



2460
REMOUNT ROAD,
NORTH CHARLESTON, SC 29406

4,800 SF FLEX WAREHOUSE **FOR LEASE**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Offering a great central location in North Charleston with quick access to I-26, Suite 110 at 2460 Remount Road is a +/-4,800 SF flex unit in a multi-tenant park. The office portion is approximately 1,287 SF with one private office, bullpen space, a kitchenette, one restroom and a storage room. The warehouse is +/- 3,513 SF and features two grade-level roll-up doors (one at the front and one at the rear of the suite) with 14' eave heights. The park also provides ample parking. Tenant pays their share of CAM and utilities along with any increases of taxes and insurance over the base year. Lease term is 2 years.

ADDRESS
2460 Remount Rd, Suite 110,
N. Charleston, SC 29406

AVAILABLE SPACE
4,800 SF

LEASE RATE
\$14.00/SF,
Modified Gross

TOTAL BUILDING AREA
35,600 SF

YEAR BUILT
1985

TMS #
472-00-00-016



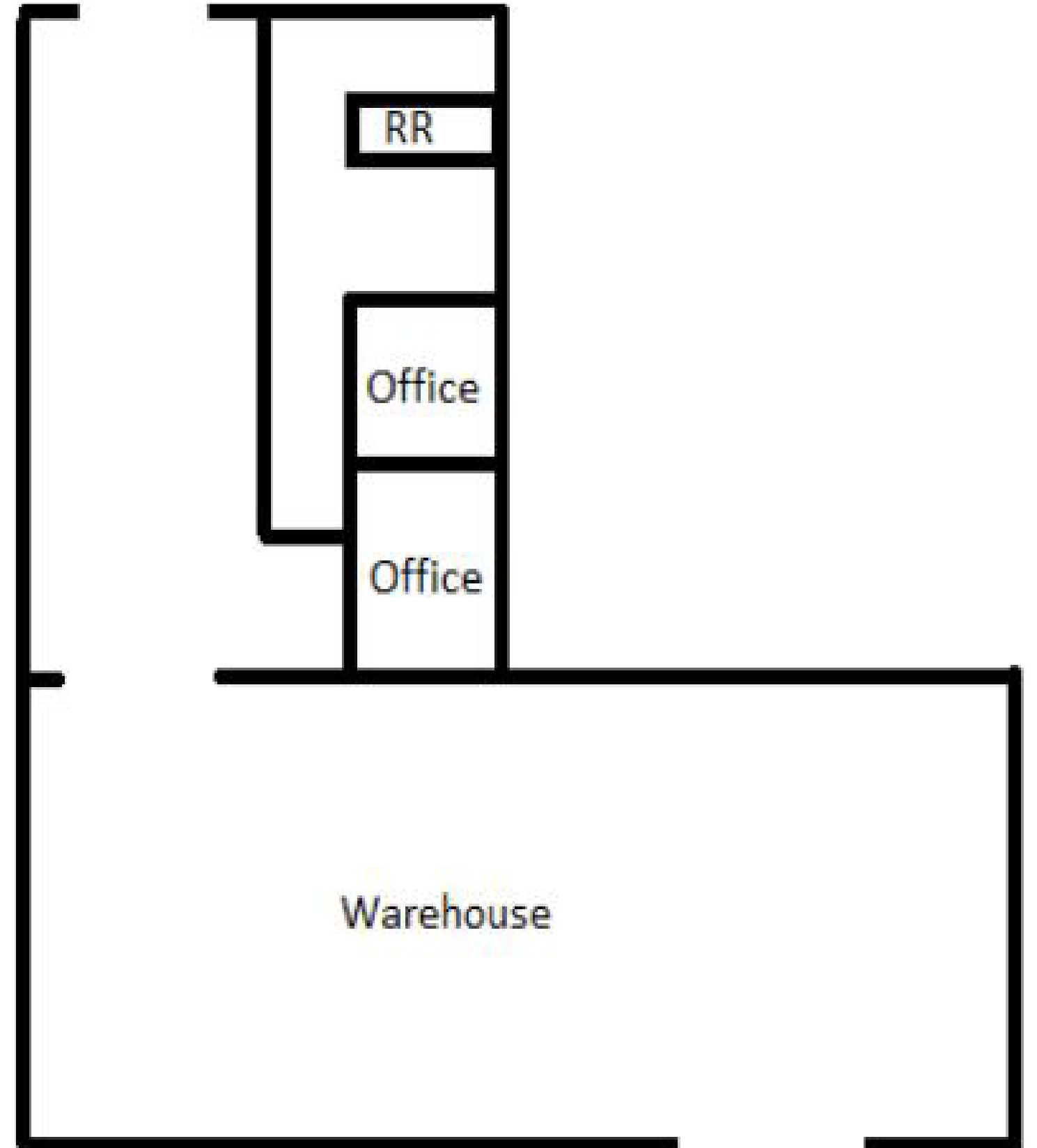
PROPERTY PHOTOS



AERIAL OVERVIEW



FLOOR PLAN



MARKET OVERVIEW



**2460 REMOUNT RD, SUITE 110,
NORTH CHARLESTON, SC 29406**

CHARLESTON
INTERNATIONAL AIRPORT

PARK
CIRCLE

BOEING

Chick-fil-A

Sam's
CLUB

Walmart

TangerOutlets

MARRIOTT
NORTH CHARLESTON

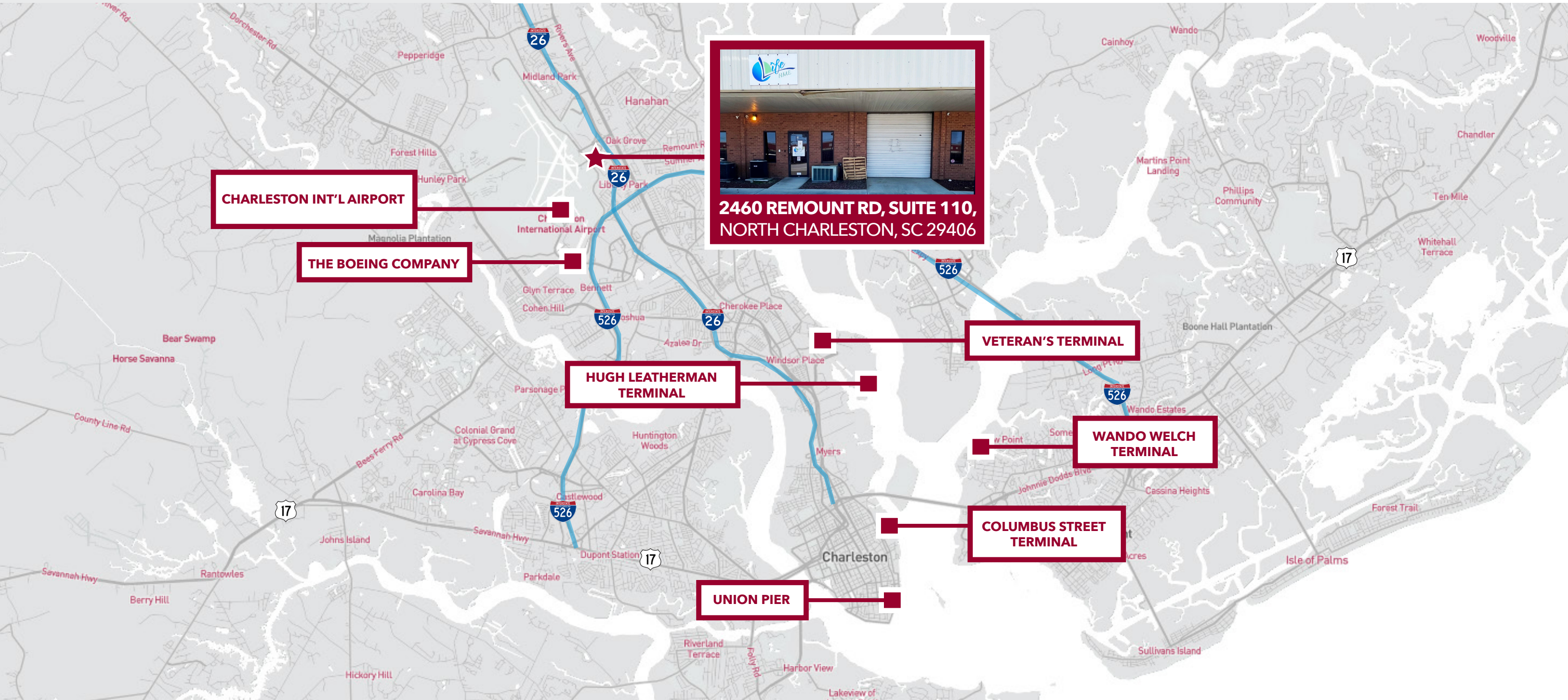
FIVE GUYS
BURGERS and FRIES

TOPGOLF

DRIVE TIMES:

| | |
|--------------------------------|--------|
| Summerville | 12 min |
| Downtown Charleston | 10 min |
| Daniel Island | 9 min |
| West Ashley | 8 min |
| Charleston INT'L Airport | 7 min |
| I-526 | 3 min |
| I-26 | 1 min |

LOCATION OVERVIEW



138,099

POPULATION WITHIN
A 5 MILE RADIUS

55,770

HOUSEHOLDS WITHIN
A 5 MILE RADIUS

\$77,961

AVERAGE HH INCOME
WITHIN A 5 MILE RADIUS

34.8

MEDIAN AGE WITHIN
A 5 MILE RADIUS

166,461

DAYTIME POPULATION
WITHIN A 5 MILE RADIUS

5,842

BUSINESSES WITHIN
A 5 MILE RADIUS



2460

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NORTH CHARLESTON, SC 29406

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