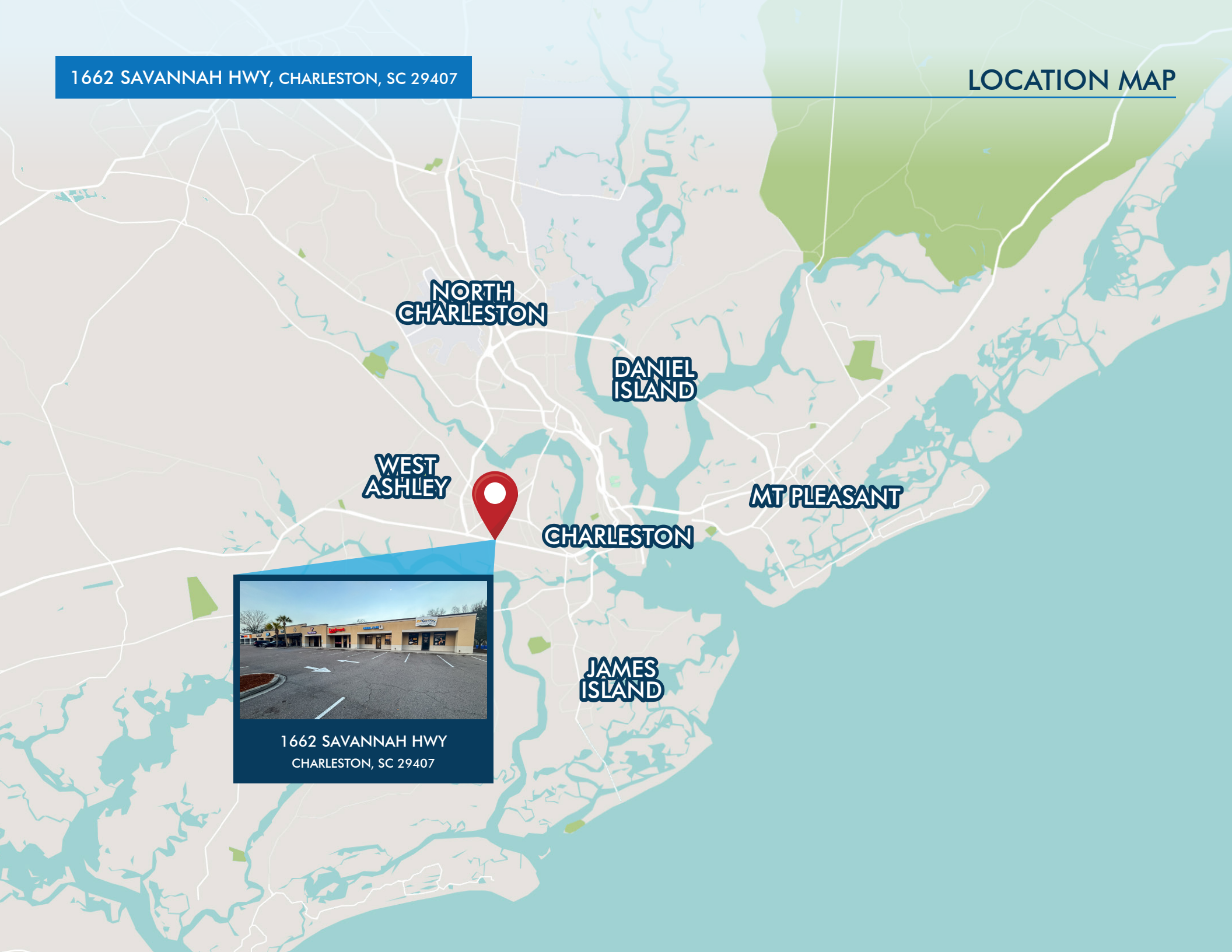


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## LOCATION MAP



**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



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



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