



For Sale

DAYCARE CENTER / OFFICE

1219 HOBART AVENUE

CHARLESTON, SC 29407

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cctre.com
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

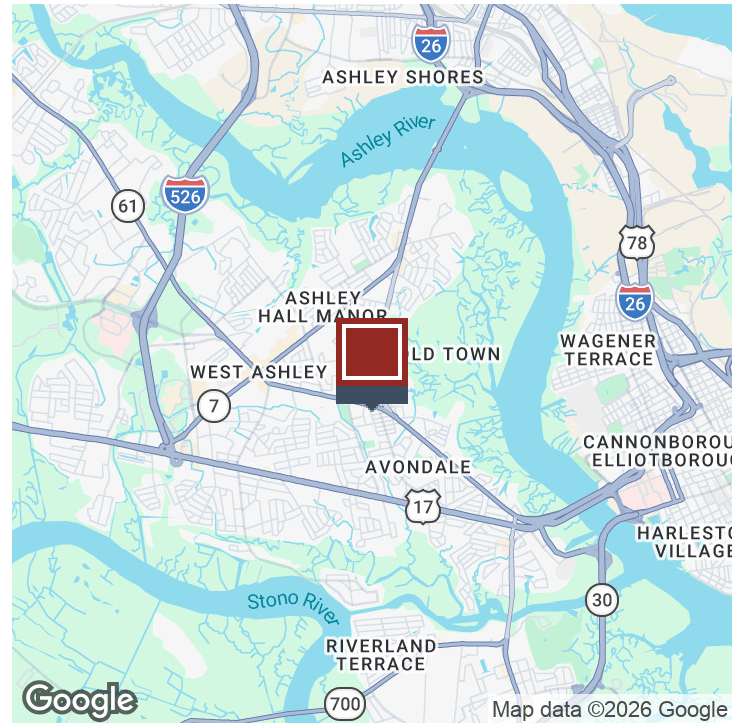
11 Cunnington Avenue 843.577.6722 [HTTPS://CCTRE.COM](https://cctre.com)



DAYCARE CENTER FOR SALE AND FOR LEASE

1219 HOBART AVENUE

CHARLESTON, SC 29407



OFFERING SUMMARY

Sale Price:	\$990,000
Building Size:	2,600 SF
Price / SF:	\$380.77
Lease Rate / SF:	\$20.00 psf
Type of Lease:	NNN

PROPERTY OVERVIEW

1219 Hobart Avenue presents a unique opportunity to lease or purchase a $\pm 2,600$ SF freestanding commercial property in the heart of West Ashley. Currently configured as a daycare center, the property offers a functional, move-in-ready layout for another childcare or educational user while also providing the flexibility to accommodate a variety of professional office or service-oriented uses.

Situated on approximately 0.36 acres, the property features a private office, large open playroom or flexible workspace, breakroom with kitchenette, restrooms, an outdoor storage shed, and a fenced backyard playground area. A gravel lot provides convenient on-site parking for employees, customers, and visitors.

For daycare operators, the existing configuration provides an opportunity to occupy a space already designed around childcare operations. Existing daycare equipment may also be available for purchase in connection with a sale.

PROPERTY HIGHLIGHTS

- $\pm 2,600$ SF freestanding building
- Available for Sale or Lease
- Existing daycare / childcare center configuration

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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LOCATION MAP



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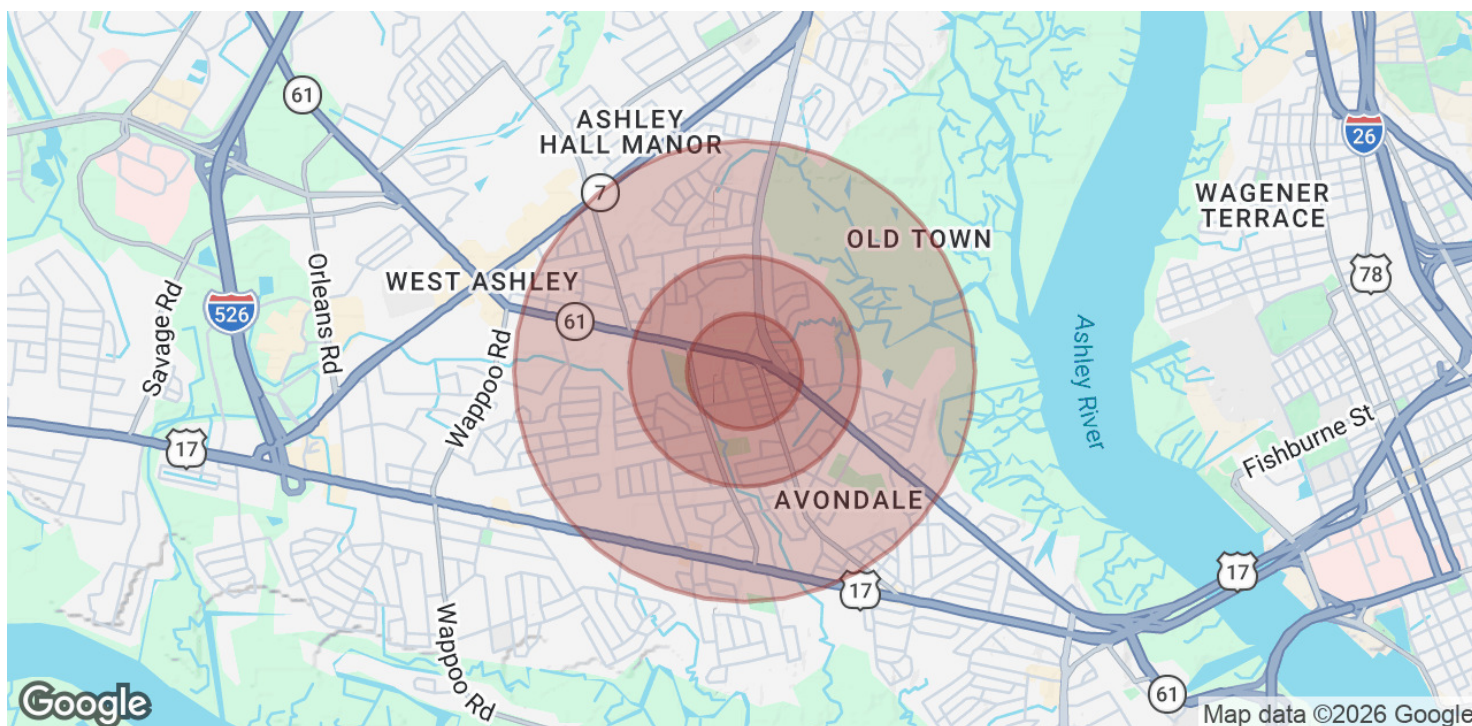
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DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	332	1,819	8,903
Average Age	40.2	42.3	41.8
Average Age (Male)	39.9	40.9	40.3
Average Age (Female)	42.5	40.8	39.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	166	848	3,977
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$82,817	\$79,722	\$89,908
Average House Value	\$500,950	\$390,104	\$366,114

2023 American Community Survey (ACS)

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