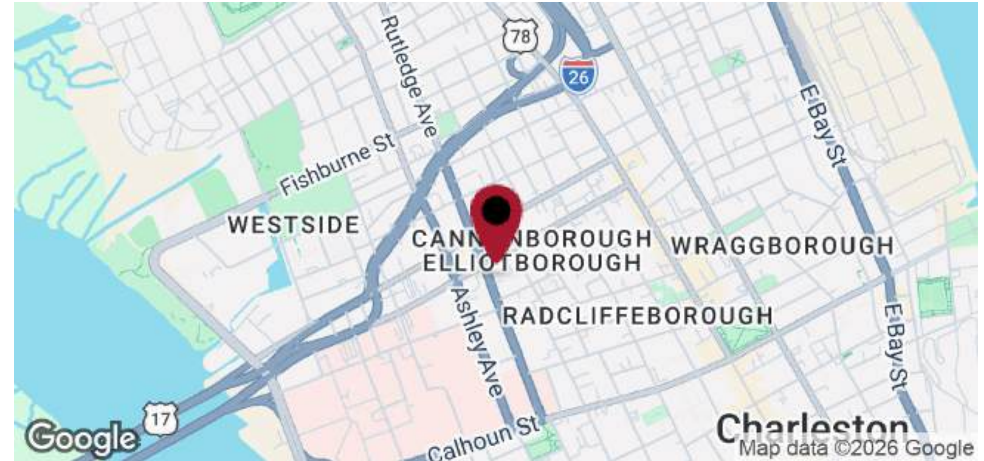


198 RUTLEDGE - FIRST FLOOR SPACE



198 RUTLEDGE AVENUE, CHARLESTON, SC 29403



OFFERING SUMMARY

County	Charleston
Sale Price	\$1,740,000
Building Size SF	3,243
Zoning	Limited Business
Traffic Street	Rutledge Ave
Average HH Income (0.5 Miles)	\$113,415

PROPERTY OVERVIEW

Currently configured as medical office space, this well-positioned office condo is located in the heart of downtown Charleston just minutes from the hospital district. The offering includes both Unit 1 and Unit 2 within the condo regime and features 10 dedicated parking spaces.

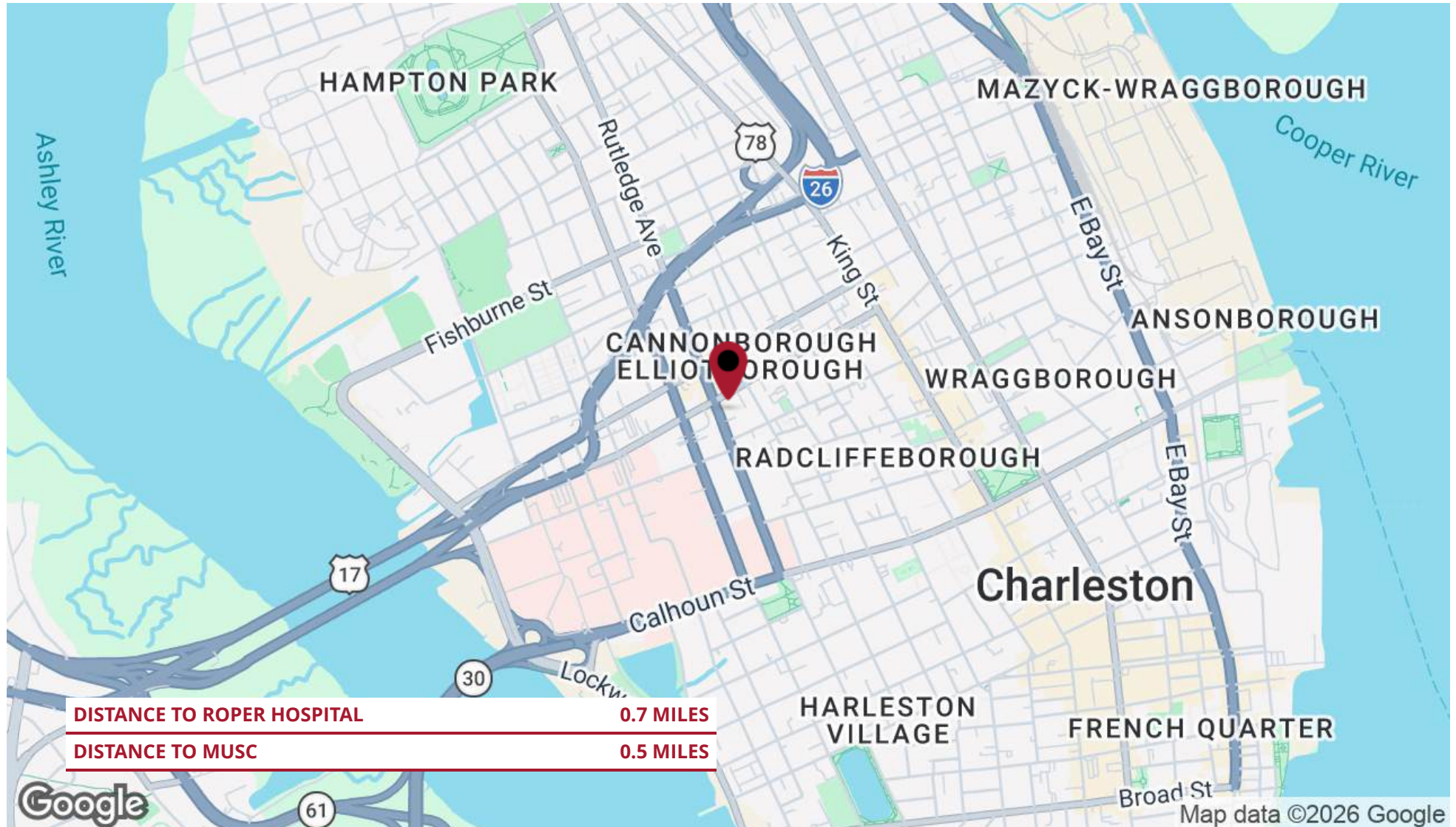
Recent renovations and improvements have left the interior in like-new condition, including new interior doors and hardware, fresh paint, updated LED lighting throughout, new cabinets and countertops, replacement of one of the two HVAC units, and new sheetrock in several areas. Additional capital improvements include exterior painting completed within the last three years and a recent roof replacement, both managed by the HOA.

The space is thoughtfully designed for medical or professional office use and includes 9 exam rooms, several equipped with sinks, along with a functional layout that can accommodate a variety of healthcare or office users. This is a rare opportunity to acquire a move-in ready medical office property with dedicated parking in one of Charleston's most desirable and supply-constrained locations.

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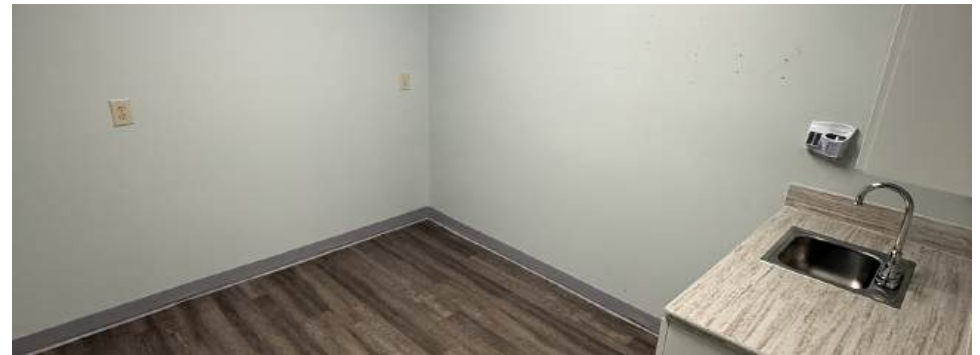
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,581	6,501	20,019
Average Age	26.8	27.7	29.3
Average Age (Male)	32.6	29.9	30.8
Average Age (Female)	28.5	30.3	31.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	762	2,880	8,480
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$119,968	\$113,415	\$118,631
Average House Value	\$711,112	\$685,102	\$774,614

2023 American Community Survey (ACS)

