

MULTI-TENANT BUSINESS PARK IN RAPIDLY DEVELOPING AREA

FOR LEASE

1,250 SF OFFICE/WAREHOUSE SUITE

\$19.00/SF NNN

405 NORTH MAPLE STREET



RE/MAX SOUTHERN SHORES
Brett Rashtchian
(843) 729-9400:cell
brett@prattandco.com

RE/MAX
COMMERCIAL®

405 N. MAPLE ST., STE. A1

| SUMMERVILLE |

SOUTH CAROLINA



- Approximately 1,250sf office/warehouse suite in multi-tenant business park
- Heated and cooled office with reception area, 3 private offices, large conference room/kitchenette and 1 bathroom
- Small warehouse with 10ft roll-up door
- Tenant responsible for monthly base rent of \$19.00/sf plus NNN fee currently estimated at \$4.01/sf. NNN includes taxes, insurance, CAM, management fees, water and sewer. Total monthly rent is \$2,396.88.
- Zoned Light Industrial in the Town of Summerville
- Parking is shared with the tenants of the business park
- Excellent location near the corner of Hwy 78 and N. Maple St. Minutes to I-26 via the Nexton Parkway exit

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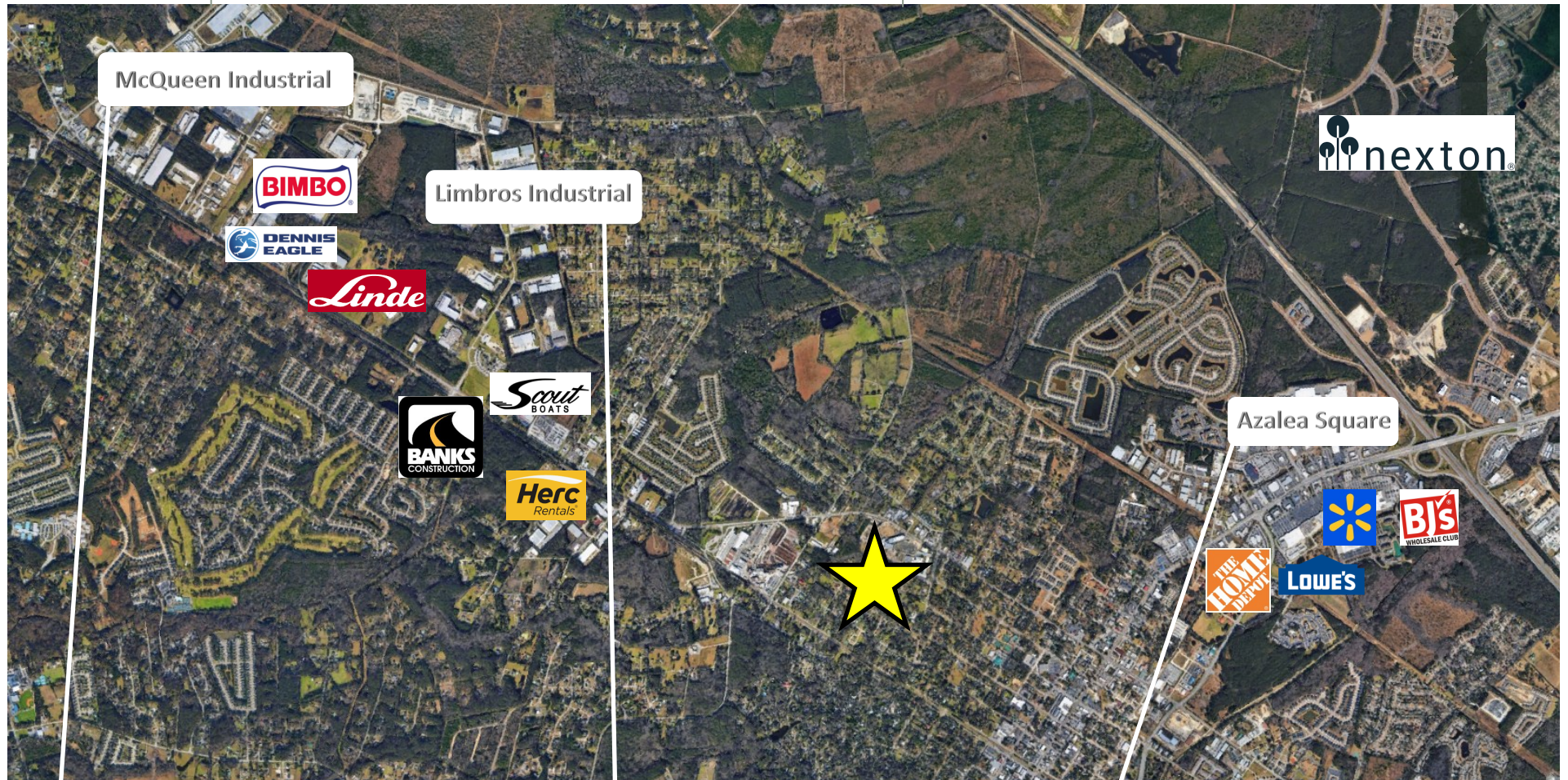


MULTI-TENANT BUSINESS PARK IN RAPIDLY DEVELOPING AREA

FOR LEASE

PRIME RETAIL - EPICENTER OF GROWTH

SURROUNDING COMMERCE



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PRIME RETAIL - EPICENTER OF GROWTH

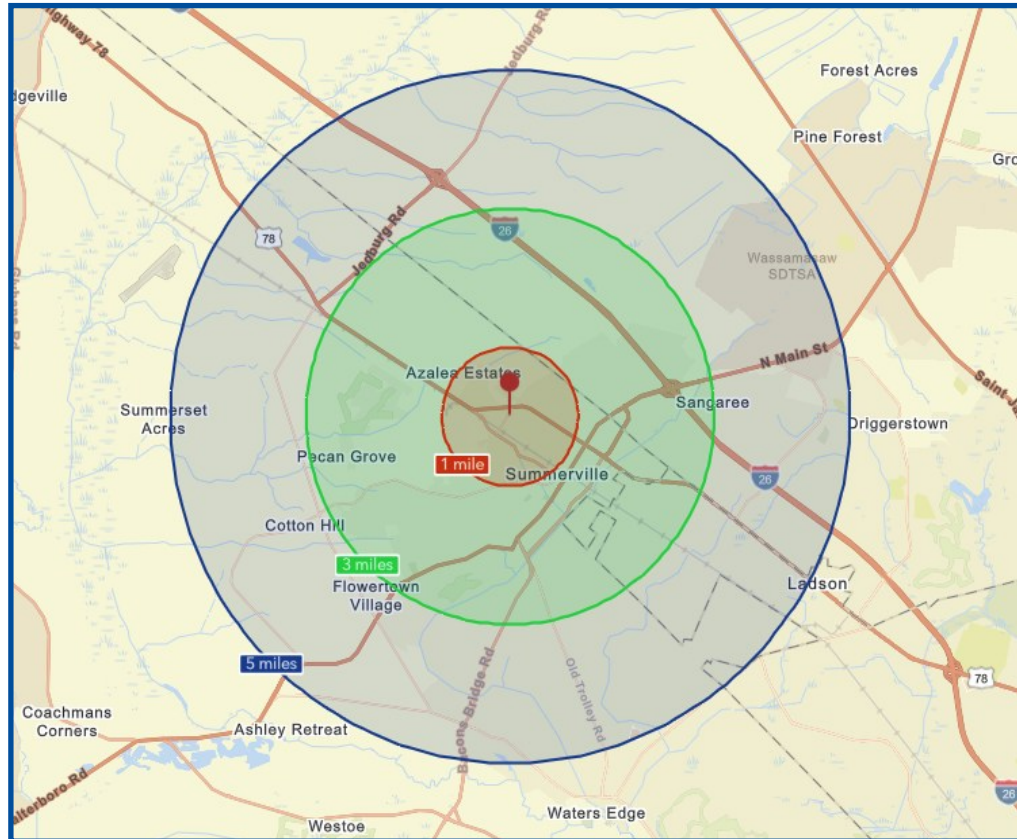
PLANNED & EXISTING RESIDENTIAL



405 N. MAPLE ST., STE. A1

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SOUTH CAROLINA



1m

5,259

Population



2,035

Households



\$64,309

Median Household Income

3m

47,732

Population



18,610

Households



\$79,443

Median Household Income

5m

122,020

Population



46,337

Households



\$79,054

Median Household Income

1m

Local Business Summary

148

Total Businesses

1,322

Total Employees

3m

Local Business Summary

1,941

Total Businesses

19,876

Total Employees

5m

Local Business Summary

3,167

Total Businesses

30,827

Total Employees