



FOR LEASE

RESTAURANT SPACE AVAILABLE FOR LEASE

8500 Dorchester Road
North Charleston, SC 29420



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

PROPERTY OVERVIEW



PRICE

\$25 PSF
\$6.00 PSF NNN



COUNTY

Dorchester



SQ FT

+/- 6,300 SF



ACREAGE

1.41 Acres



TAX ID

172-13-01-005



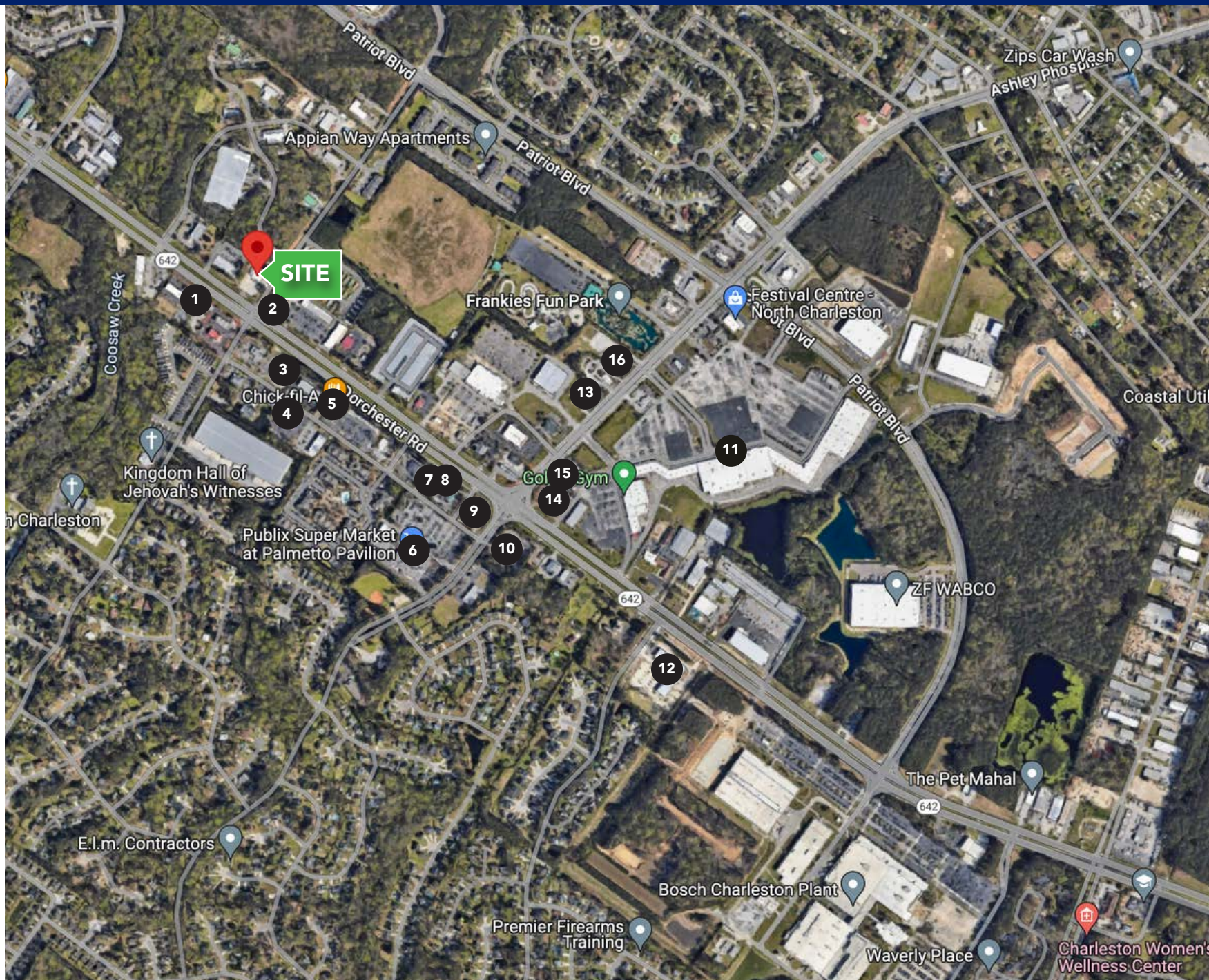
ZONING

Dorchester County
CL12 Zoning
Commercial/Light
Industrial

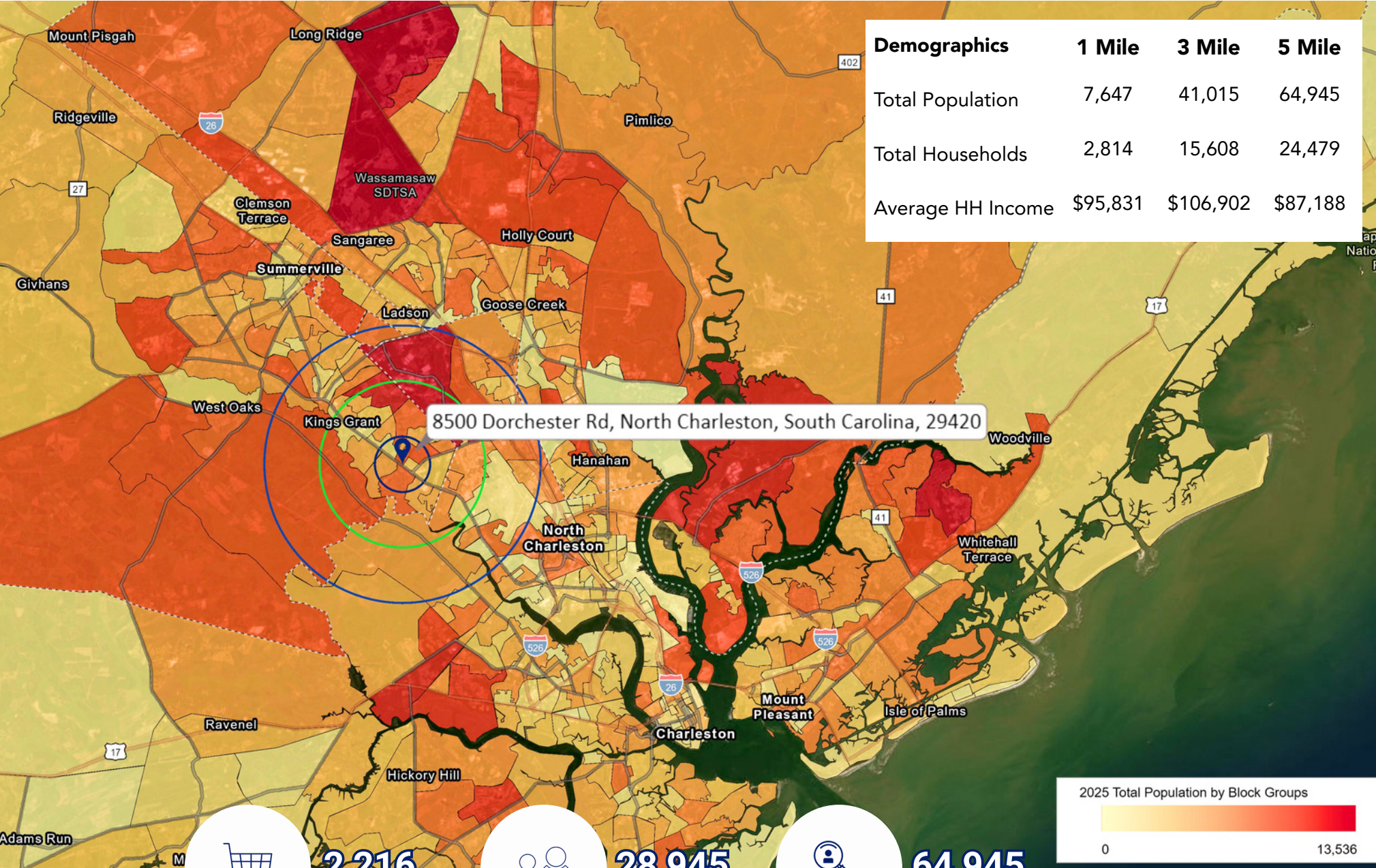
Freestanding retail/restaurant building available for lease at 8500 Dorchester Road in North Charleston, SC. This ± 6,300 SF property sits on a highly visible corridor along Dorchester Road, offering excellent frontage, strong daily traffic counts, and convenient access to I-26, Ashley Phosphate Road, and surrounding residential communities. The site features ample parking and existing restaurant infrastructure, making it well-suited for restaurant, retail, or other service-oriented uses. Located in a rapidly growing commercial corridor, the property benefits from strong area demographics and consistent customer traffic.

AREA RETAILERS

- 1 Dunkin
- 2 The Crab Shack
- 3 Cook Out
- 4 La Hacienda Mexican
- 5 Chick Fil A
- 6 Palmetto Pavilion Publix
The UPS Store
Diamond Nail & Spa
Subway
Zenshi Sushi & Hibachi
- 7 Popeyes
- 8 Zaxby's
- 9 McDonald's
- 10 Walgreens
- 11 Festival Centre
American Freight
Planet Fitness
Hot Pot 999
Pizza Hut
Neighborhood Tap House
- 12 Indigo Shopping Center
- 13 Captain D's
- 14 CVS
- 15 Hardee's
- 16 Arby's



DEMOGRAPHICS



2,216

Businesses
within 5 Miles



28,945

Employees
within 5 Miles



64,945

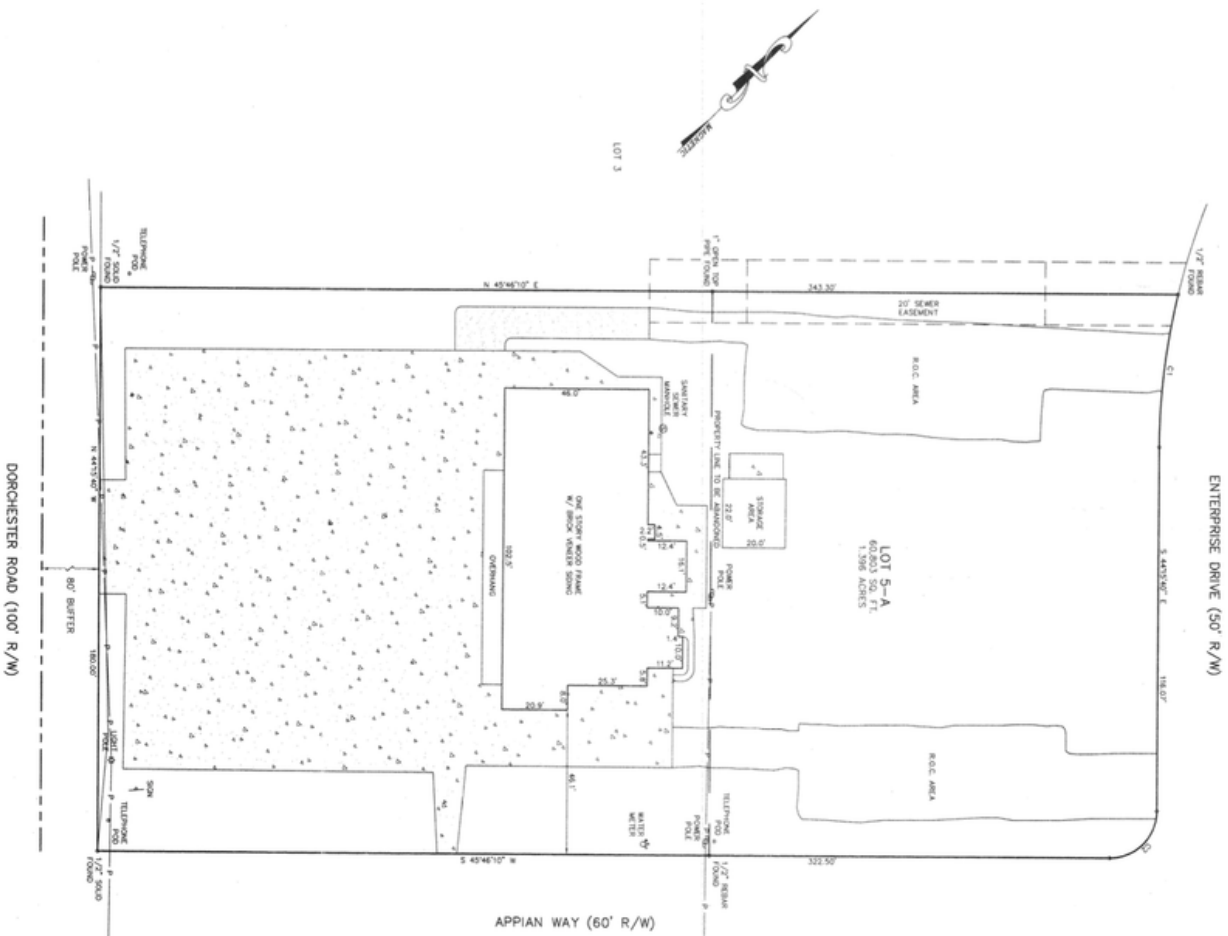
Population
within 5 Miles

 ARC Surveying Company, Inc.

P.O. BOX 1054, 480 PLEASANT SOUTH CAROLINA 29485
OFFICE LOCATION: 480 LONCHOWAY ROAD, 157 FLOORS
ON THE AVENUE AT: <http://www.pfsystems.com/arc>

PHONE: (843) 881-4813
FACSIMILE: (843) 884-6720
E-MAIL: info@arc-survey.com

Material	Ref. (mm)	Length (mm)	Width (mm)	Height (mm)
Aluminum	1.57	24.80	49.37	49.26
Steel	1.57	24.80	49.37	49.26
Carbon	1.57	24.80	49.37	49.26



APPIAN WAY (60' R/W)

NOTES

REF PLAN RECORDED IN
PLAT 104, E. 18TH 200

196 1/2-1-01-055

ACRES: 8000 DOW-CHESTER RD.

THIS PROPERTY IS NOT
IN A FLOOD HAZARD ZONE

BUILDING TIES ARE FOR
CONCRETE FOUNDATION
ONLY AND ARE NOT TO BE
USED FOR CONSTRUCTION

PROPERTY CORNERS ARE 1/4" REBAR SET
IN 2"X4" DIMENSION NOTED

OWNER: UNDA L. GONNARO

COOSAW CREEK

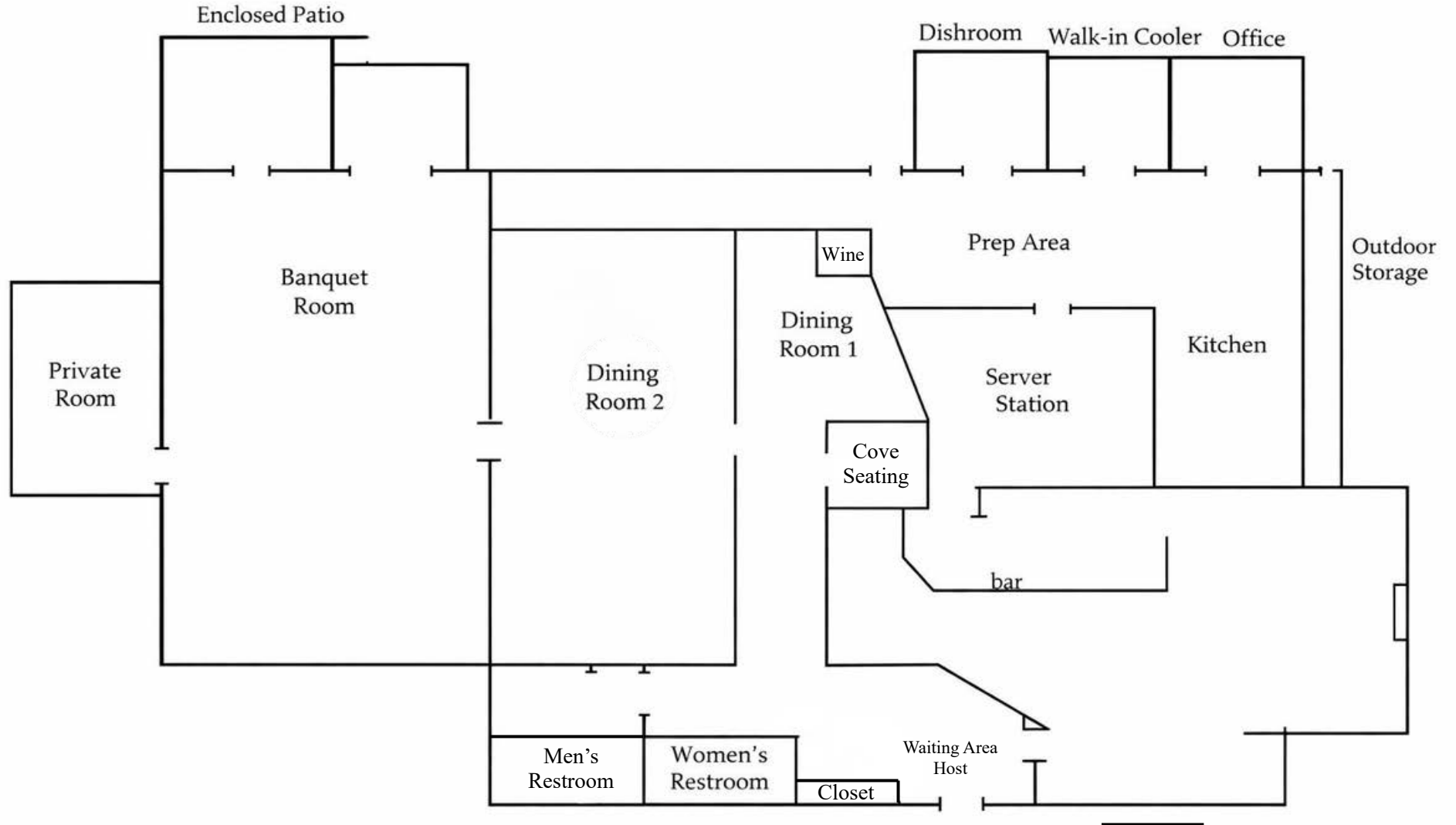
PLAY SHOWING PROPERTY LINE ABANDONMENT
BETWEEN LOTS 4 AND 5 TO FORM LOT 5-A
DORCHESTER COUNTY, SOUTH CAROLINA

MARCH 25, 1994

SCALE: 1" = 20'



FLOOR PLAN







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