



# Flex/Retail Building For Sale or Lease

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## Turnkey Flex/Retail Building on Savannah Highway

**6347 Savannah Hwy | Ravenel, SC 29470**

Located at 6347 Savannah Highway in Ravenel, SC, this flex property offers exceptional visibility and access in the West Charleston County submarket. Built in 2011, the building spans ±8,424 SF on a ±1-acre lot with 134 feet of frontage along Savannah Highway, which sees a traffic volume of approximately 26,000 vehicles per day.

The property is zoned General Business (GB) within the town of Ravenel, which allows an extensive range of commercial, service, retail and light industrial uses. Additional features include 40 surface parking spaces, prominent pylon signage, and convenient access to public transportation.

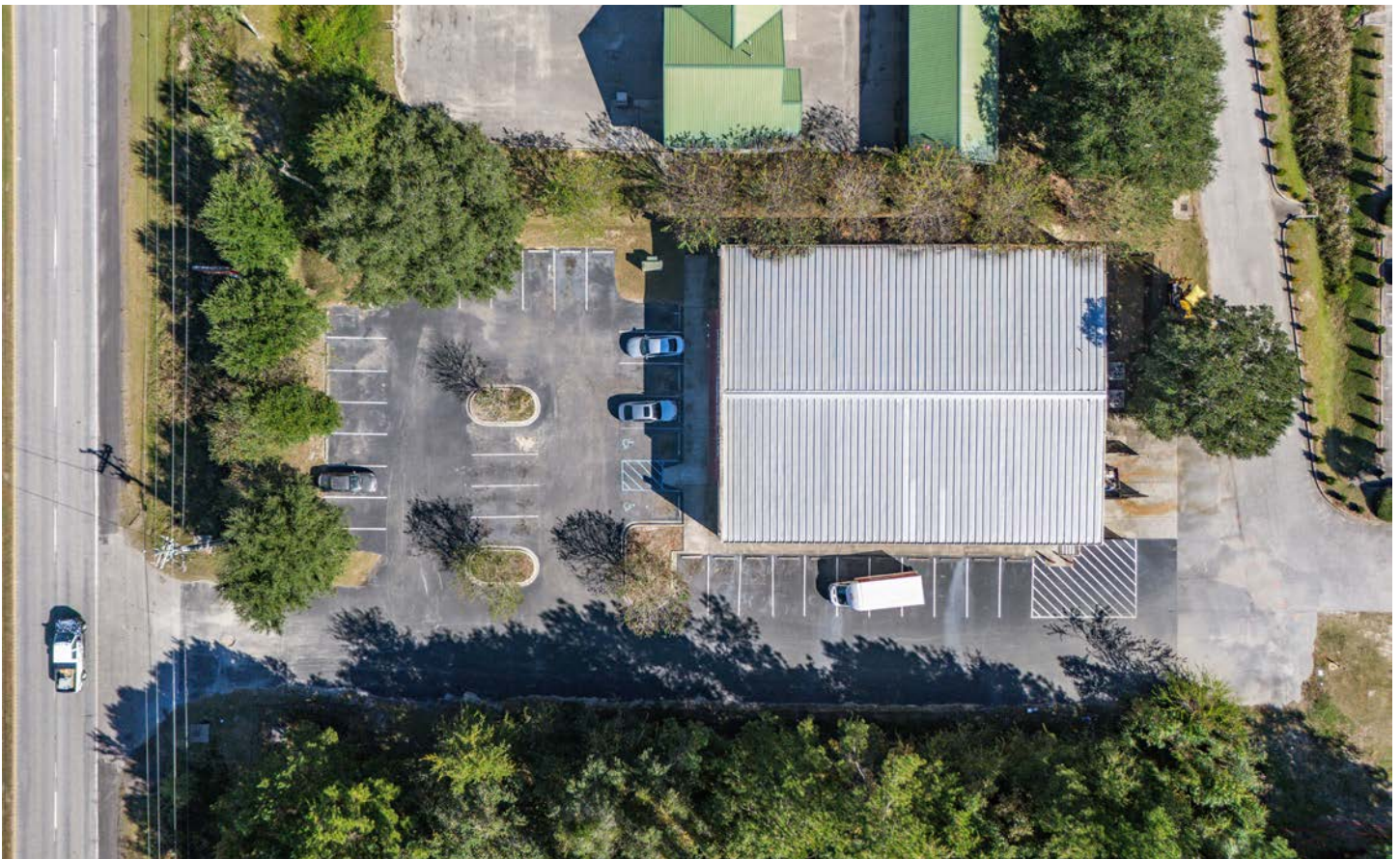
FOR SALE/LEASE



## Key Details

<b>Address</b>	6347 Savannah Hwy, Ravenel, SC 29470
<b>Building Size</b>	±8,424 SF
<b>Land Area</b>	1.00 AC (43,560 SF)
<b>Year Built</b>	2011
<b>Frontage</b>	134 ft on Savannah Hwy
<b>Parking</b>	40 surface spaces (4.81/1,000 SF)
<b>Zoning</b>	GB (Town of Ravenel)
<b>Asking Price</b>	\$1,450,000
<b>Date Available</b>	7/1/2026

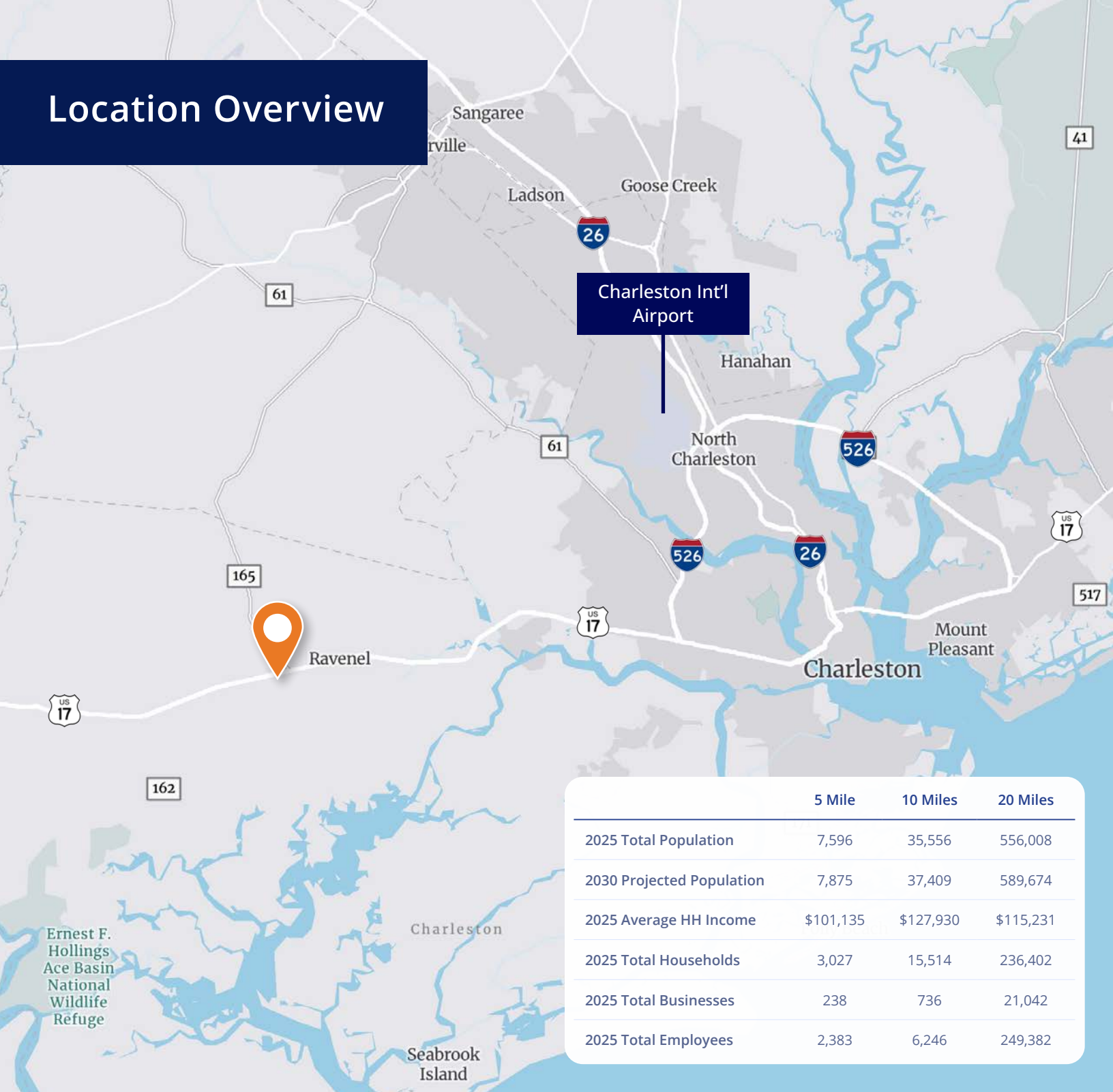
## Aerial Overview



# Market Overview



# Location Overview



	5 Mile	10 Miles	20 Miles
2025 Total Population	7,596	35,556	556,008
2030 Projected Population	7,875	37,409	589,674
2025 Average HH Income	\$101,135	\$127,930	\$115,231
2025 Total Households	3,027	15,514	236,402
2025 Total Businesses	238	736	21,042
2025 Total Employees	2,383	6,246	249,382

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