



LEASE RATE

\$8.50/SF NNN

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FOR LEASE

**±29,104-SF Warehouse on
±5.17 Acres with Secured Yard**

4744 Highway 162 | Hollywood, SC 29449

Offering a secure fenced yard with gated access and ±1,550 SF of office space, this property is ready for operations.



±99,455

2025 Total Daytime
Population
(within 10 miles)



±36,700

Vehicles per day
via Savannah Hwy



\$124,757

2025 Average
Household Income
(within 10 miles)

Colliers | South Carolina

960 Morrison Drive, Ste 400
Charleston, SC 29403
+1 843 747 1200

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Property Overview

Address	4744 Highway 162 Hollywood, SC 29449
Taxes and insurance	The property has estimated annual taxes and insurance of approximately \$22,000, or \$0.75 per square foot and no CAM charges
Lease rate	\$8.50/SF, NNN
Total building size	±29,104 SF
Warehouse	±27,554 SF
Office	±1,550 SF
Site size	±5.17 acres (secured by fence and natural buffers)
Eave height	17'
Clear height	Approximately 90% of building is 16' clear
Power	3-phase / 220A / 208V, provided by Dominion
Lighting	Automatic LED
Building construction	Roof and walls are non-insulated metal (no sprinkler system)
Dock-high doors	Three (3) 9' x 10'
Drive-in doors	Five (5) total: <ul style="list-style-type: none">• One (1) 9.8'x12'• Two (2) 9.6'x10.6'• Two (2) 9.8'x13.5'
Utilities	The site is served by septic sewer and well water; gas service is not available
Location	<ul style="list-style-type: none">• Located along Highway 162, between the Hollywood Highway 162 Exit off Hwy 17S, and the Town of Hollywood• Easy access to Charleston, Ravenel and Summerville industrial corridors• Proximity to major transportation routes enhances regional and port connectivity
Zoning	General Commercial (GC) – Town of Hollywood/ Charleston County

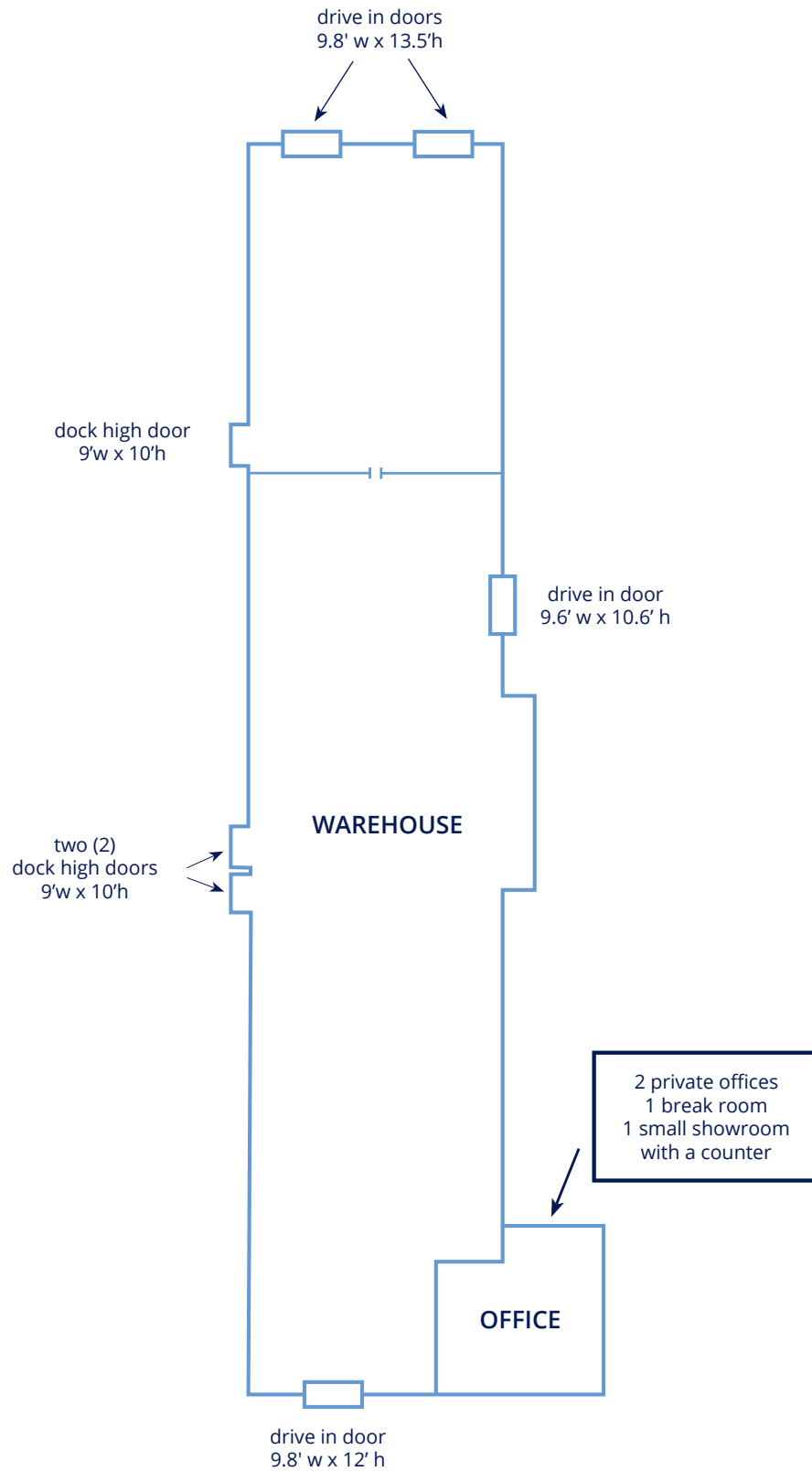


Aerial Overview

4744 Highway 162 | Hollywood, SC 29449



Floor Plan





Drive Times

Highway 17	±1 min.
Interstate 526	±13 min.
Downtown Charleston	±27 min.
North Charleston	±28 min.
Interstate 26	±30 min.
Charleston INT'L Airport	±31 min.
Interstate 95	±45 min.
Savannah, GA	±1 hr 36 min.

Demographics 2025 est

	5 miles	10 miles	15 miles
2025 total population	18,715	127,303	390,521
2025 daytime population	12,703	99,455	434,358
2025 households	8,111	57,632	170,636
2025 average hh income	\$135,665	\$124,757	\$119,036
Total businesses	494	4,029	16,557
Daytime population: workers	5,093	46,092	260,512
2030 total population	20,010	132,279	411,078

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