

FOR SALE



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



8120 WINDSOR HILL BLVD | NORTH CHARLESTON, SC 29418



This flex space property is just received its CO. Flex space for office, retail or some warehouse. This is an investment sale. Tenants in place have new 5 and 10 year leases. The building has three phase power, 10x12 roll up doors. Drive in dock. 22 foot eave height, however it is not sprinkled. Rent roll will be proved with NDA and registration of client.

WINDSOR HILL FLEX SPACE FOR SALE

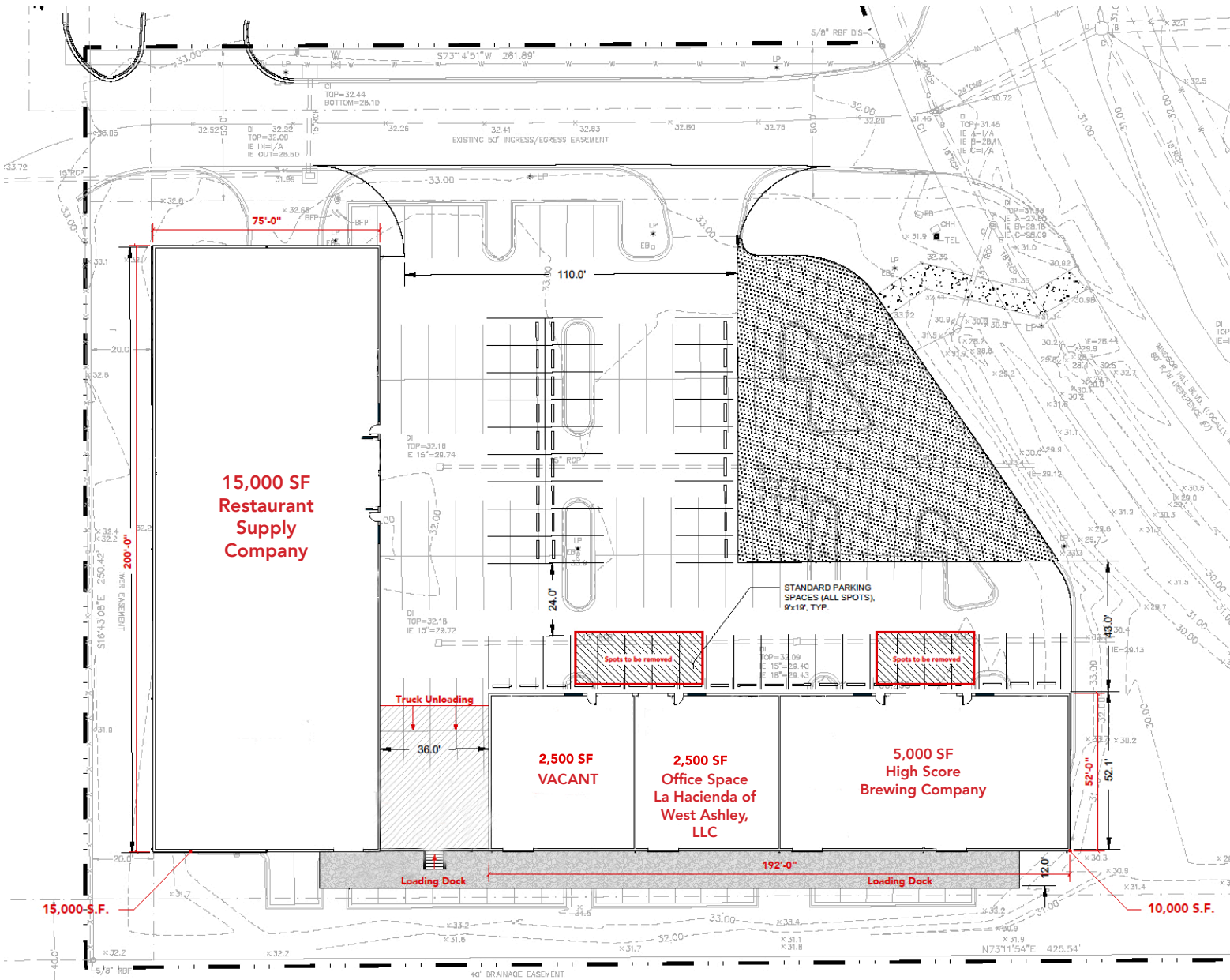


OFFERING SUMMARY

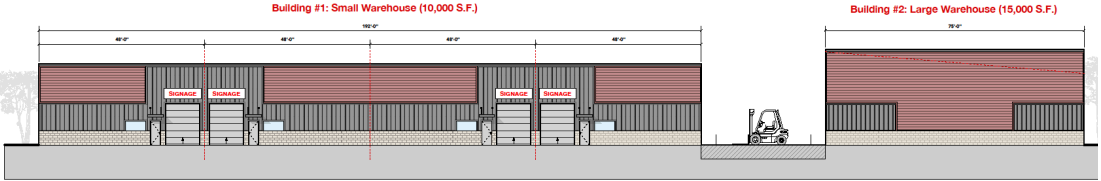
Sale Price:	\$6,300,000	Acres	2.48 AC
Total SF:	25,000 SF	Tax ID:	172-00-00-041
Building 1	10,000 SF	County:	Dorchester
Building 2	15,000 SF	Zoning:	B2 - North Charleston
Vacant SF:	2,500 SF		

WINDSOR HILL FLEX SPACE FOR SALE

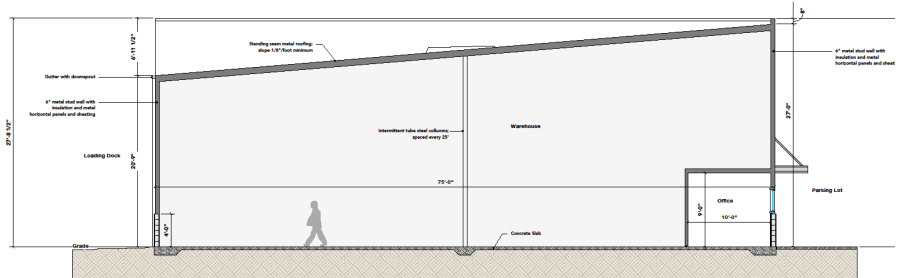
SITE PLAN



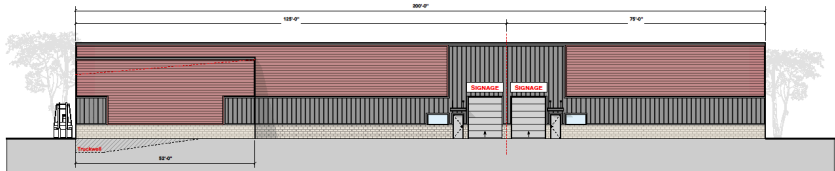
WINDSOR HILL FLEX SPACE FOR SALE



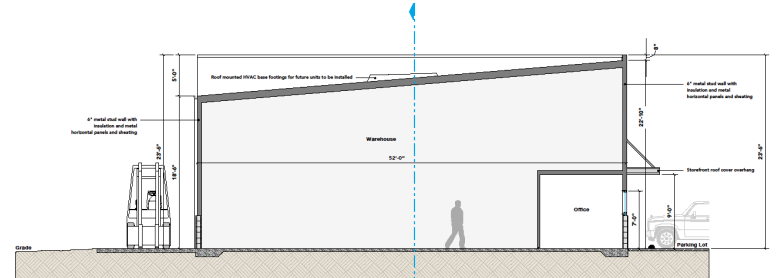
A
2.0 FRONT ELEVATION
Scale: 3/32" = 1'-0"



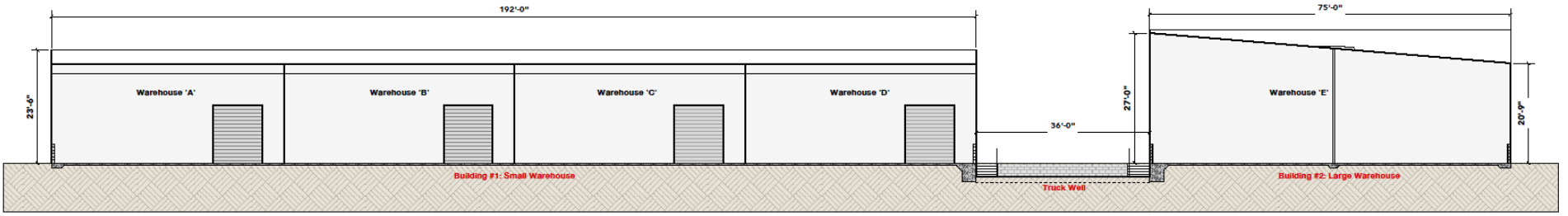
A
3.0 Large Warehouse - Cross Section
Scale: 1/4" = 1'-0"



B
2.0 LEFT ELEVATION
Scale: 3/32" = 1'-0"



B
3.0 Small Warehouse - Cross Section
Scale: 1/4" = 1'-0"



A
3.1 Longitudinal Site Section
Scale: 3/32" = 1'-0"

DEMOGRAPHICS

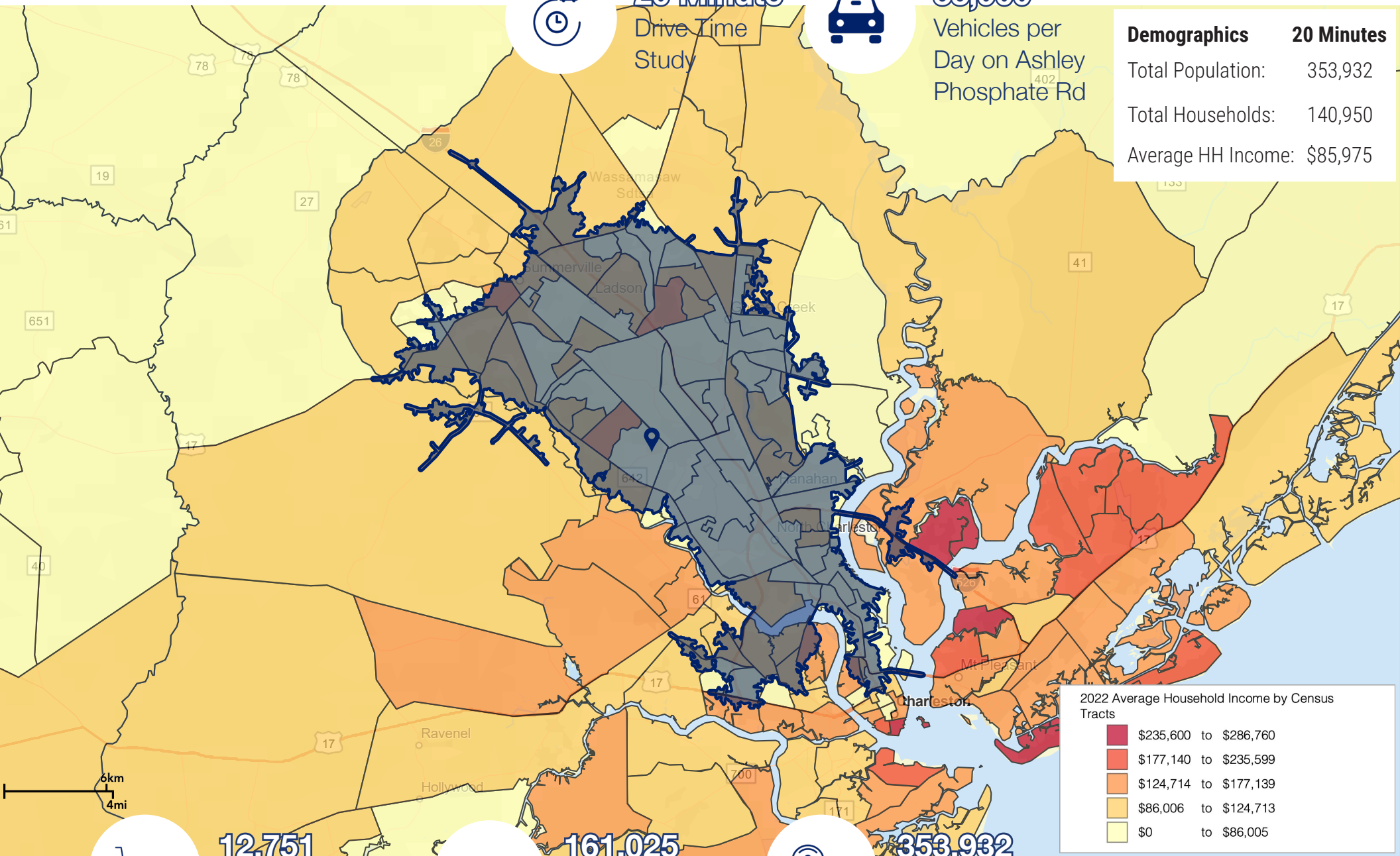


20 Minute
Drive Time
Study



33,900
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

■	\$235,600 to \$286,760
■	\$177,140 to \$235,599
■	\$124,714 to \$177,139
■	\$86,006 to \$124,713
■	\$0 to \$86,005

All demographics based on Esri forecasts for 2022



12,751
Businesses
within 20 Minutes



161,025
Employees
within 20 Minutes



353,932
Population
within 20 Minutes

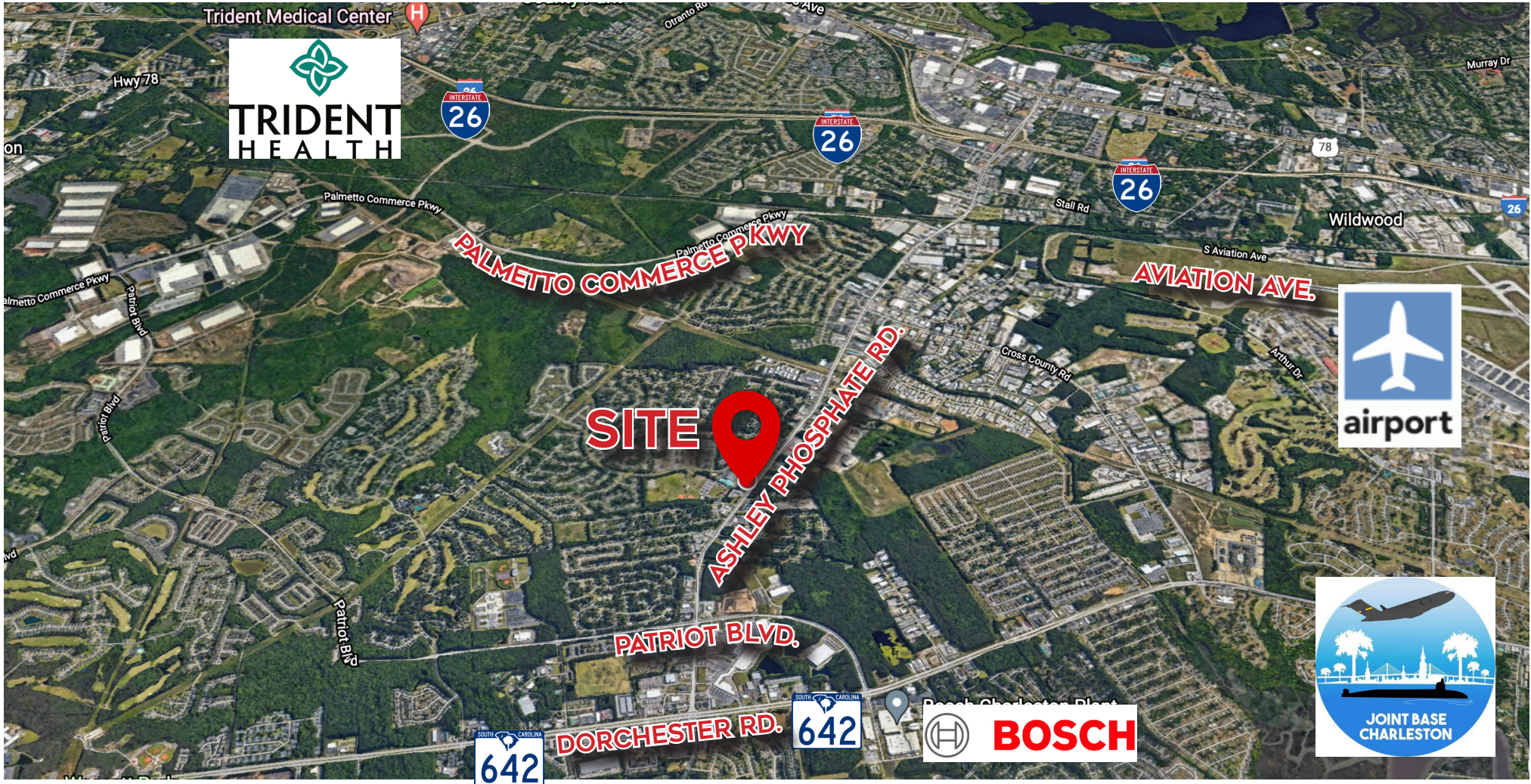


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WINDSOR HILL FLEX SPACE FOR SALE

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