

RETAIL SPACES FOR LEASE

1815 OLD TROLLEY RD

SUMMERVILLE, SC 29485



OFFERING SUMMARY

Lease Rate:	\$27.00-\$30.00 SF/yr (NNN)
Building SF:	21,151 SF
Available SF:	1,258 - 6,000 SF
# of Units Available:	7
Year Renovated	2026

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customers and employees
- High traffic area for maximum exposure
- Unit 107 - former dental office, plumbed for a dentistry

PROPERTY OVERVIEW

This 21,151 SF neighborhood retail center offers excellent visibility and access along the high-traffic corridor of Old Trolley Road and Dorchester Road in Summerville. The property benefits from strong traffic counts, convenient ingress/egress, and proximity to major national retailers including Lowe's Foods, Walmart, Aldi, and Publix, all within one mile. Located five miles from Historic Downtown Summerville and just 13 minutes from Charleston International Airport, the center is well positioned for service, medical, restaurant, and neighborhood retail users.

Renovations beginning Q1 2026 will transform 1815 Old Trolley Road into a modernized shopping destination. Eight of nine suites are available, ranging from 1,258 SF to 6,000 SF, with flexible layouts and approximately 64-foot depths. Lease rates are \$27.00-\$30.00 PSF (NNN), with all spaces delivered in white box condition. End cap opportunities include a 6,000 SF space with drive-through potential and a ±4,000 SF restaurant concept featuring covered outdoor seating. The property offers ample surface parking (±157 spaces), strong frontage along Old Trolley Road, and available renderings and site plans.

for more information, please contact:

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11 Cunningham Avenue

843.577.6722

www.cctre.com



RETAIL SPACES FOR LEASE

EXTERIOR RENDERINGS



Exterior Rendering



Dining Area



6,000 End Cap Space



6,000 End Cap Space - Potential Drive Thru Concept



4,000 End Cap Restaurant Space



4,000 End Cap Space - Outdoor Dining

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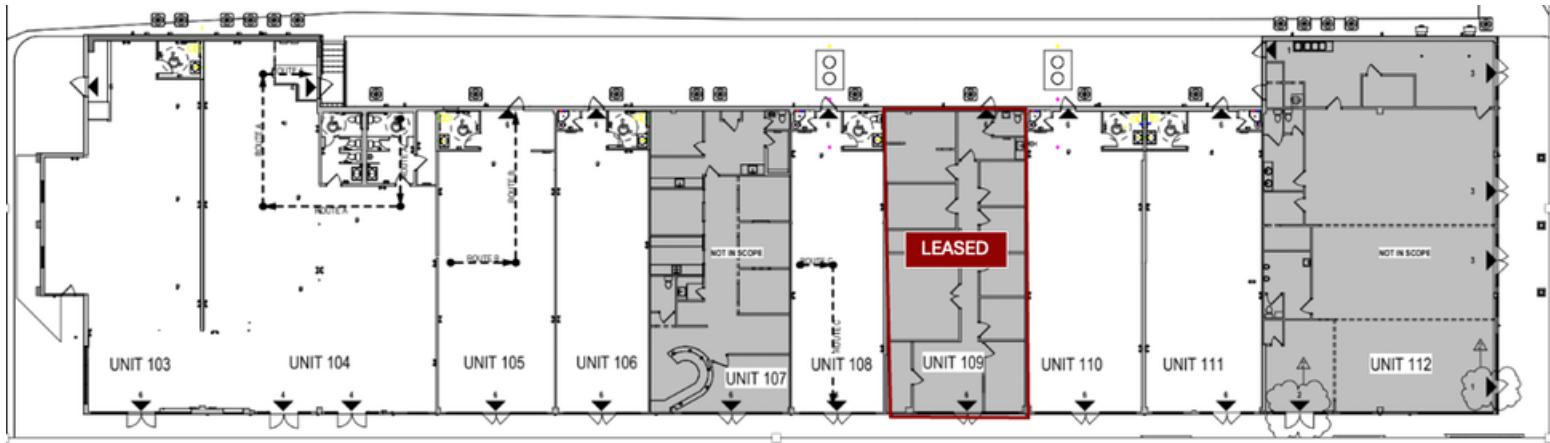
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AVAILABLE UNITS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	1,258 - 6,000 SF	Lease Rate:	\$27.00-\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 104	Available	6,000 SF	NNN	\$27.00 SF/yr	Potential to Subdivide
Unit 105	Available	1,625 SF	NNN	\$30.00 SF/yr	-
Unit 106	Available	1,300 SF	NNN	\$30.00 SF/yr	-
Unit 107	Available	1,877 SF	NNN	\$30.00 SF/yr	Former Dentistry
Unit 108	Available	1,258 SF	NNN	\$30.00 SF/yr	-
Unit 110	Available	1,557 SF	NNN	\$30.00 SF/yr	-
Unit 111	Available	1,584 SF	NNN	\$30.00 SF/yr	-
Unit 112	Available	4,000 SF	NNN	\$30.00 SF/yr	Former Restaurant, Covered Outdoor Seating

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LOCATION HIGHLIGHT

Nearby Retailers & Population



	2 Mile Radius	5 Mile Radius
2024 Population	30,303	122,235
2029 Population (Projection)	32,655	132,226
Median Household Income	\$71,662	\$72,973
Median Age	36	37

Source: Costar.com

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