

FOR SALE - PRIME OFFICE OPPORTUNITY

3461 Maybank Highway | Johns Island, SC 29455



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COMMERCIAL

PROPERTY OFFERING



► HIGHLIGHTS

- Great opportunity to own an existing turnkey office in Johns Island
- Two commercial buildings with approximately 1.15 acres
- Main building is 1,800 SF of office comprised of 6 offices, a reception area, conference room, bathroom and waiting room
- Out-building is ±1,340 SF comprised of 600 SF climate-controlled space (currently wine storage), 400 SF ground-level storage, and 340 SF second-floor office, on Maybank Highway
- List price \$1,395,000
- Charleston County Tax No. 279-00-00-177
- South Carolina Commercial MLS #31008402

► OFFERING SUMMARY

Beach Commercial, LLC, the exclusive listing agent to market this property, is pleased to offer this fully renovated office building on approximately 1.15 acres on Maybank Highway commercial corridor of Johns Island.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW



► 3461 MAYBANK HIGHWAY | JOHNS ISLAND, SC 29455

Prime Turnkey Office Opportunity on Johns Island

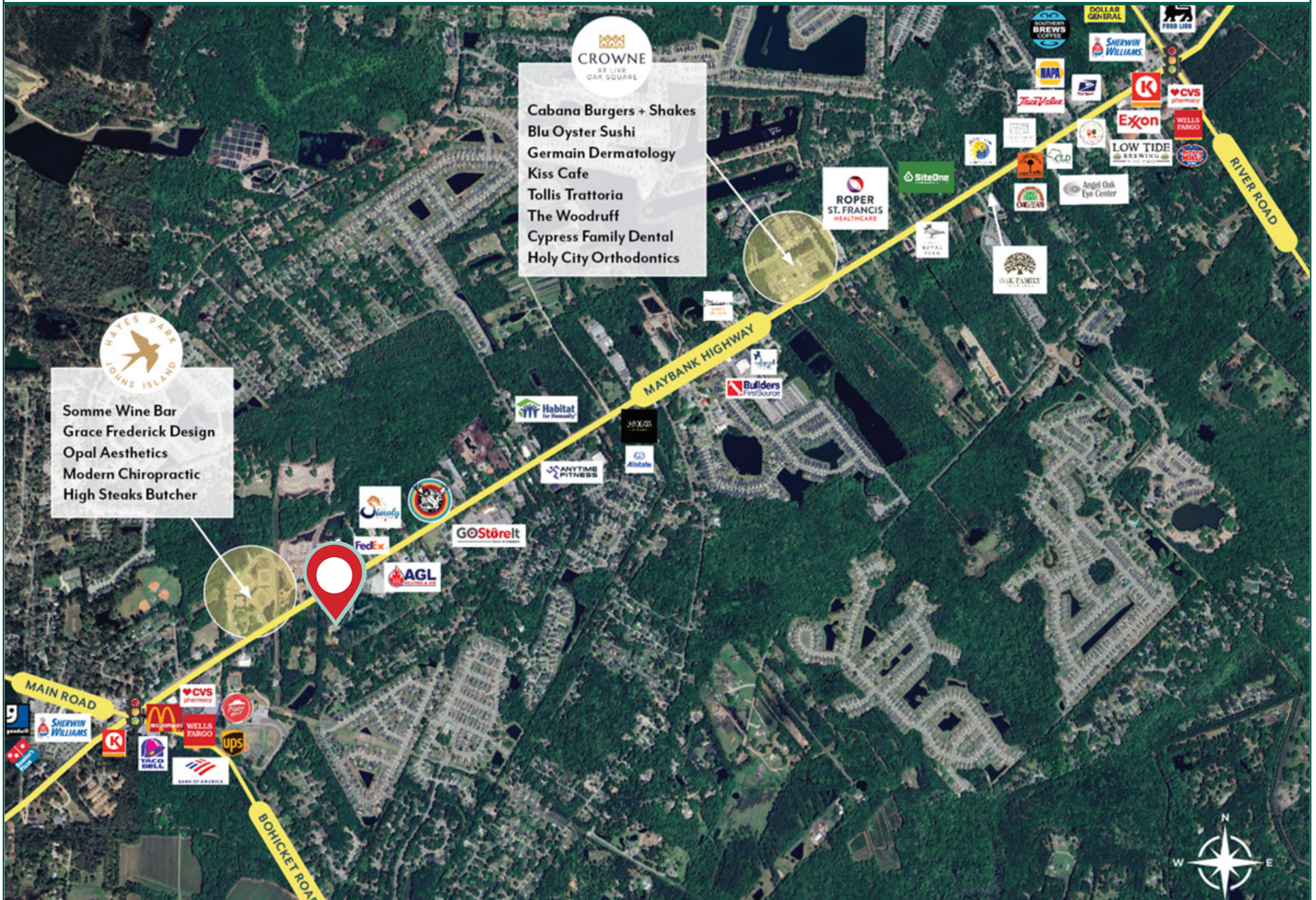
Turnkey office opportunity along Johns Island's growing Maybank Highway corridor. The ±1.15-acre site includes two buildings: an ±1,800 SF main office (6 offices, reception, conference room, bath) and a ±1,340 SF two-story outbuilding with climate-controlled space, storage, and office. Zoned CT in Charleston County, the property allows for a range of commercial uses and future development, including office, medical, retail, warehouse, or townhomes. High visibility with ±22,000 vehicles per day, plus room to expand on a beautifully wooded, landscaped lot with grand oaks.



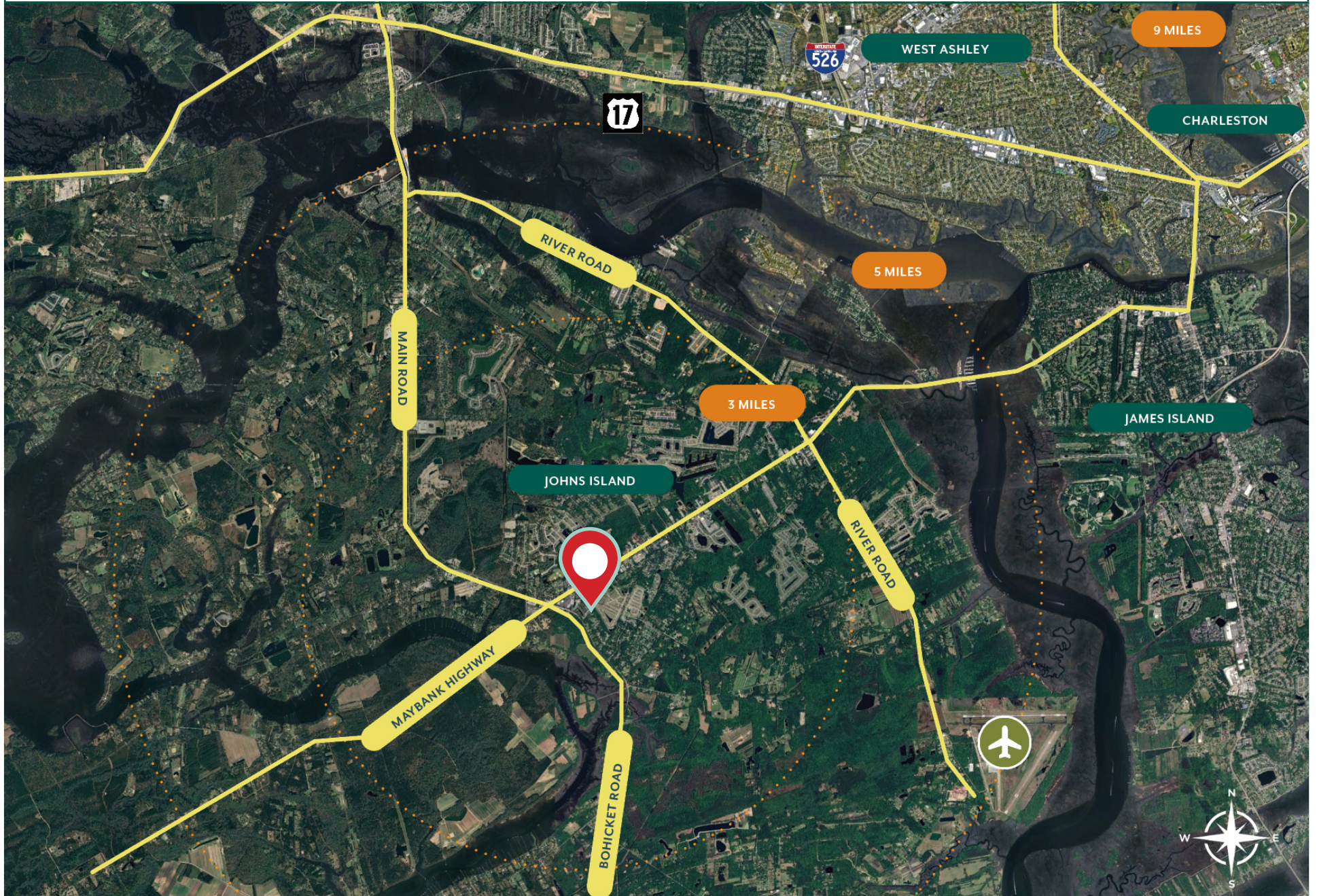
► DEMOGRAPHIC STATISTICS 29455 (3-MILE RADIUS)

- Total Population: Approximately 28,344 residents
- Median Household Income: Around \$121,372
- Number of Households: Over 17,000 households
- Total Employer Establishments: 861

LOCATION MAP



PROXIMITY MAP



FLOOR PLANS

EXISTING FLOOR PLAN



PARKING LAYOUT

MAYBANK HIGHWAY (SC 700)

TO PAULLETTE DRIVE

PO
ELECT BOX

N 58°48'18" E

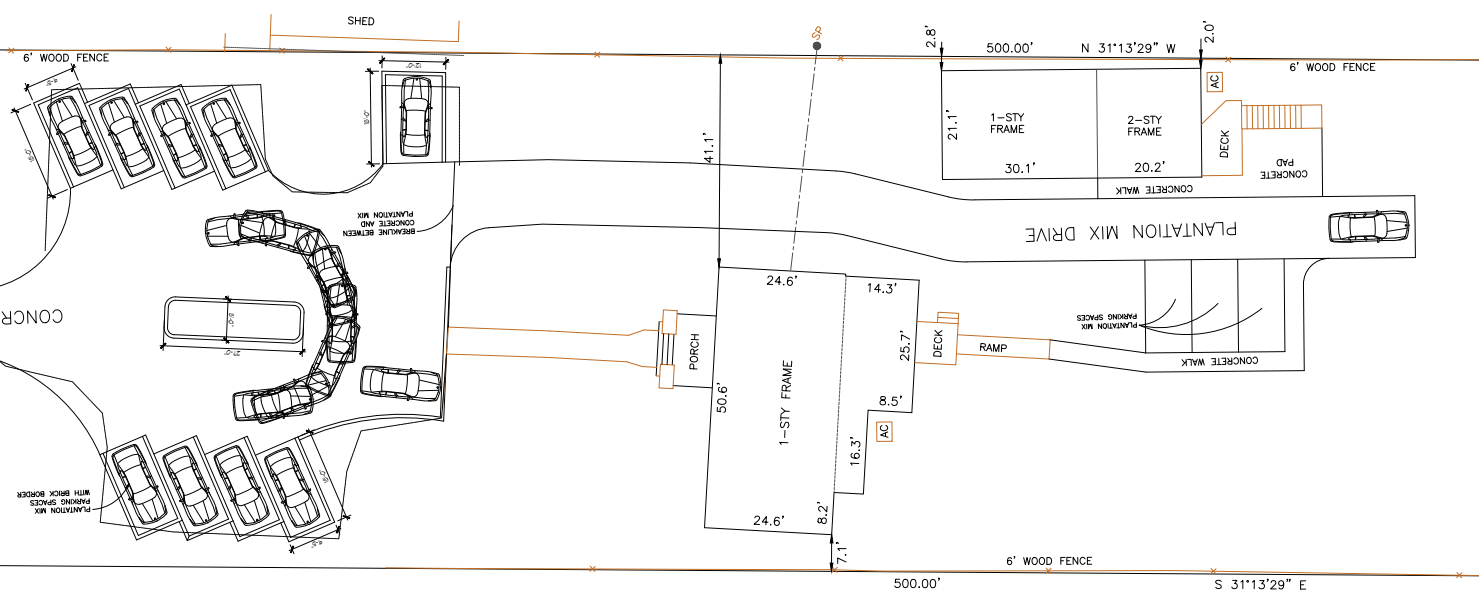
100.00'

LO
5/8" REBAR

100' TO I.O. 5/8" REBAR

100'

CONCRETE DRIVE



TMS #279-00-00-178
 LOTS 9, Q, R, S PINWOOD
 MRKS LLC

TMS #279-00-00-176
 LOT U PINWOOD
 JAMES F HODGES

INTERIOR PHOTOS



EXTERIOR PHOTOS



BEACH

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