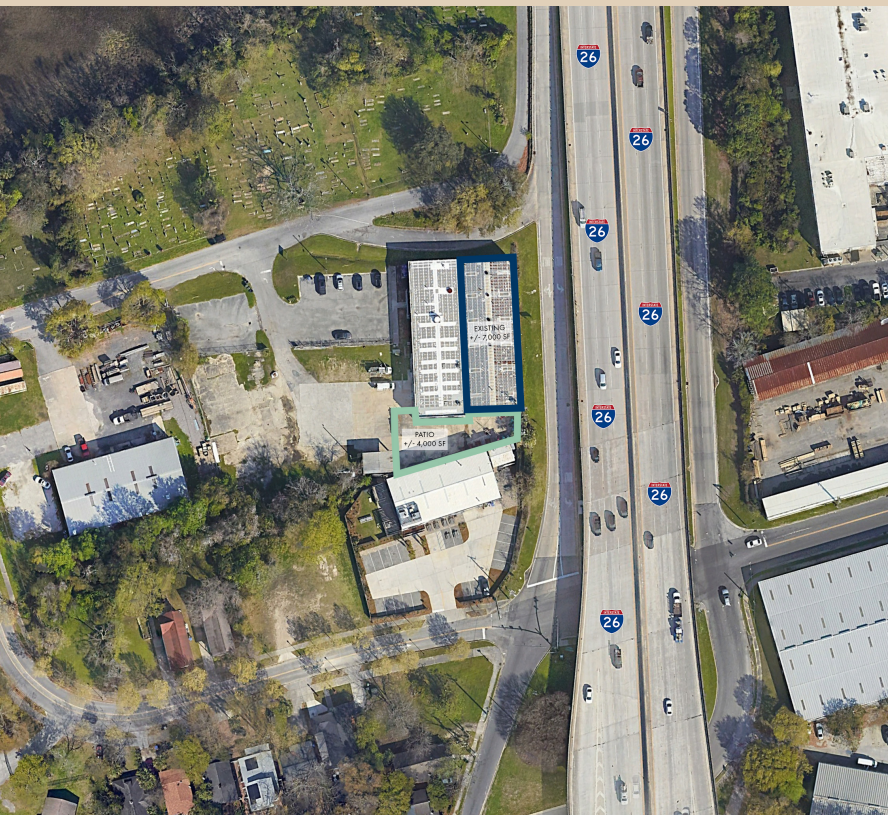




Flex/Office/Retail Opportunity



Office or Retail Space for Lease on the Charleston Peninsula

- Located less than half a mile from the Magnolia development which will include apartments, offices, stores, restaurants, and parks along the Ashley River between downtown Charleston and North Charleston. When completed, the project will bring more than 10,000 residents to Charleston.
- Space is currently in occupiable condition.
- Easy access to I-26 gives the space easy accessibility to Mt Pleasant, West Ashley, North Charleston and Downtown Charleston.
- Possibility of Interstate viewable signage on building.

OFFICE 843-906-1137
2201 Mechanic Street, Suite C
Charleston, SC 29405

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843-367-7055
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HAL SWANASON
803-530-5334
hal@woodlockcapital.com



For Lease

Address:	2201 Mechanic Street Suite C, Charleston, SC 29405
Available Space:	+/- 7,000 SF with +/- 4,000 SF Patio Space
Lease Rate:	\$18.00/SF NNN
Condition:	Occupiable
Parking Spaces:	20
Clear Height:	20'
Zoning:	Light Industrial
Building Size:	15,162

3-Mile Area Demographics

Population

57,220



Households

23,480



Median Age

35.3

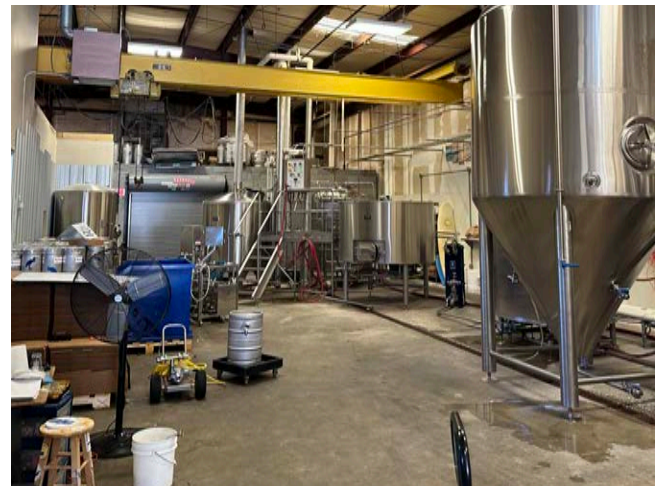
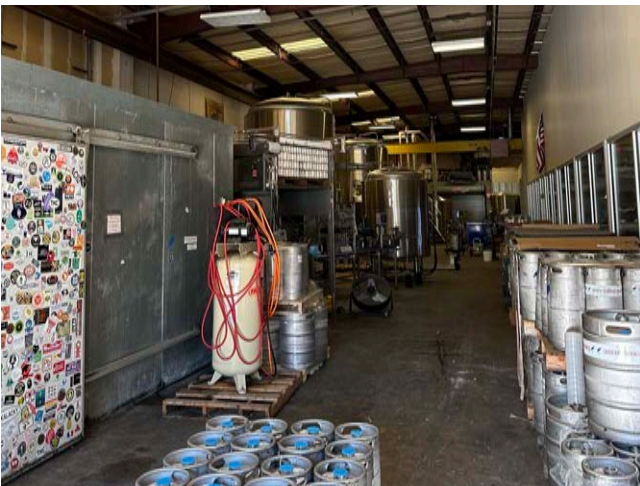


Median HH Income

\$61,455



Gallery



Area Map



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The user is required to conduct their own due diligence and verification