

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/APN	350-02-00-001
AVAILABLE SPACE	767 - 1,869 SF
LEASE RATE	\$18 - \$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

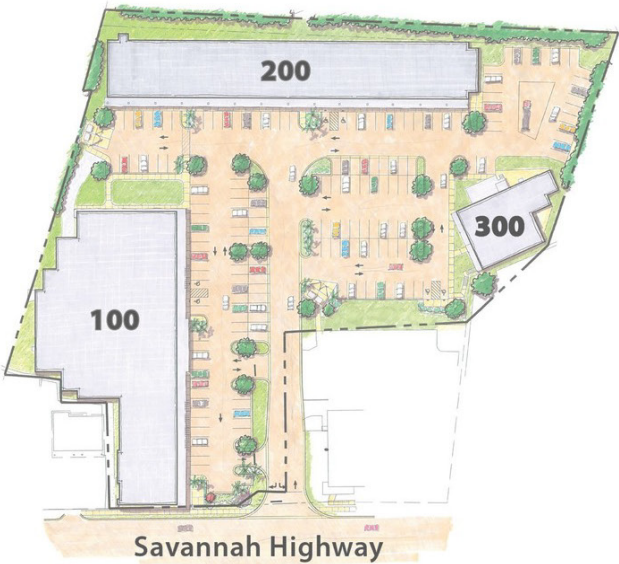
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SITE PLAN - BLDGS 200 & 300

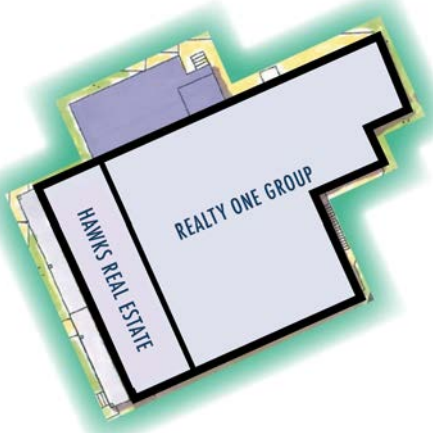
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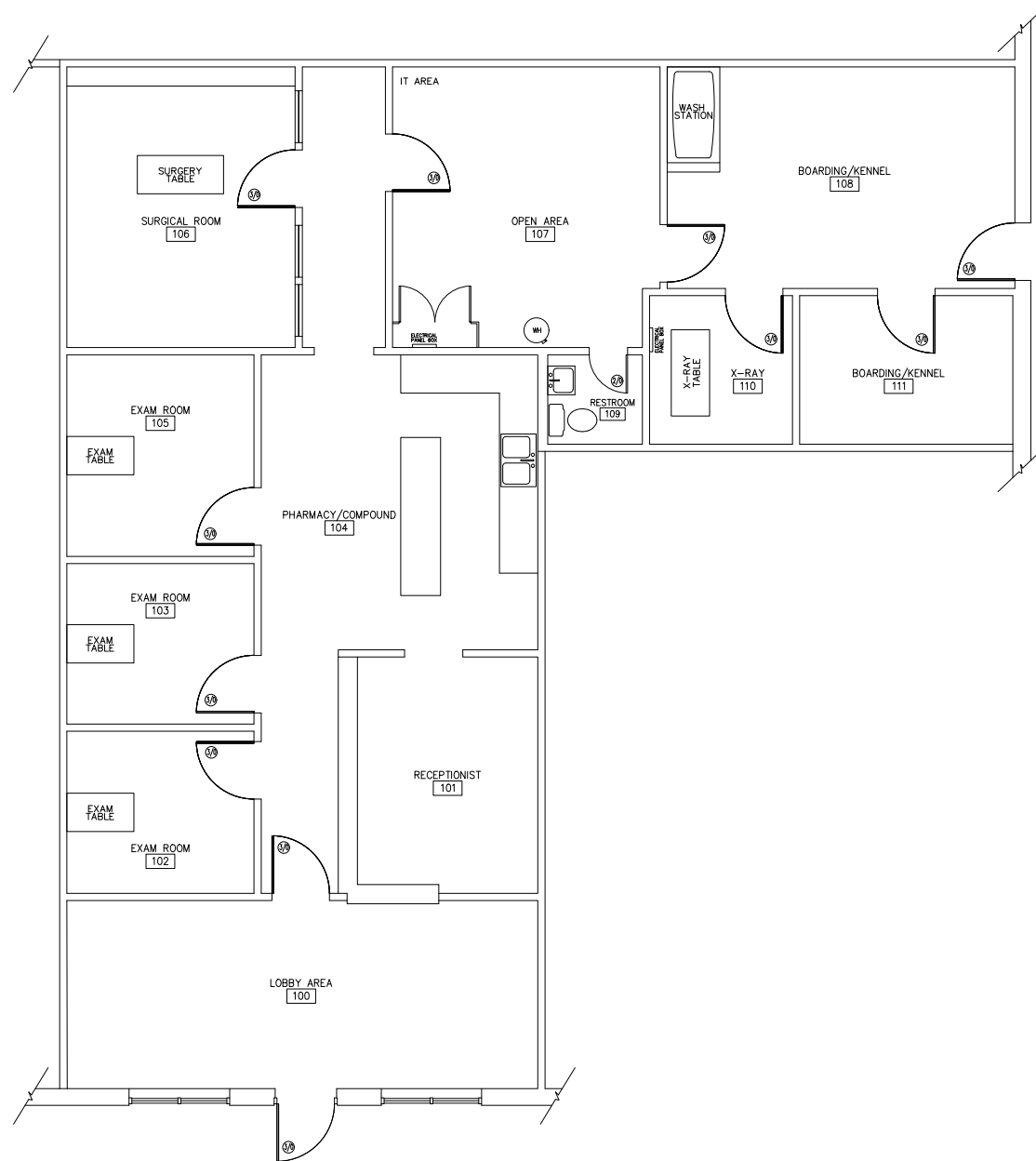


300 | 2ND FLOOR



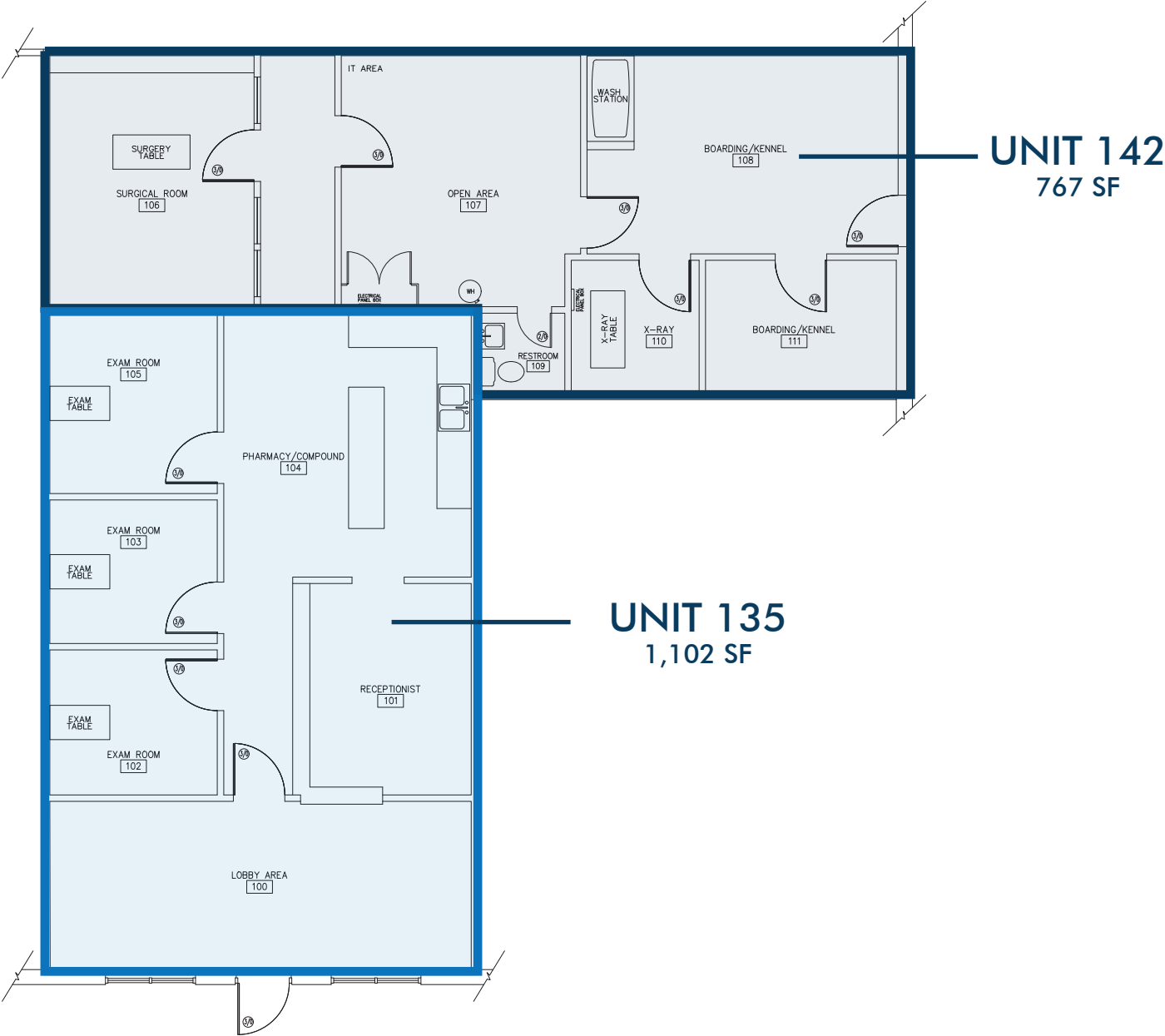
300 | 1ST FLOOR





UNITS 135 & 142

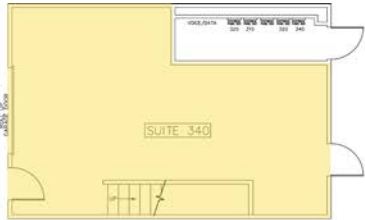
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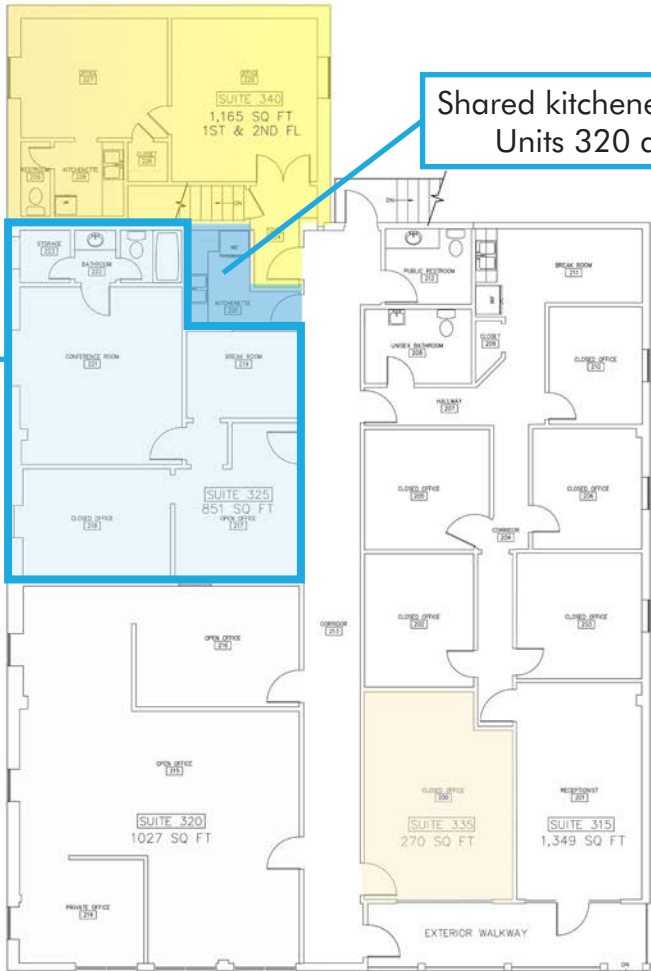
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UNIT 135





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

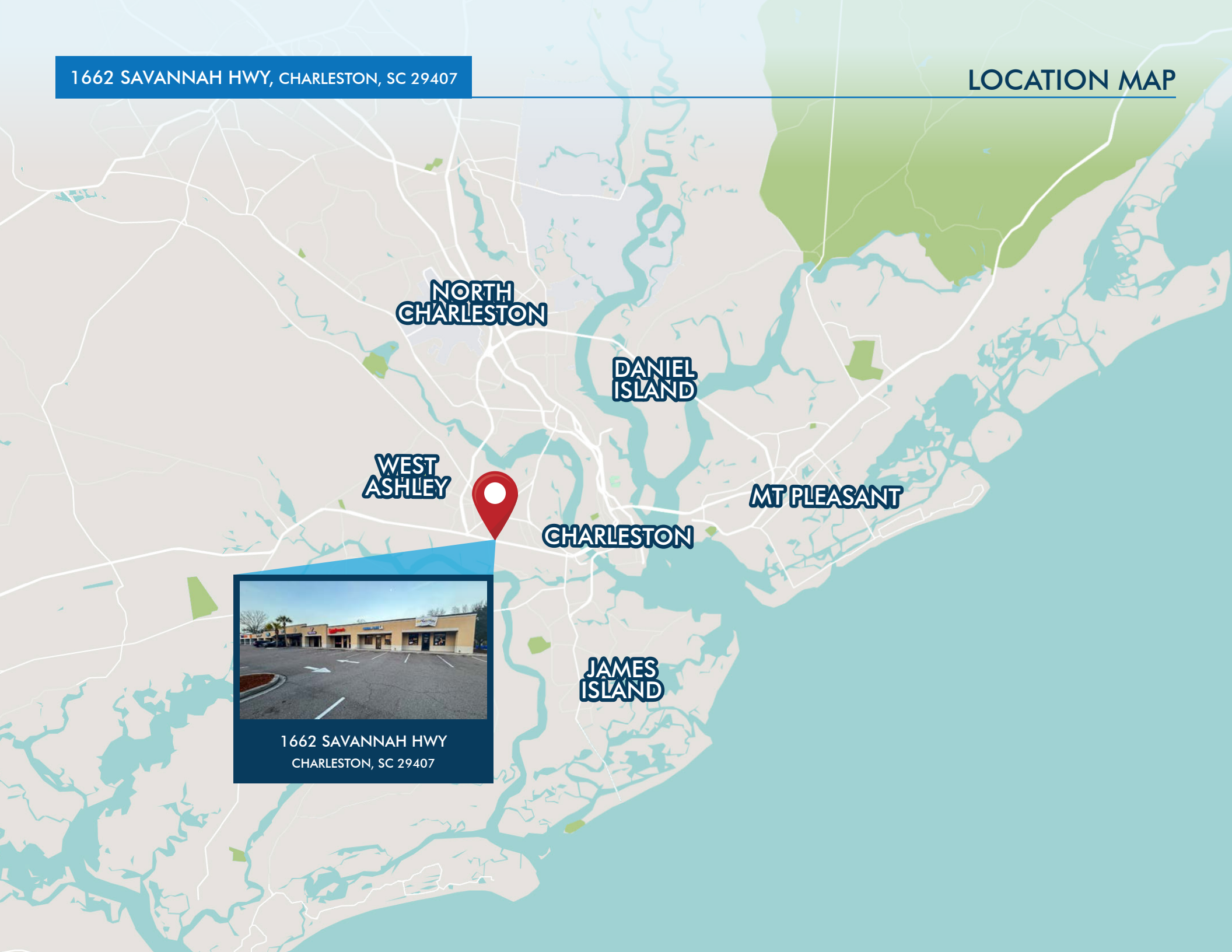


SHOPPING CENTER PHOTOS



1662 SAVANNAH HWY, CHARLESTON, SC 29407

LOCATION MAP



1662 SAVANNAH HWY
CHARLESTON, SC 29407

AMENITIES MAP

1662 SAVANNAH HWY, CHARLESTON, SC 29407





POPULATION

One mile

8,571

Three mile

49,244

Five mile

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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