



Colliers



FOR LEASE

RATE: \$25 PSF

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Colliers | South Carolina

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±3,400-SF Retail Opportunity in a New Mixed-Use Development

2215 Central Avenue | Summerville, SC

2215 Central Avenue offers a ±3,400-SF retail opportunity serving as the sole commercial anchor for a new 25-townhome residential development in Summerville. The space features prominent Central Avenue frontage, surface parking and a built-in customer base from day one.

The site provides convenient access to I-26, I-526 and Charleston International Airport, positioning tenants within minutes of one of Charleston metro's fastest-growing submarkets and a daytime population exceeding 25,000 within three miles.

Accelerating success.

Property Details

Address: 2215 Central Avenue

Location: Summerville, SC 29483

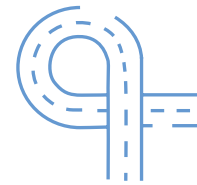
Improvements: New construction, mixed-use development

Parking: 16 surface parking spaces

Rentable Area - Retail: ±3,400 SF

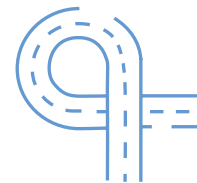
Asking Rate: \$25.00 PSF NNN

TICAM: \$6.87 PSF



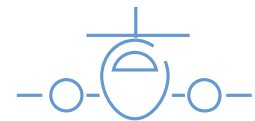
Interstate 26

7.2 Miles



Interstate 526

16 Miles



CHS Int'l Airport

15.9 miles

Delivery Conditions

Space will be delivered as a conditioned shell, with the intent of providing a blank canvas that can be tailored to fit a tenant's specific needs. This would include:

- **HVAC:** Unit(s) installed and operational with distribution designed to support future tenant layouts (final ductwork to be coordinated with tenant plan)
- **Restrooms:** Plumbing stubbed to each suite for future restroom installation (restrooms not built out in base condition)
- **Electrical:** Main service brought to the building with individual panels per suite; conduit pathways in place for tenant distribution. We are currently planning to install approximately 200 amps of three-phase service, but this can be adjusted depending on tenant requirements
- **Walls/Ceiling:** Exterior envelope complete and insulated; interior delivered as an open shell (demising walls as required), with ceiling approach to be finalized (open vs. drop depending on tenant)
- **Flooring:** Concrete slab
- **Lighting:** Base building lighting to be provided sufficient for showings and general use; final lighting layout to be tenant-driven
- **CO:** Building will be delivered with a Certificate of Occupancy for shell condition

For Lease | 2215 Central Ave

Property Renderings



For Lease | 2215 Central Ave

Aerial Overview



Upcoming Dorchester Paws Facility

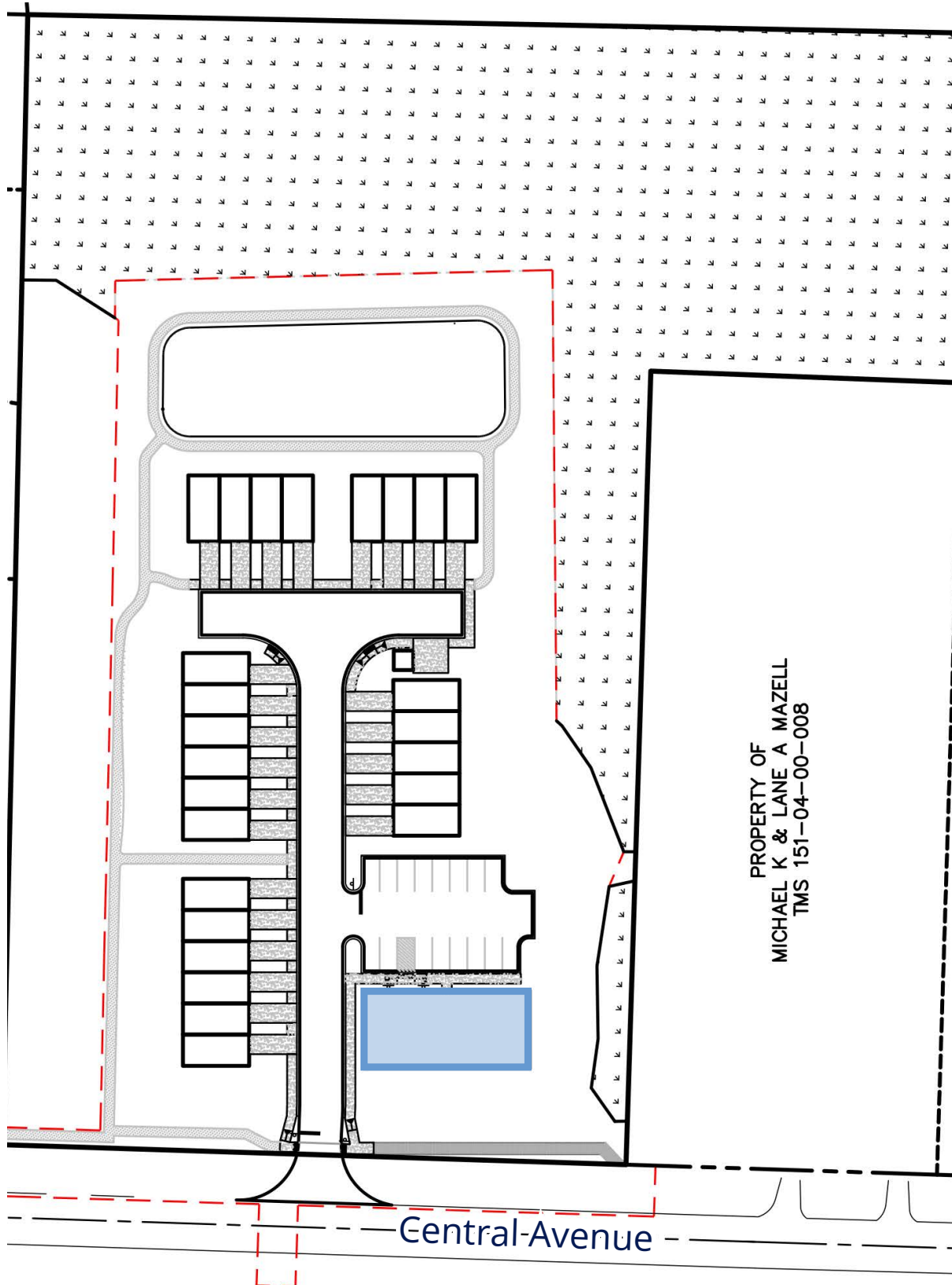
"Dorchester Paws, Dorchester County's only open-admission animal shelter, founded in 1972, announced progress updates on a new facility Wednesday, Aug. 27, at a press conference at the site of the future location off Highway 17A... The new facility will also include more adoption spaces, "improved" medical facilities and "enhanced areas for community engagement," according to a press release."

- Post & Courier, 2025

[VIEW FULL ARTICLE](#)

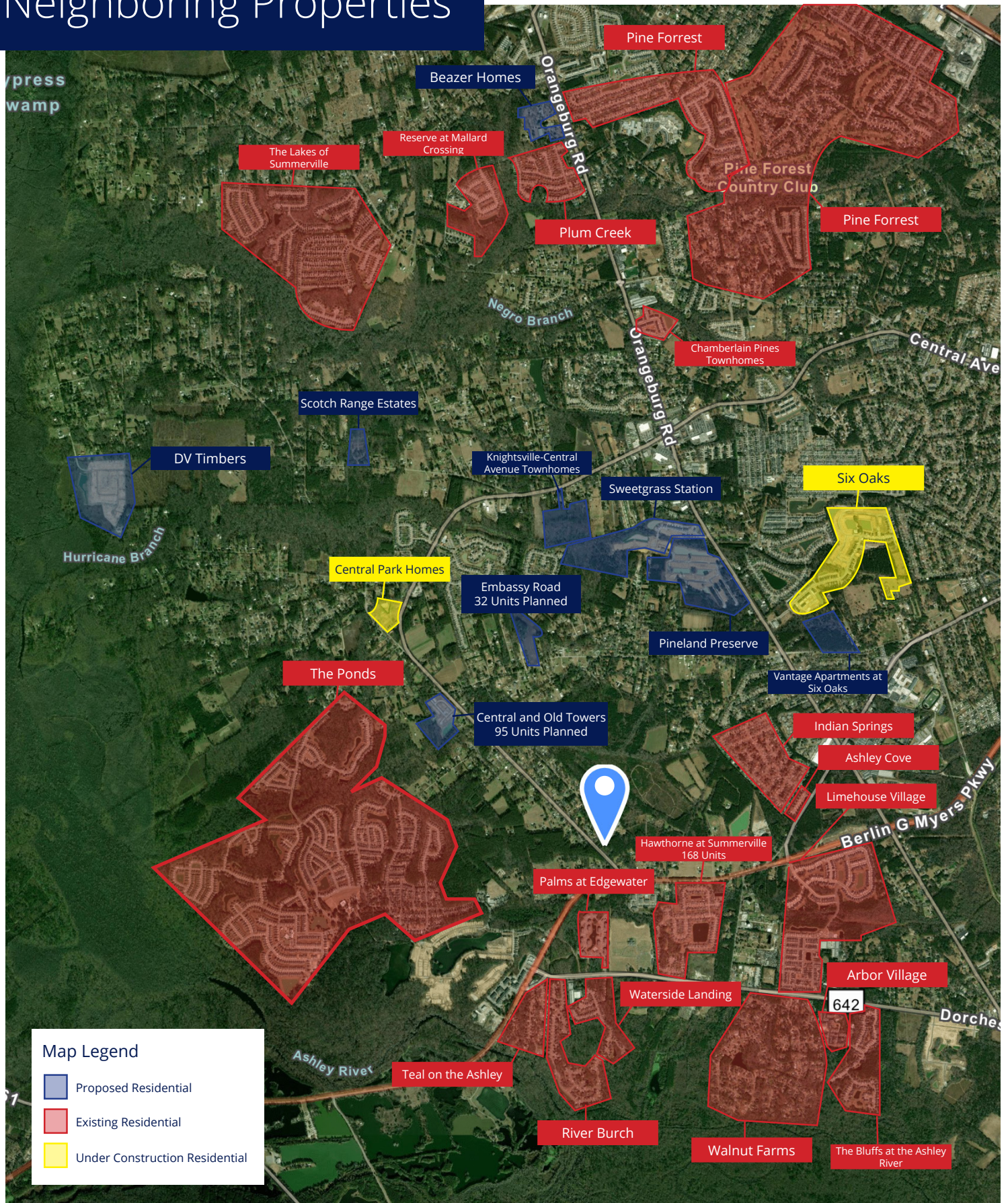
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Site Plan



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Neighboring Properties

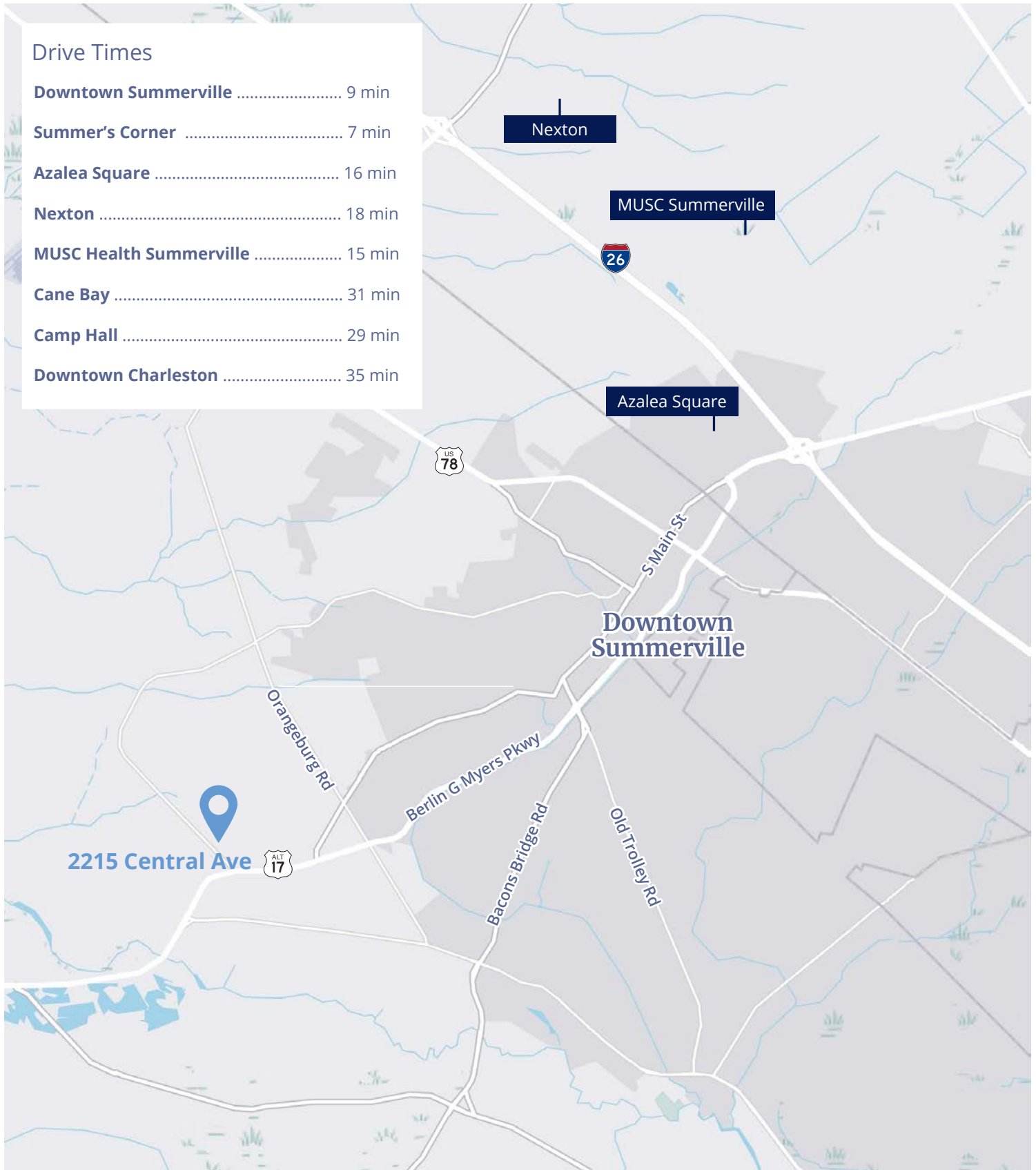


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Location Overview

Drive Times

Downtown Summerville	9 min
Summer's Corner	7 min
Azalea Square	16 min
Nexton	18 min
MUSC Health Summerville	15 min
Cane Bay	31 min
Camp Hall	29 min
Downtown Charleston	35 min





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