

FOR LEASE

INDIGO VILLAGE
SHOPPING CENTER



1662 SAVANNAH HWY, CHARLESTON, SC 29407



PROPERTY DESCRIPTION

Indigo Village is a shopping center located next to Chick-fil-A on Savannah Hwy. The shopping center is anchored by Stanton Optical with other tenants which include Santi's, Wonder Works, The Little Gym, Ashley Bakery, Jackson Hewitt and many others.

Unit 135 is a former veterinarian location that was in business for 25 years and closed due to health issues.

Unit 325 is a second floor 851 SF office space featuring two private offices, bull pen area, private full restroom and shared kitchenette with Suite 320.

Landlord will work with a Tenant based on the terms and credit to assist in a buildout.

THE OFFERING

UNIT	SIZE	LEASE RATE	NNN AMOUNT	AVAILABLE
135	1,869 SF	\$23.00 PSF NNN	\$4.37 PSF	Now
315	1,349 SF	\$18.50 PSF NNN	\$4.37 PSF	9/1/26
325	851 SF	\$18.00 PSF NNN	\$4.37 PSF	Now

PROPERTY SPECS

TAX ID/APN350-02-00-001

AVAILABLE SPACE851 - 1,869 SF

LEASE RATE\$18 - \$23 PSF NNN

NNN AMOUNT\$4.37 PSF

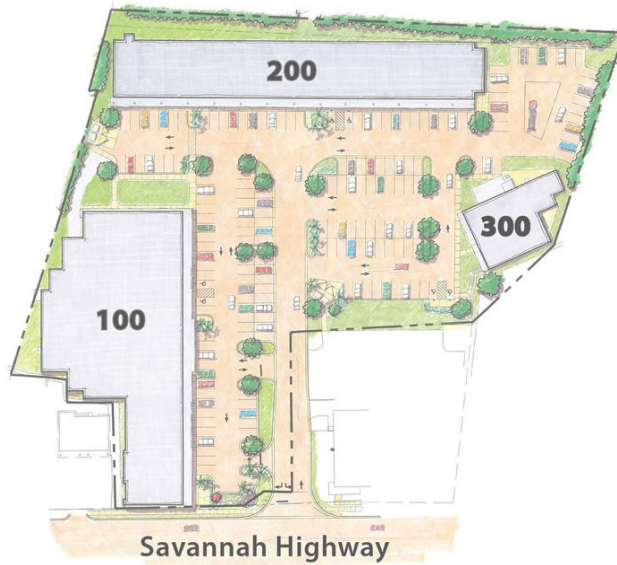
COUNTYCharleston

MUNICIPALITYCity of Charleston

ZONINGGB - General Business

TRAFFIC COUNT43,600 VPD

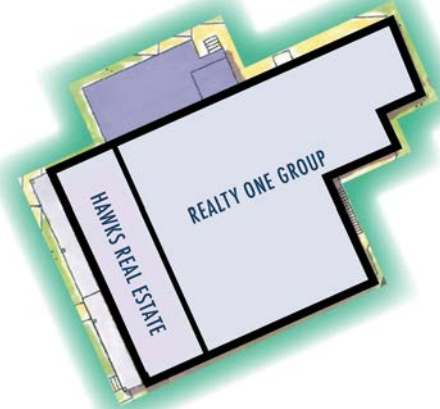


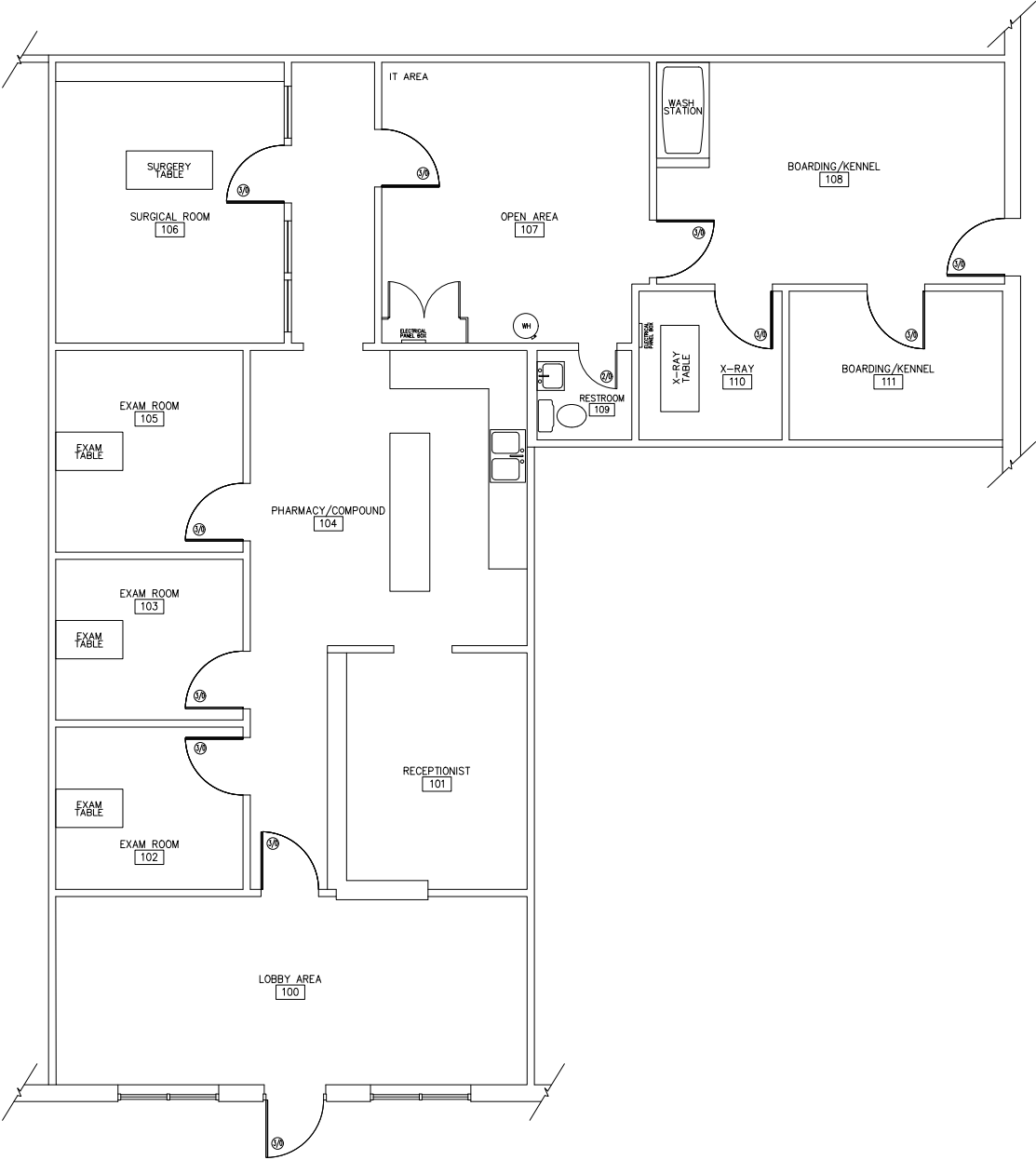


300 | 2ND FLOOR



300 | 1ST FLOOR





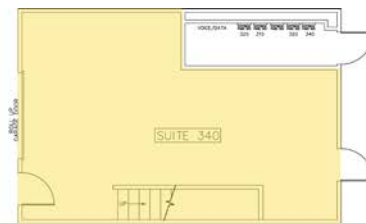
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UNIT 135

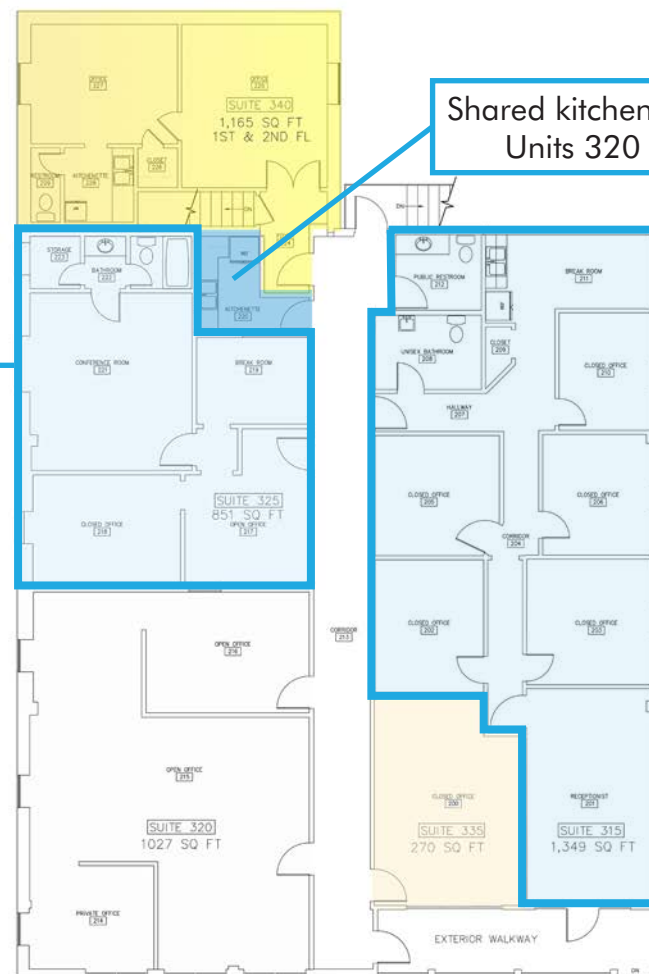


UNIT 315 & 325

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FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
1662 SAVANNAH HWY
300 BUILDING
CHARLESTON, SC 29407
SCALE: 1/4"=1'-0"
03.18.26

Available Unit 325
815 SF

Shared kitchenette between
Units 320 and 325

Available Unit 315
1,349 SF

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UNIT 315



UNIT 325



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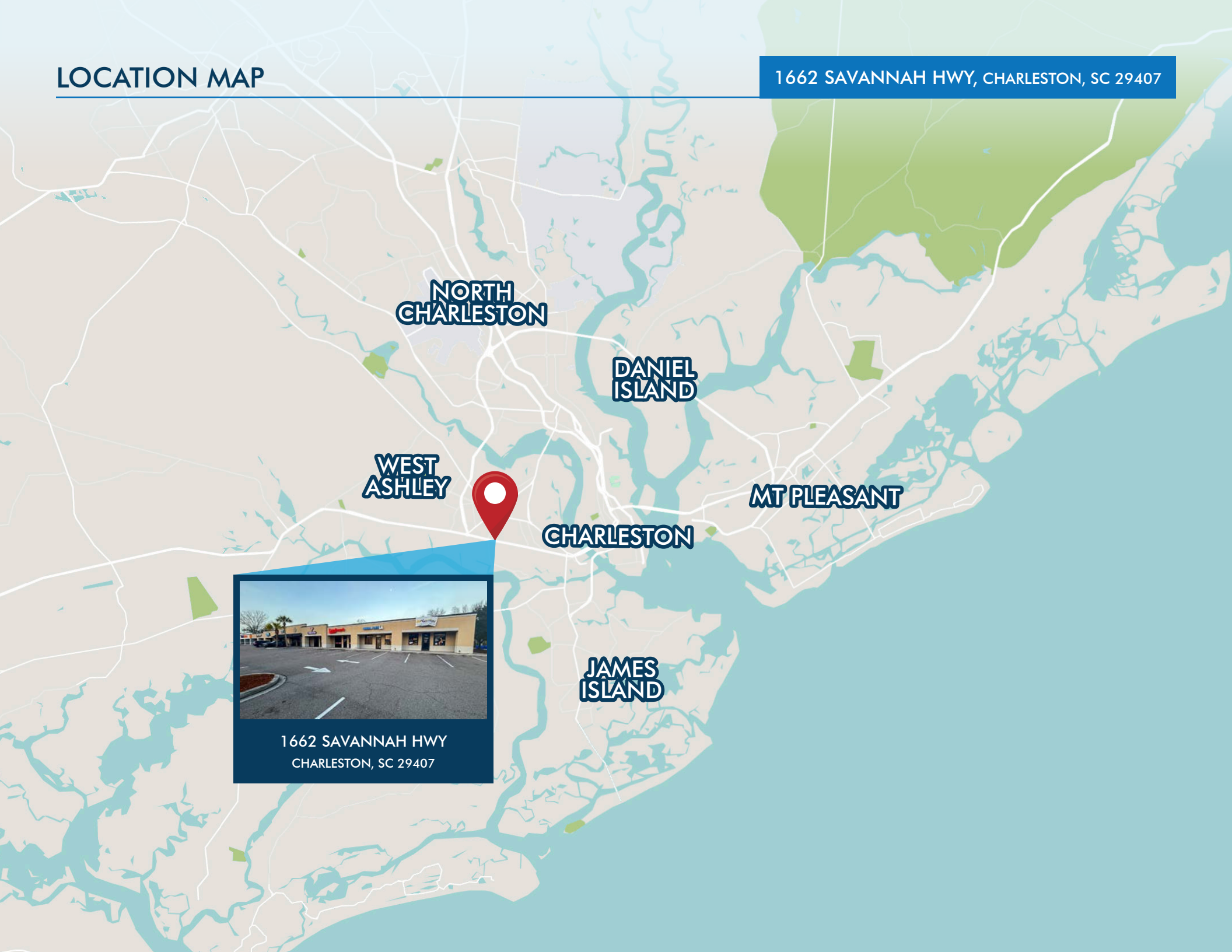


SHOPPING CENTER PHOTOS



LOCATION MAP

1662 SAVANNAH HWY, CHARLESTON, SC 29407



**NORTH
CHARLESTON**

**DANIEL
ISLAND**

**WEST
ASHLEY**

MT PLEASANT

CHARLESTON

**JAMES
ISLAND**



1662 SAVANNAH HWY
CHARLESTON, SC 29407

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AMENTIES MAP



DEMOGRAPHICS

1662 SAVANNAH HWY, CHARLESTON, SC 29407

One mile

Three mile

Five mile



POPULATION

8,571

49,244

137,604



TOTAL BUSINESSES

1,047

4,373

12,203



MEDIAN AGE

40.4

40.4

38



MEDIAN HOUSEHOLD INCOME

\$88,384

\$95,142

\$93,647



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