

4515 Spruill Avenue

north charleston, south carolina 29405

3,000 SF office/retail available



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4515 spruill avenue

the opportunity

Bridge Commercial is pleased to present 4515 Spruill Avenue for sale or lease. This free-standing, single-story office building is centrally located in the Park Circle area offering a unique opportunity for retailers or office professionals.

The property features unparalleled access from multiple major thoroughfares including I-26 and I-526 making it easy to access multiple municipalities within the Lowcountry. An abundance of amenities are nearby including a variety of restaurants, retail shops, convenient stores, coffee shops and hotels.

property info + specs

ADDRESS 4515 Spruill Avenue

AVAILABLE SPACE Est. 3,000 SF

ASKING RENT \$30 PSF NNN

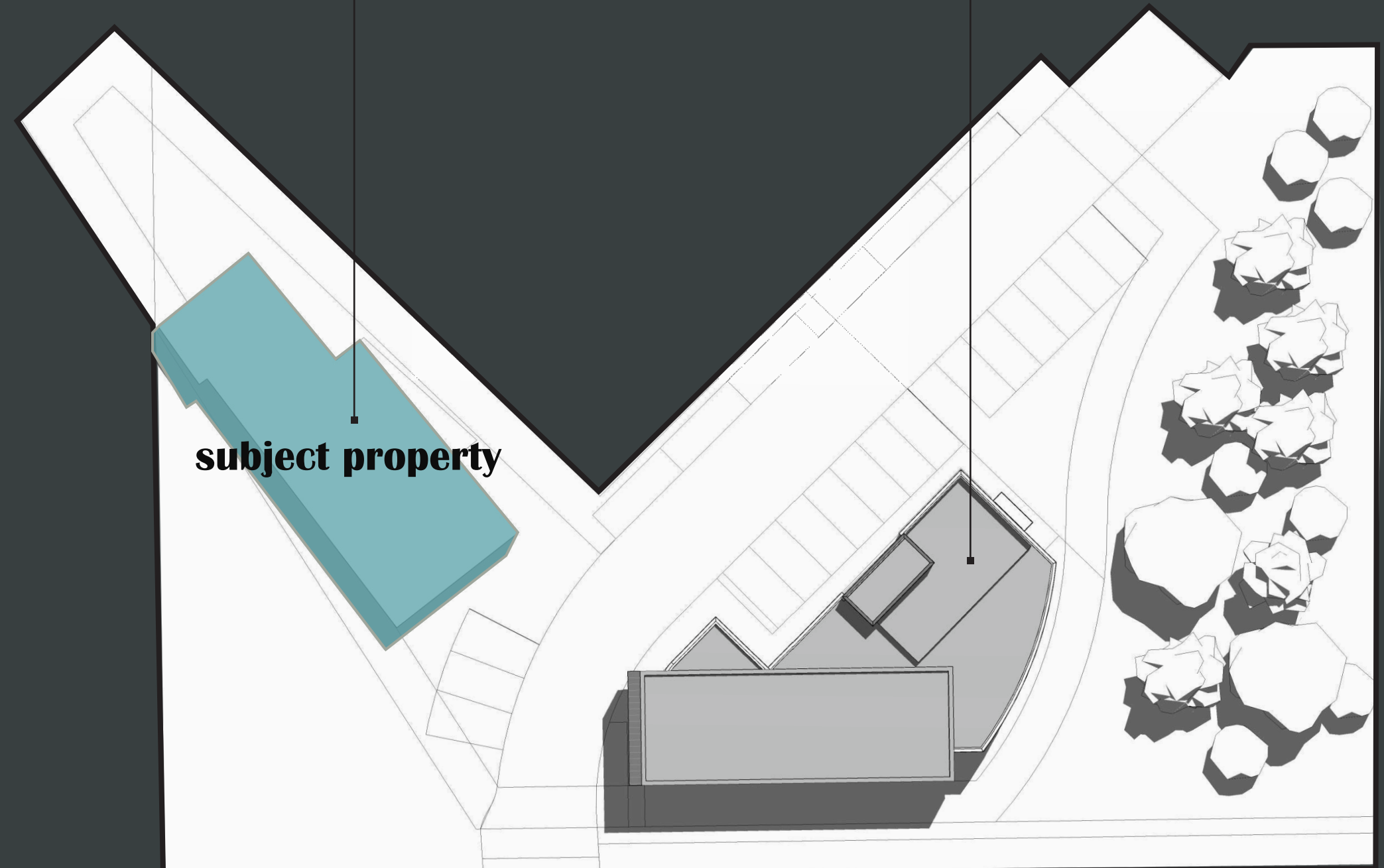
DELIVERY Est. 4 - 6 months from Lease Execution

RENTAL TYPE NNN (Est. \$9.50)

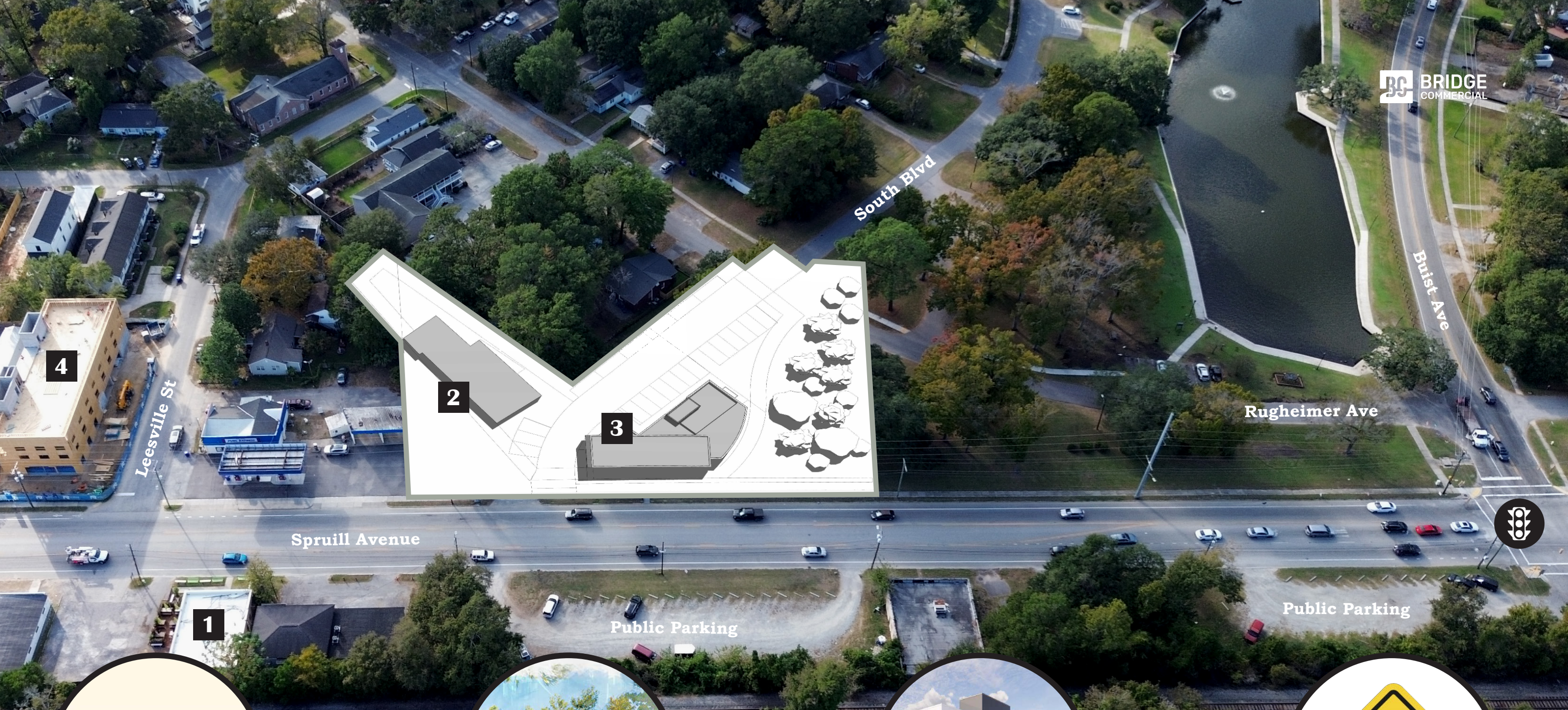
DELIVERY CONDITION Warm Dark Shell

TOTAL PROJECT SF ±11,500

PARKING RATIO 4/1000



subject property



1
Junction Kitchen
Adjacent Restaurant



2
Subject Property
3,000 SF For Lease or Sale



3
Neighboring Project
Fully Leased or Sold



4
Coming Soon
Office Project Under Construction

in the neighborhood



admirals house

navy base redevelopment

naval hospital redevelopment

firefly distillery

mixson development

4515 spruill ave

ice house office

north charleston high school

park circle recreation

cooper river center - advanced studies

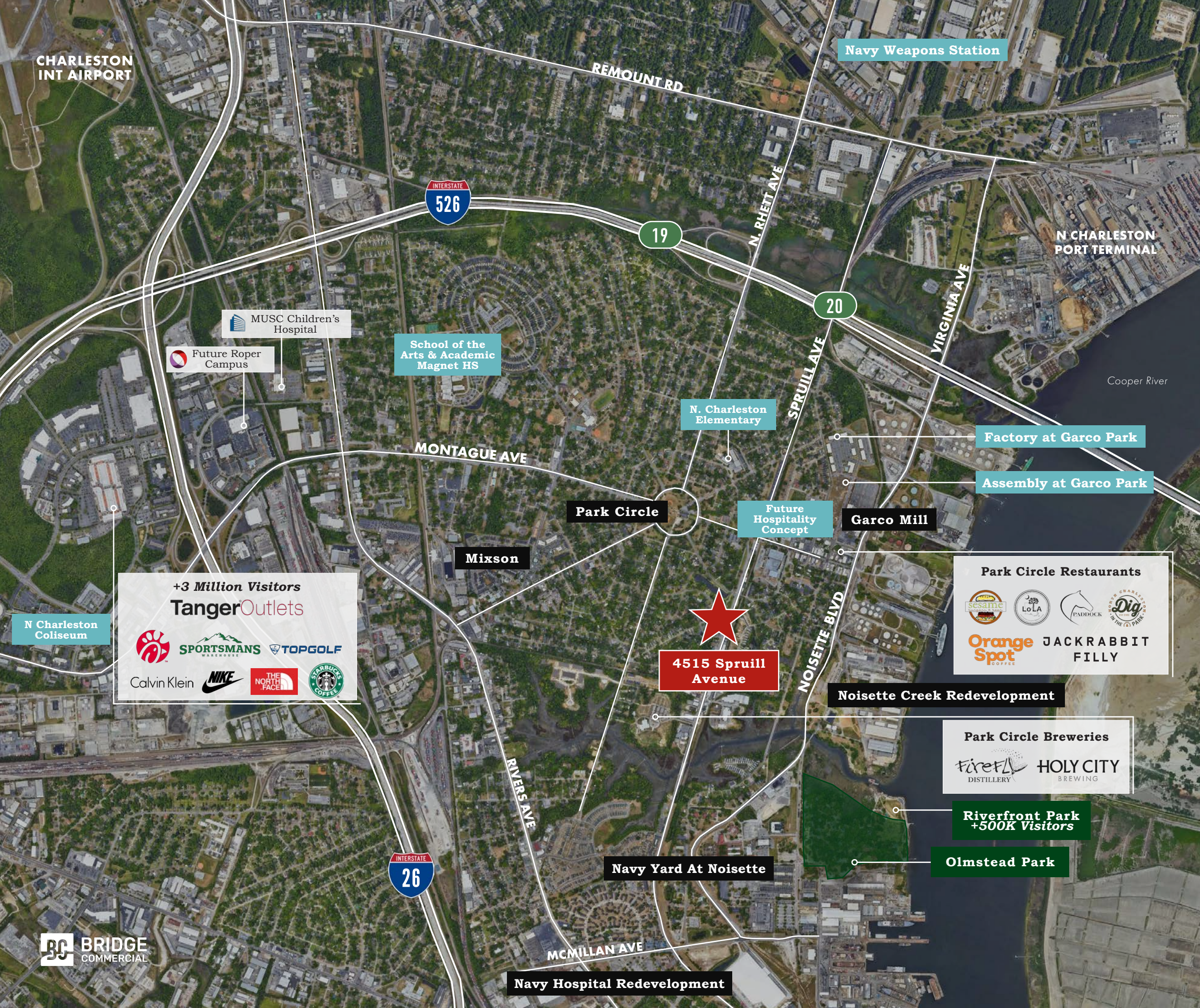
E Montague Ave

Spruill Ave

N Rhett Ave

E Montague Ave

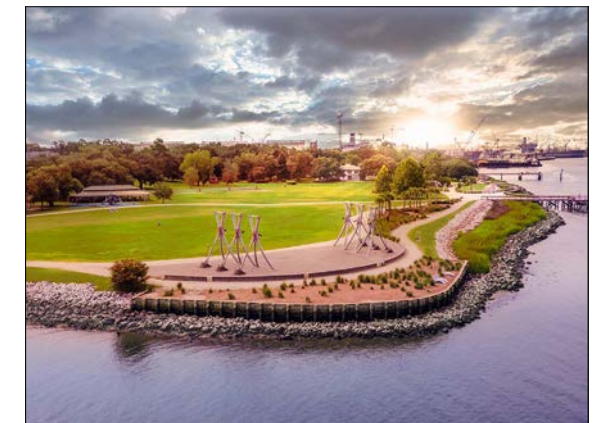




James Town Development



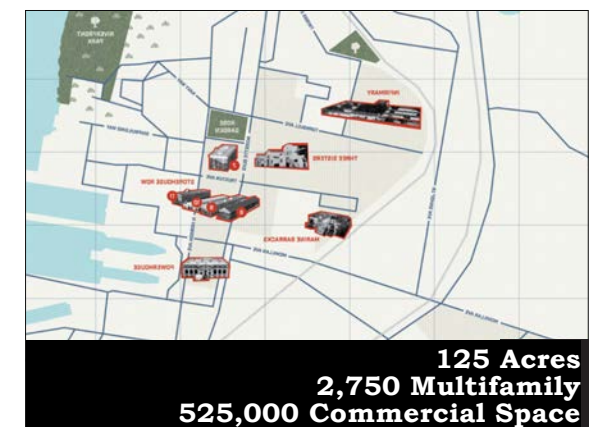
Riverfront Park



4515 Spruill Avenue



Navy Yard At Noisette



CHARLESTON INT AIRPORT

Navy Weapons Station

INTERSTATE 526

19

20

N CHARLESTON PORT TERMINAL

MUSC Children's Hospital

Future Roper Campus

School of the Arts & Academic Magnet HS

N. Charleston Elementary

Cooper River

MONTAGUE AVE

Factory at Garco Park

Assembly at Garco Park

Park Circle

Future Hospitality Concept

Garco Mill

Mixson

+3 Million Visitors
TangerOutlets
 Calvin Klein NIKE THE NORTH FACE STARBUCKS COFFEE

N Charleston Coliseum

4515 Spruill Avenue

Park Circle Restaurants

Sesame LoLA Paddock Dig
 Orange Spot COFFEE JACKRABBIT FILLY

Noisette Creek Redevelopment

Park Circle Breweries

FireFly DISTILLERY HOLY CITY BREWING

Riverfront Park +500K Visitors

Olmstead Park

Navy Yard At Noisette

INTERSTATE 26

REVERE AVE

McMILLAN AVE

Navy Hospital Redevelopment

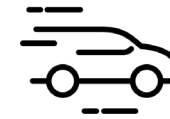
BRIDGE COMMERCIAL

park circle

charleston's hidden gem



park circle overview



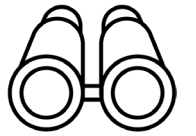
Park Circle -
12,211 VPD



surrounding
population: 115,000



nearby employers:
57,600



1.7M
visitors/year

& more on the way!





5 minutes

10 minutes

15 minutes

north charleston

4515 spruill ave

daniel island

west ashley

mt pleasant

downtown charleston

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