

OFFICE / RETAIL SPACES AVAILABLE

451 Comet Creek Lane, Goose Creek, 29445

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

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OFFERING SUMMARY



Six office/retail ground floor spaces are available along the front of the new Pack Rat Storage facility in Goose Creek. Just off US 176/ St James Ave. Units range in size from approximately 660sf to 990sf. Spaces can be combined for units 2&3-1654sf, units 4&5-1347sf, units 6&7-1555sf. Units 4-7 total 2902sf. Total square footage is approximately 4556sf. Lease rate is \$19.50/sf. Units available first quarter 2026. First year CAM is free. TICAM will begin January 2027. Additional storage unit space for rent is readily available at or near each unit. Restrooms are provided in storage building area. Units will be in unfinished condition with concrete floors and allowance



PRICE
\$19.50 PSF NNN



BUILDING SIZE
4,556 SF
UNIT 2 & 3: 1,654 SF
UNITS 4 & 5: 1,347 SF
UNITS 6 & 7: 1,555 SF



ZONING
City of Goose Creek - PD



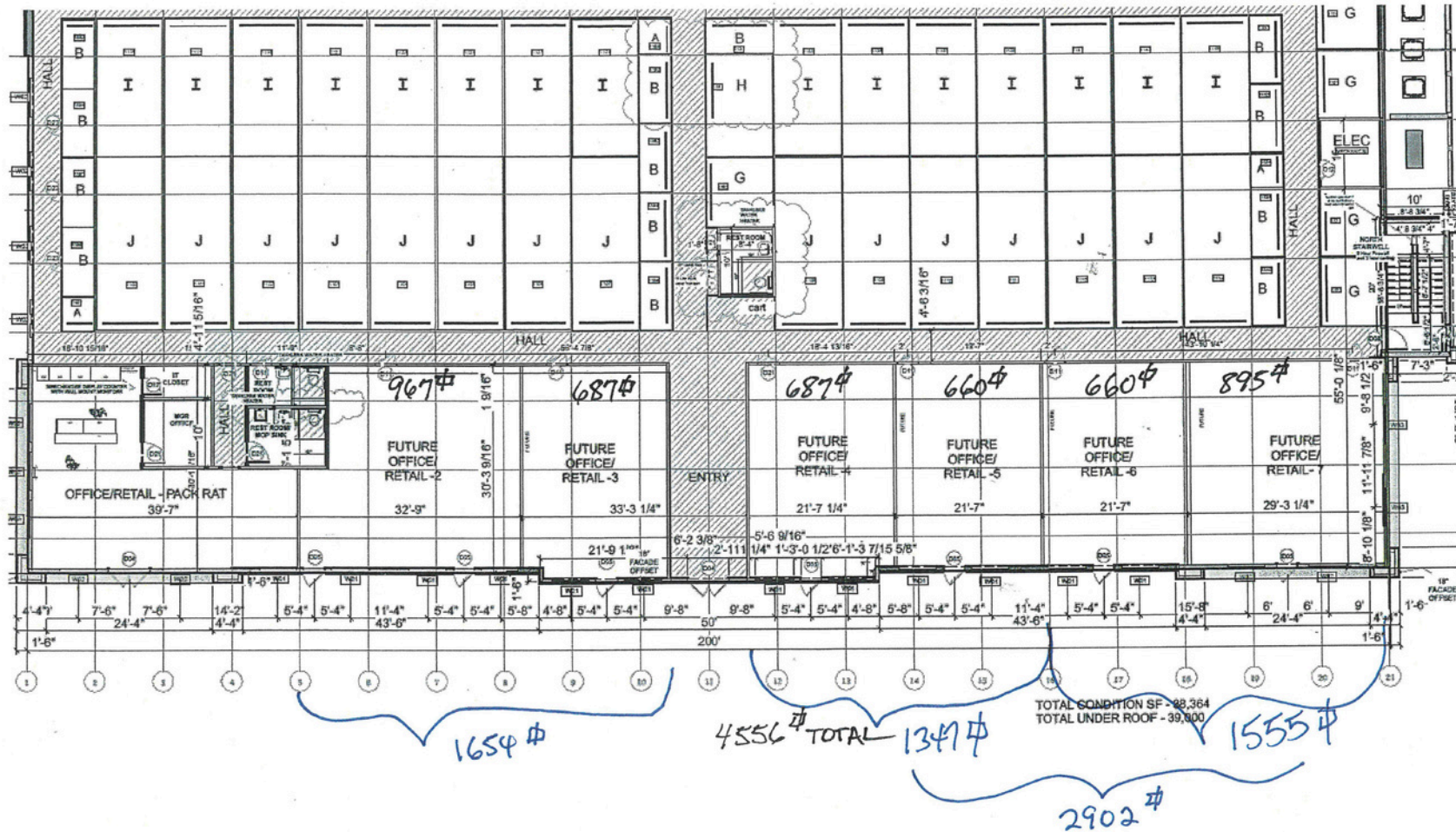
COUNTY
Berkeley County



TAX ID
222-00-00-183

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FLOOR PLAN



NEW DEVELOPMENT MAP

Cane Bay
PLANTATION
10,000+
Households



176

Windwood



nexton.
7,000+
Households

176



CARNES
CROSSROADS
5,000+
Households



Mackey Farms
402 Homes
Wide Awake

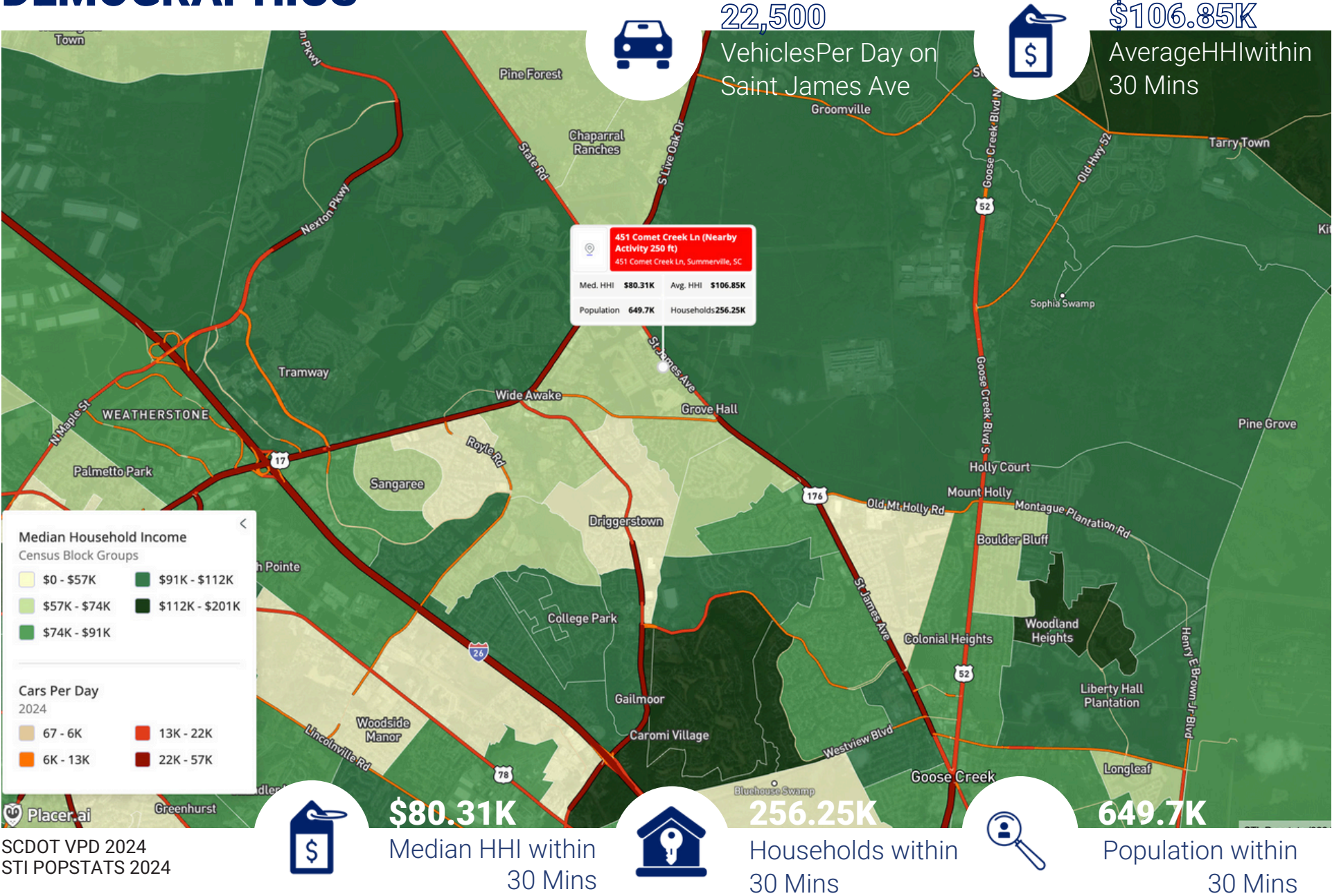


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RETAIL MAP



DEMOGRAPHICS





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