

GROUND LEASE WITH DRIVE-THRU



4397 Dorchester Road | North Charleston, SC

Free standing 1,240 +/- SF second generation restaurant building with drive-thru situated on 0.35 +/- acres at the corner of Dorchester Road and Leeds Avenue in North Charleston. This property has great ingress and egress with direct access off Dorchester Road and secondary access off Leeds Avenue. Large pylon sign is currently on the property. This is a prime location for a restaurant, medical office, bank, or retail use.

The information contained herein is from reliable sources. Tenant shall be responsible verify any of the information contained in this package including square footages, acreage, boundaries, etc.. Agent shall have no liability for any errors or omissions.



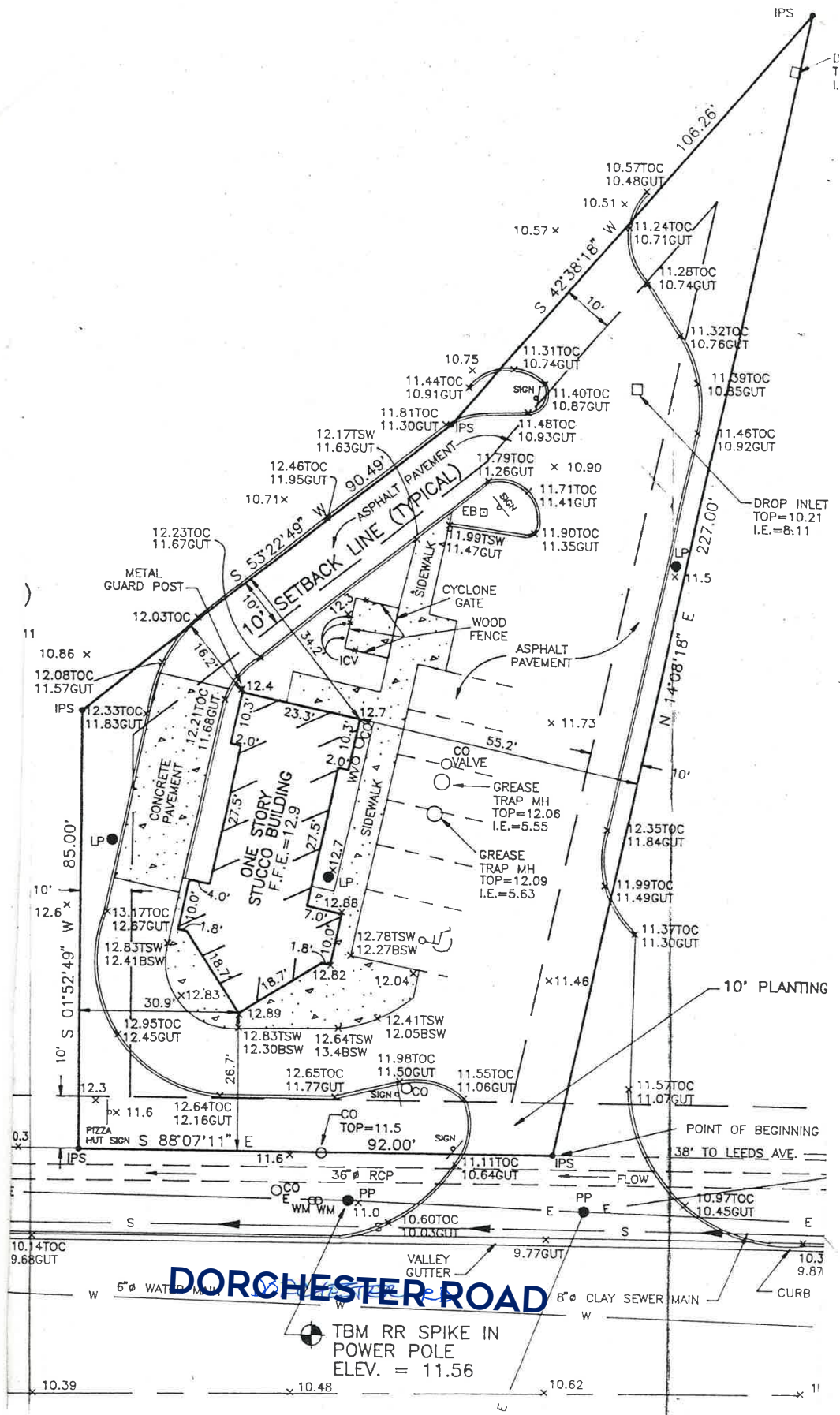
OFFERING SUMMARY

Lease Rate:	\$85,000 (Annual)
Total Available:	1,240 +/- SF
Gross Land Area:	0.35 +/- Acres
Municipality:	City of North Charleston
Zoning:	B-2 General Business
Tax ID:	Part of Parcel: 411-09-00-025

PROPERTY HIGHLIGHTS

- Drive Thru
- Access from both front and rear of property
- 22,000 VPD on Dorchester Road
- 11,000 VPD on Leeds Avenue

This is an Absolute NNN Ground Lease. The tenant shall be responsible for all costs related to the property which include, but not limited to taxes, building and liability Insurance, and all building and property maintenance.



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