

RETAIL/OFFICE FOR LEASE OR SALE

MONCKS CORNER, SC 29461



109 LIVE OAK DRIVE



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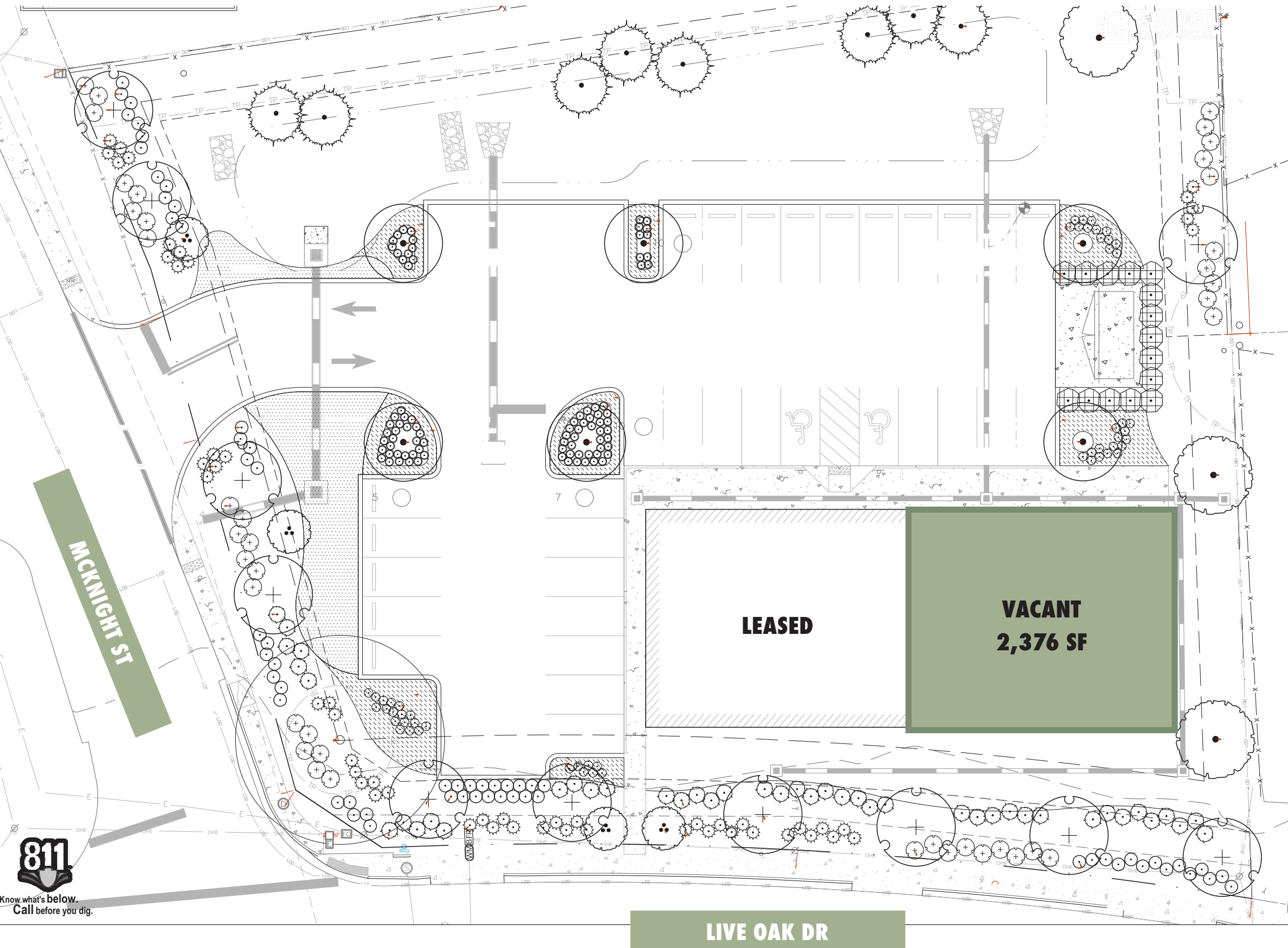
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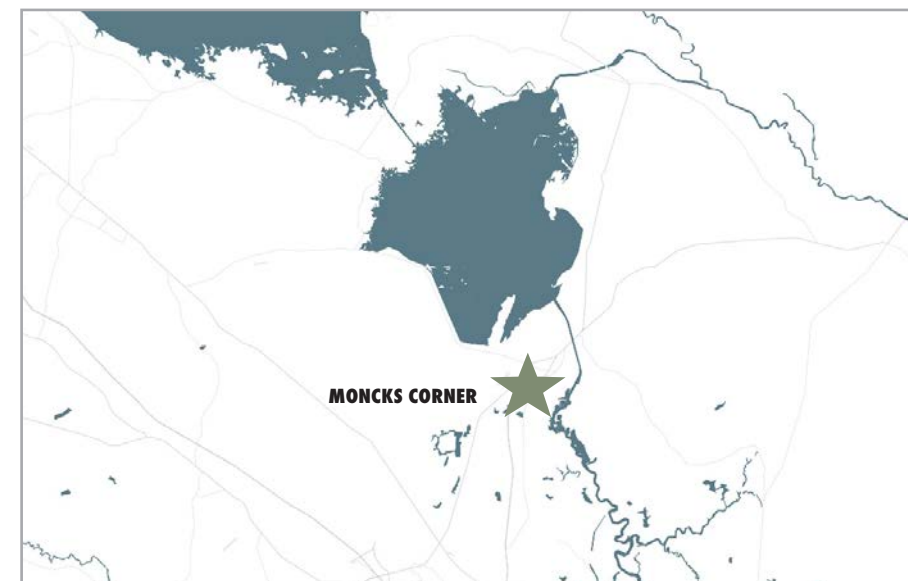
THE OVERVIEW



PROPERTY SUMMARY

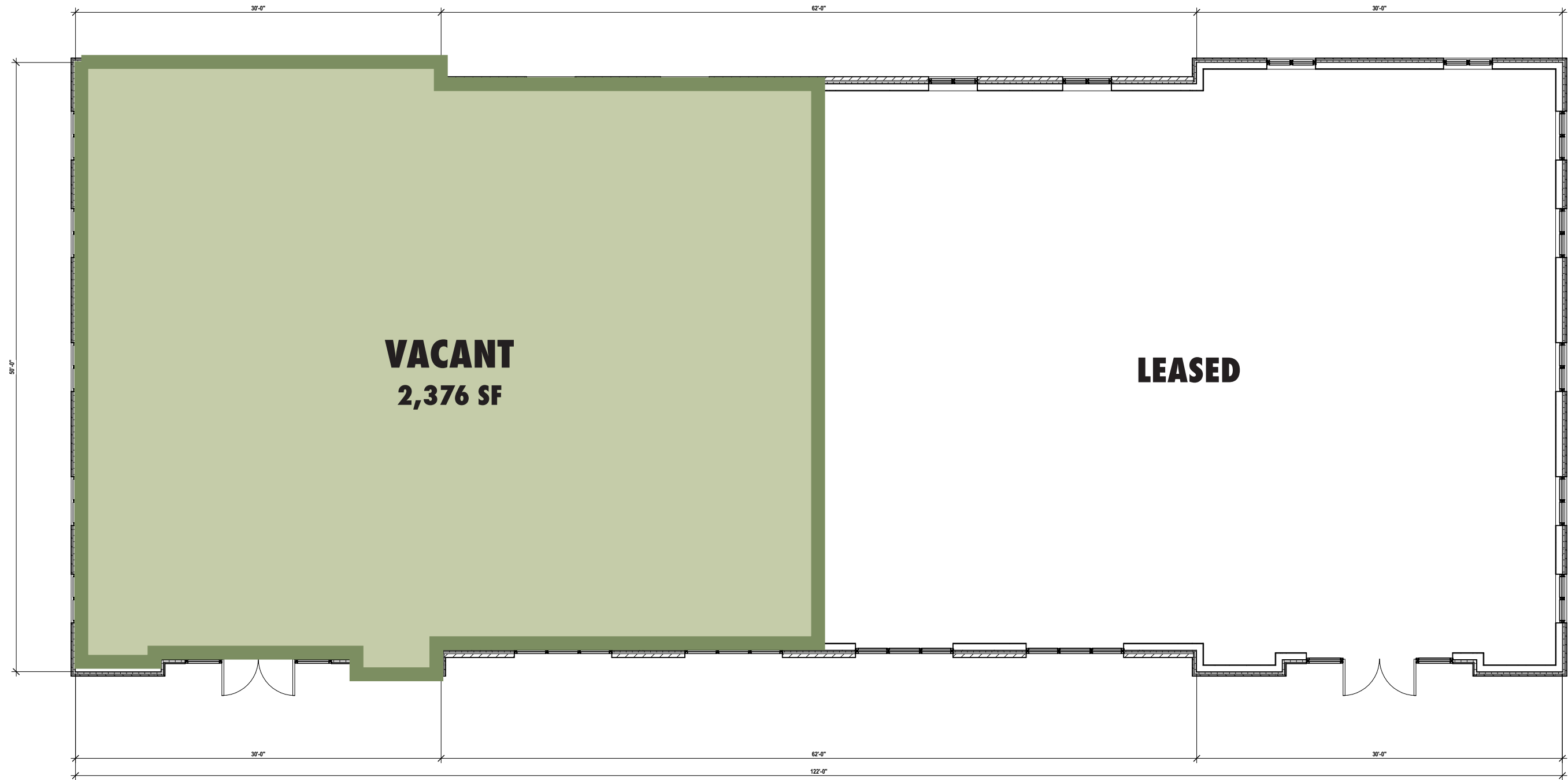
Bridge Commercial is pleased to present 2,376 Square Feet located 109 N Live Oak for Lease or Purchase. Sitting in the heart of Moncks Corner, the project contains just over 6,000 sf Class A space one block off Main Street into Downtown Moncks Corner. Offering direct visibility and central access, this site offers a unique opportunity to a multitude of users including retail, medical, or office users.

ASKING	\$25 P/SF
NNN	\$9.50 P/SF
DELIVERY	Warm Shell
TENANT IMPROVEMENT ALLOWANCE	\$40/SF
EST DELIVERY	Q4 2026



109 N LIVE OAK DR

THE PLAN



109 N LIVE OAK DR

RENDERINGS



109 N LIVE OAK DR SURROUNDINGS

ST JOHNS CHRISTIAN
ACADEMY

BERKELEY COUNTY
COURTHOUSE

WEST MAIN ST

CALIFORNIA AVE

PIGGLY WIGGLY

MCKNIGHT ST

109 N LIVE OAK DR

SUITE 2 AVAILABLE
2,376 SF

N LIVE OAK DR

UNITED METHODIST



109 N LIVE OAK DR

SURROUNDINGS

CALIFORNIA AVE

SUITE 2 AVAILABLE
2,376 SF

109 N LIVE OAK DR

UNITED METHODIST

MCKNIGHT ST

PIGGLY WIGGLY

FIRST BAPTIST CHURCH

WEST MAIN ST

BERKELEY COUNTY
SCHOOL DISTRICT

109 N LIVE OAK DR LOCATION

**WALMART
DOLLAR TREE
GREAT CLIPS
GOODWILL
CHICK-FIL-A
FIREHOUSE SUBS**

FOOD LION

SANTEE COOPER HQ

**MONCKS CORNER
MEDICAL CENTER**

**MONCKS CORNER
ELEMENTARY SCHOOL**

**BERKELEY MUNICIPAL
CENTER**

TRACTOR SUPPLY

**BERKELEY MIDDLE
SCHOOL**

**MONCKS CORNER
RECREATION COMPLEX**

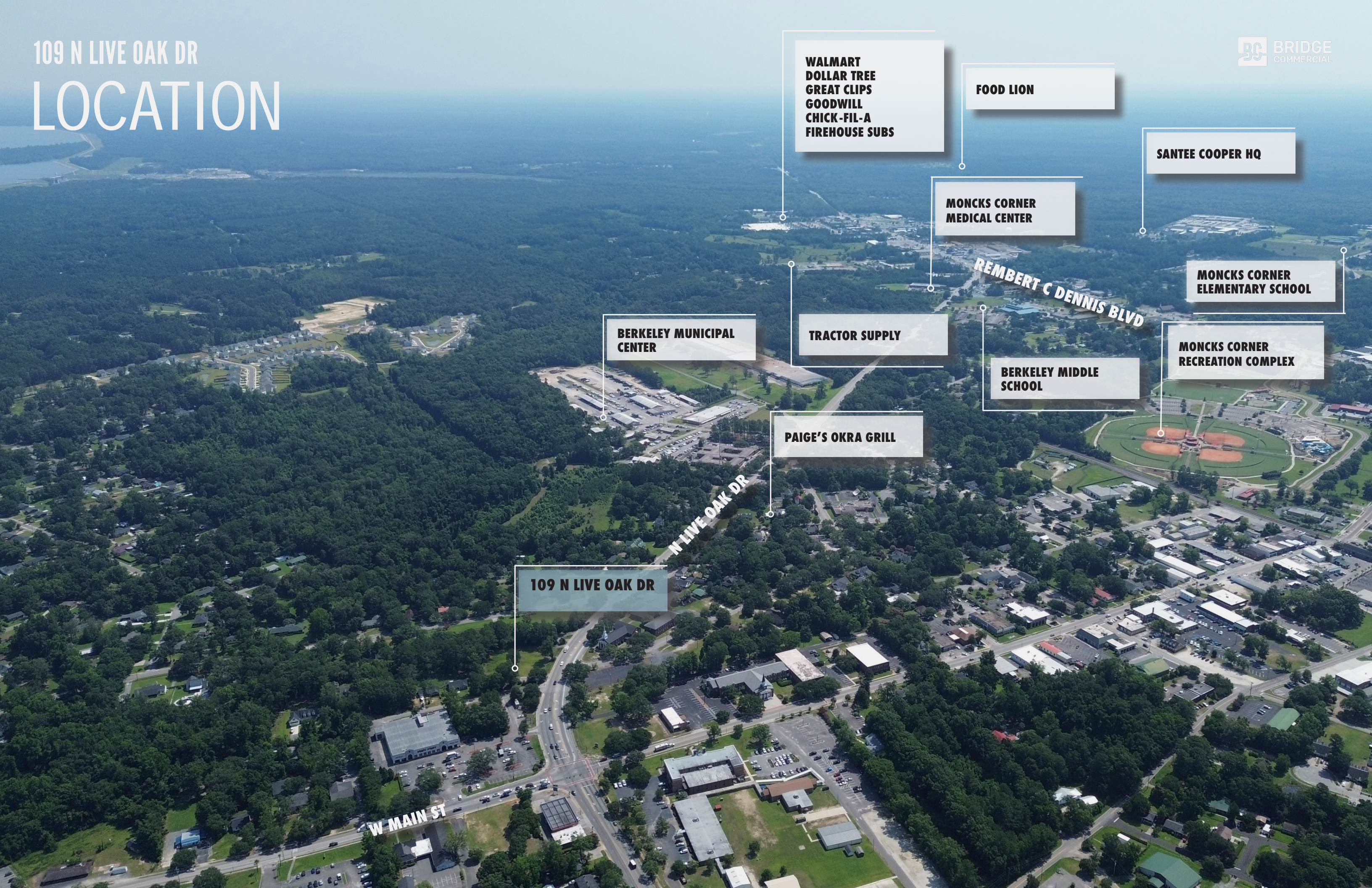
PAIGE'S OKRA GRILL

109 N LIVE OAK DR

N LIVE OAK DR

REMBERT C DENNIS BLVD

W MAIN ST



DRIVE TIME MAP

5 minutes

10 minutes

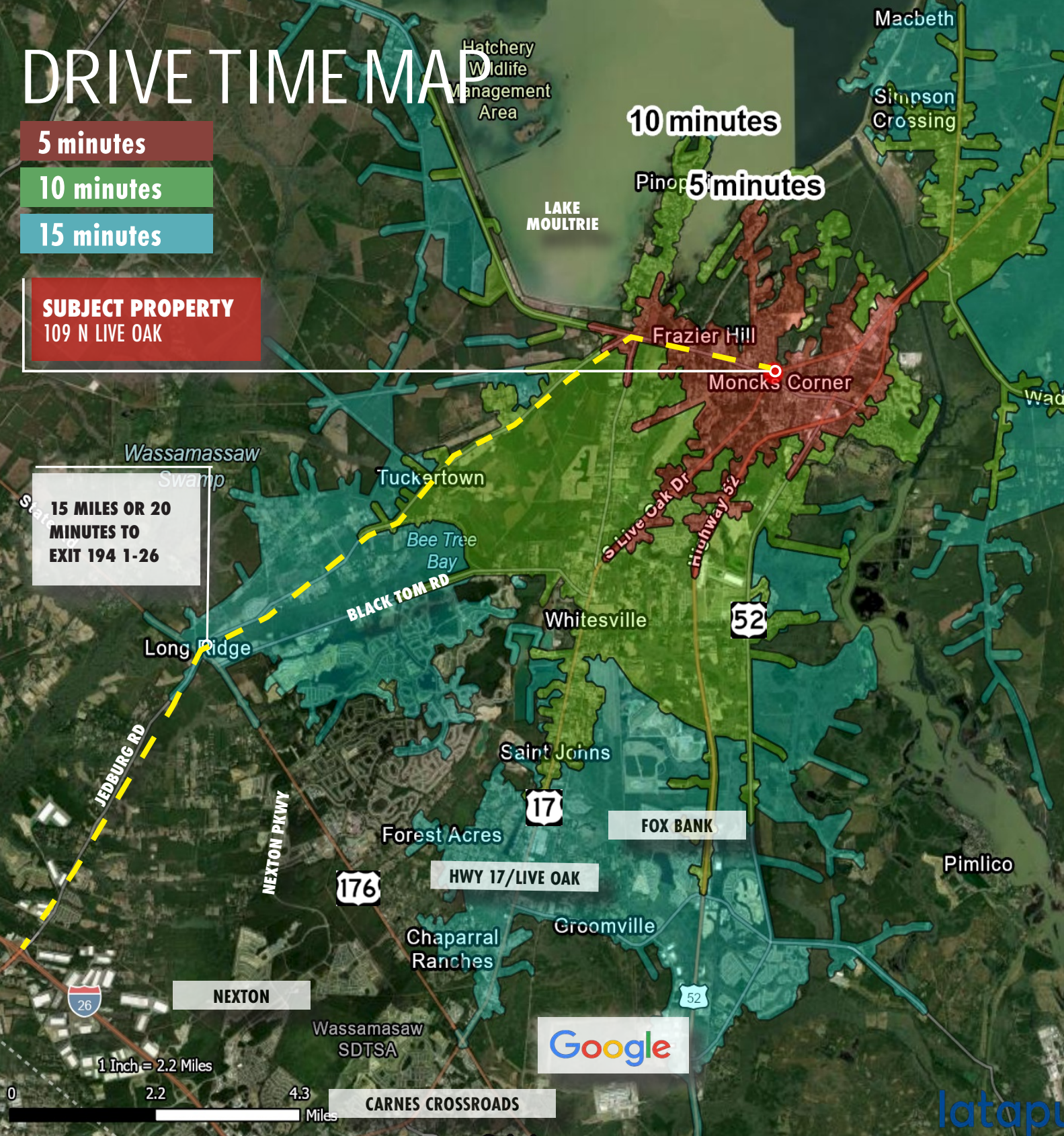
15 minutes

SUBJECT PROPERTY
109 N LIVE OAK

10 minutes

5 minutes

15 MILES OR 20 MINUTES TO EXIT 194 1-26



RETAIL/OFFICE FOR LEASE OR SALE

109 N LIVE OAK DR

MONCK'S CORNER, SOUTH CAROLINA 29461

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