



WINDSOR HILL FLEX SPACE FOR LEASE

8120 Windsor Hill Blvd
North Charleston, SC

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY



ADDRESS

8120 Windsor Hill Blvd
North Charleston, SC



LEASE RATE

\$15 PSF NNN



AVAILABLE

10,000 SF



ZONING

B-2 (North Charleston)



COUNTY

Dorchester County



ACRES

2.48 Acres



TAX ID

172-00-00-041



VEHICLES PER DAY

SCDOT 35,400 VPD
2022



YEAR BUILT

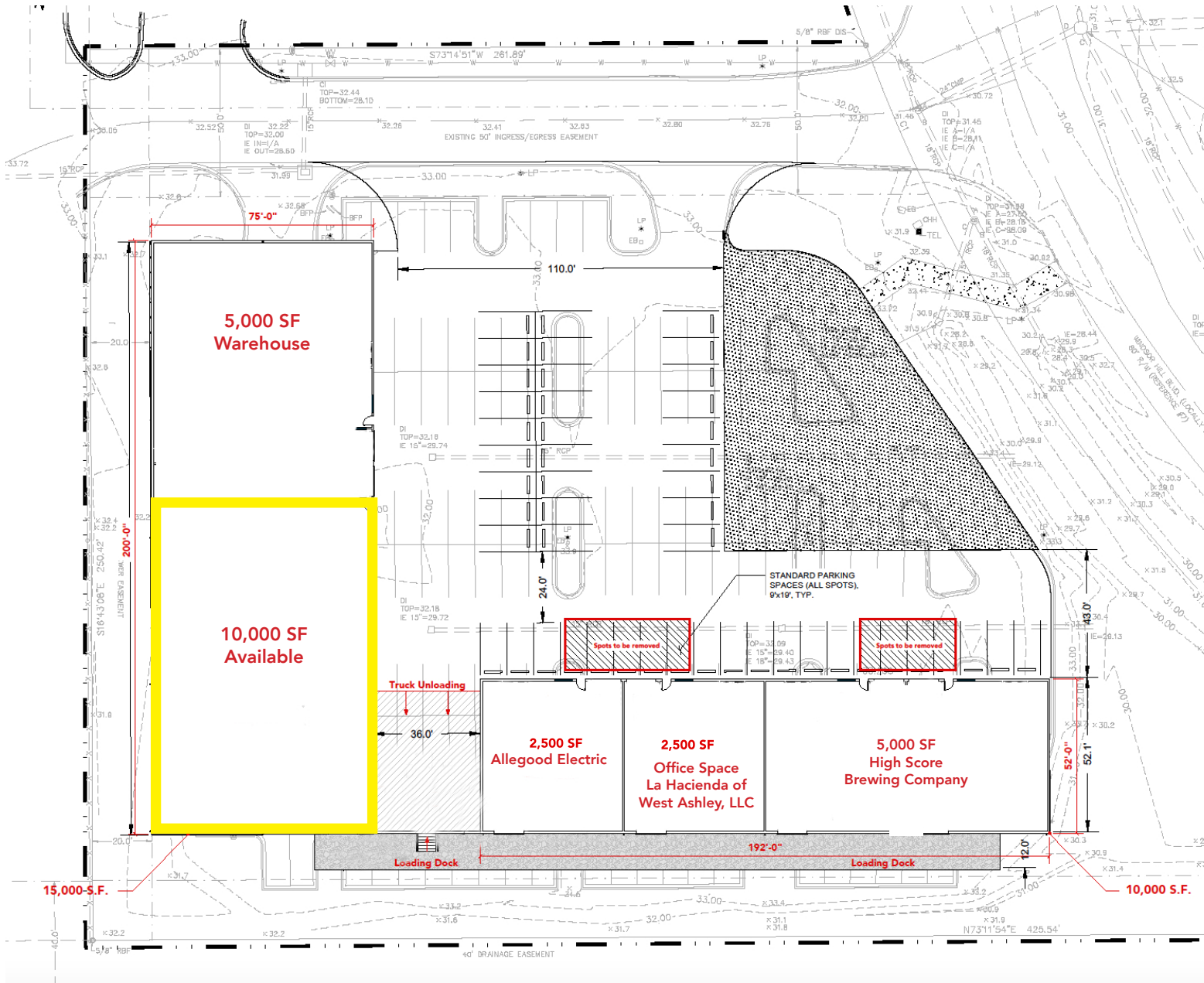
2023

PROPERTY OVERVIEW

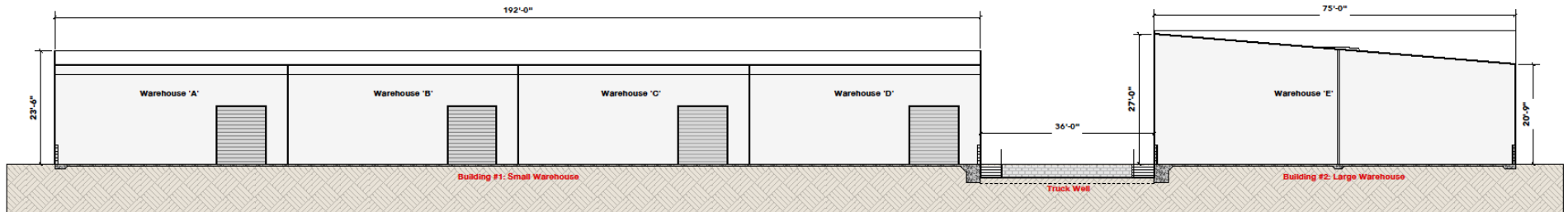
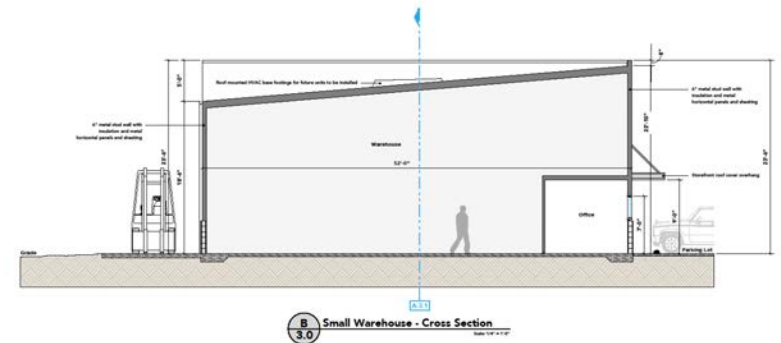
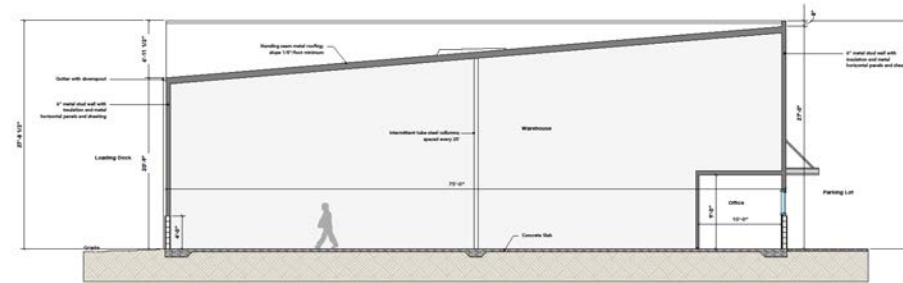
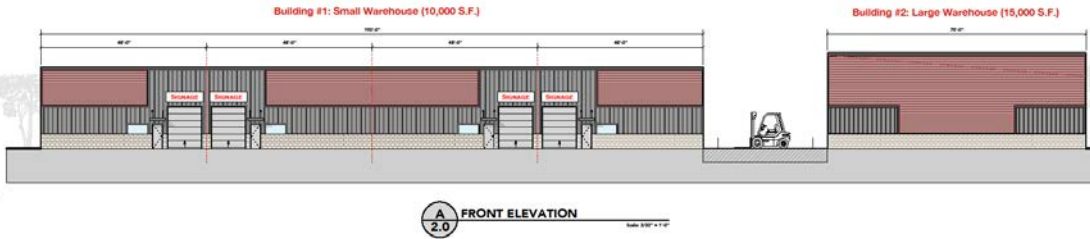
Flex space property on retail corridor. This building can be used for Office, Flex, or Retail. Next to Spinx and behind Food Lion on Ashley Phosphate and Windsor Hill Boulevard. Property is built with loading dock access and depending on use, some architectural components can be changed. The building has three phase power, 10x12 roll up doors. Drive in dock. 22 foot eave height, however it is not sprinkled. Access is centrally located throughout city.



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DEMOGRAPHICS

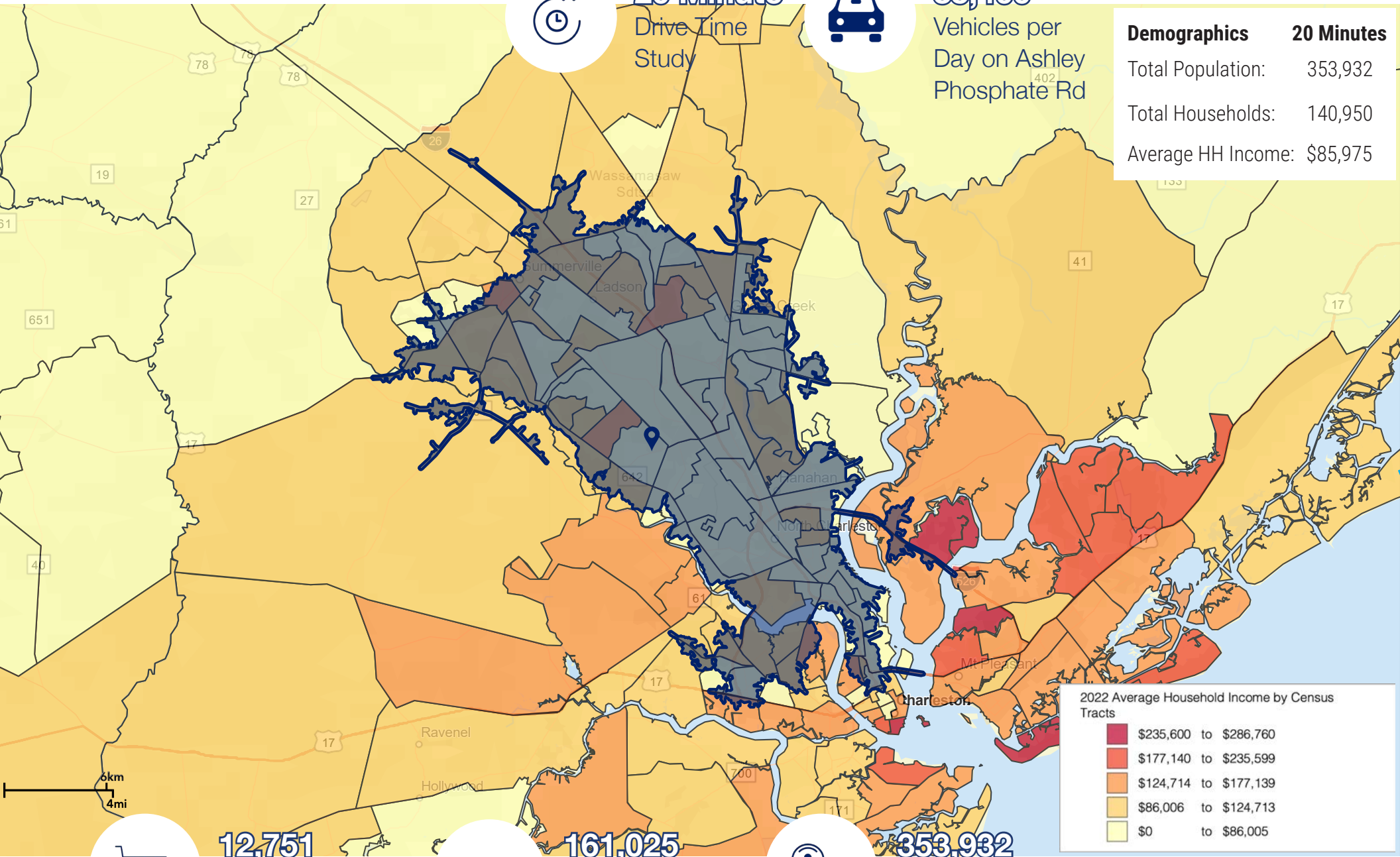


20 Minute
Drive Time
Study



35,400
Vehicles per
Day on Ashley
Phosphate Rd

Demographics	20 Minutes
Total Population:	353,932
Total Households:	140,950
Average HH Income:	\$85,975



2022 Average Household Income by Census Tracts

Dark Red	\$235,600 to \$286,760
Red	\$177,140 to \$235,599
Orange	\$124,714 to \$177,139
Light Orange	\$86,006 to \$124,713
Yellow	\$0 to \$86,005



12,751
Businesses
within 20 Minutes



161,025
Employees
within 20 Minutes



353,932
Population
within 20 Minutes

All demographics based on Esri forecasts for 2022
SCDOT VPD 2022



SITE

8120 Windsor Hill Blvd
High Score Brewing Company



Northwoods Automotive Used Cars

Extra Space Storage

35,400 VPD 2022

WINDSOR HILL BLVD

ASHLEY PHOSPHATE ROAD

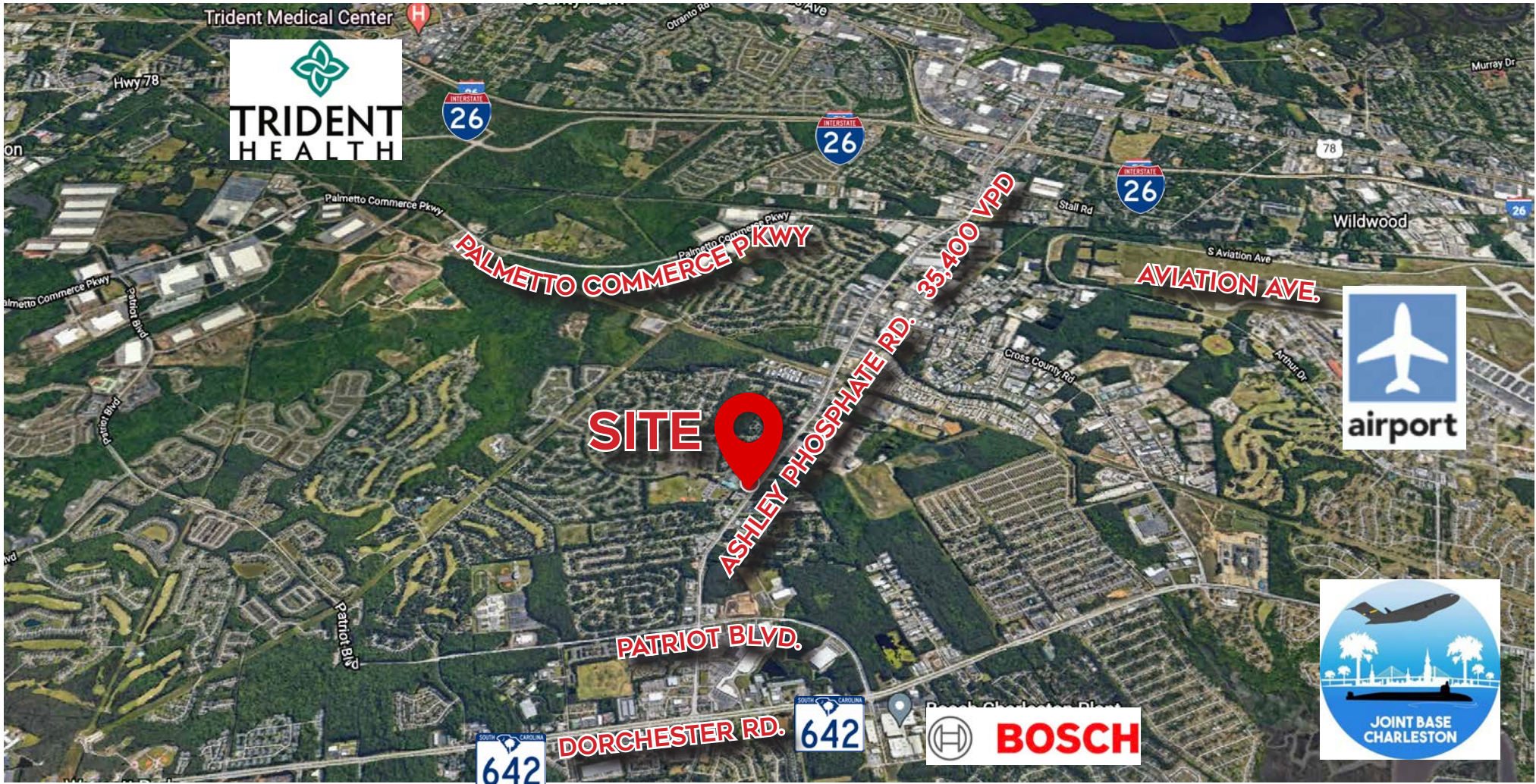
Cathedral



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