

FOR SALE

4536 Dorchester Road
North Charleston, SC



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



0.45 Acres | Multi-Tenant Industrial Property | Fully Leased | 23,300 VPD | 1/4 mile from I-526

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DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the leasing of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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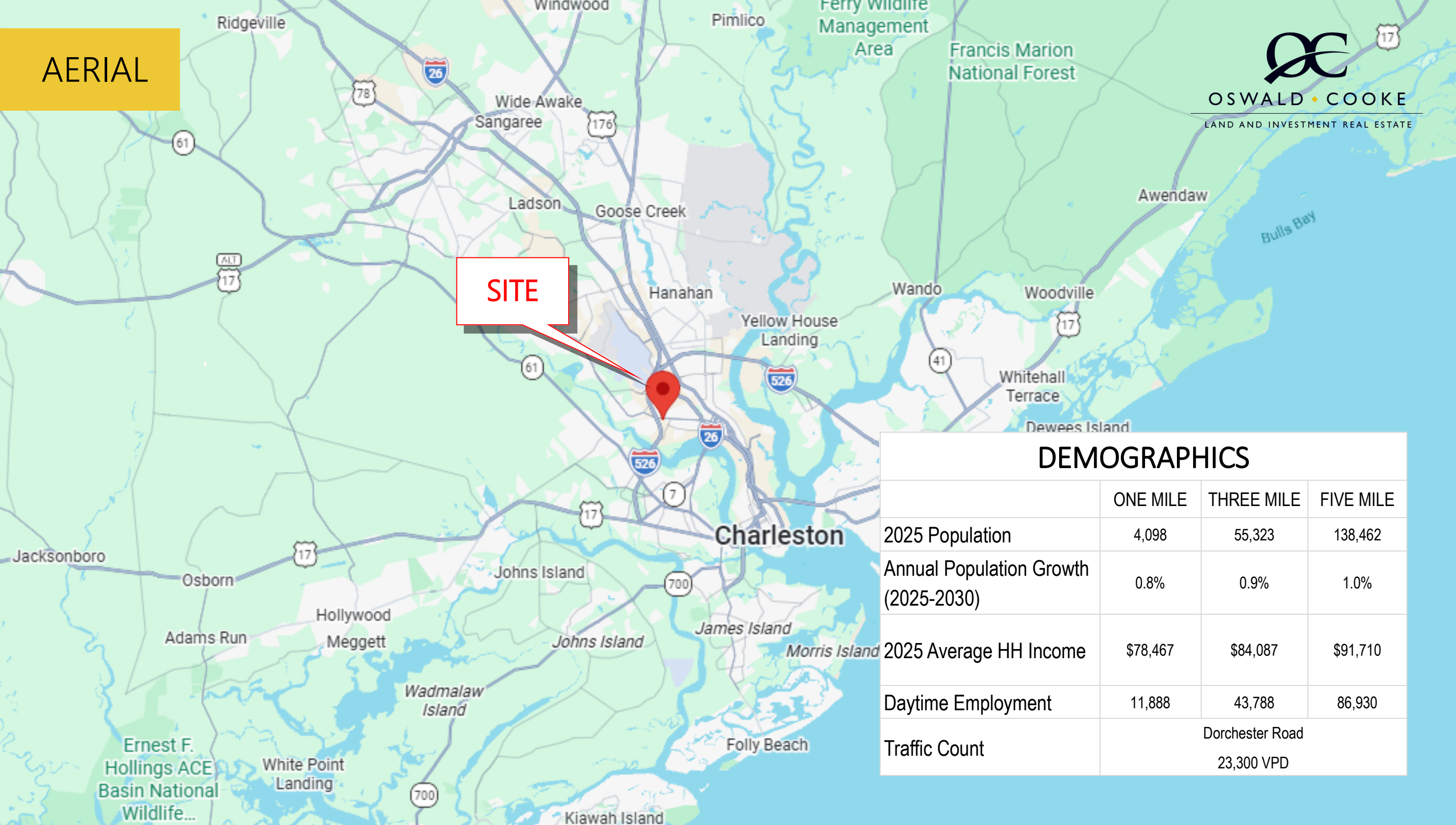
PURCHASE PRICE:	\$1,500,000
CAP RATE:	4.95%
NOI:	\$74,267
PARCEL SIZE:	0.45+/- Acres
TRAFFIC COUNT:	23,300 VPD
ZONING:	B-2 General Business
MUNICIPALITY:	City of North Charleston
TMS:	410-07-00-009
DOOR SIZE	10 x10

TENANT	SIZE	BUILDING
Pleasant Tint	3,150 SF	1
PSS Horticulture	1,400 SF	2
Stash Storage Holdings	1,400 SF	2





AERIAL



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	4,098	55,323	138,462
Annual Population Growth (2025-2030)	0.8%	0.9%	1.0%
2025 Average HH Income	\$78,467	\$84,087	\$91,710
Daytime Employment	11,888	43,788	86,930
Traffic Count	Dorchester Road 23,300 VPD		

ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)	
The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

For more information contact:

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