



RETAIL/OFFICE SPACE FOR LEASE

8988 University Blvd, Unit 105
North Charleston, SC 29406

Marlena Franklin, CCIM | Senior Broker | mfranklin@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

OFFICE/RETAIL FOR LEASE

PROPERTY OVERVIEW

Center under New Ownership. Outside to have a new undated facade, parking area restriped. Unit 105 is a new vanilla shell. Make it your design. Area is perfect for professional office or retail. Beside MUSC Health. Other tenants include Subway, Franklin Financial, American and another National coming. Easy entrance / exit off of Univeristy or Elm Plantation Blvd.



LEASE RATE

\$32 PSF NNN



ZONING

City of North Charleston
B-2 General Business District



AVAILABLE SF

Unit 105: 1,200 SF



COUNTY

Charleston County



TAX ID

486-02-10-013

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AERIAL

Smilebliss by Nirenblatt Orthodontics

Elms Plantation Blvd

8988 University Blvd, Unit 105

Subway

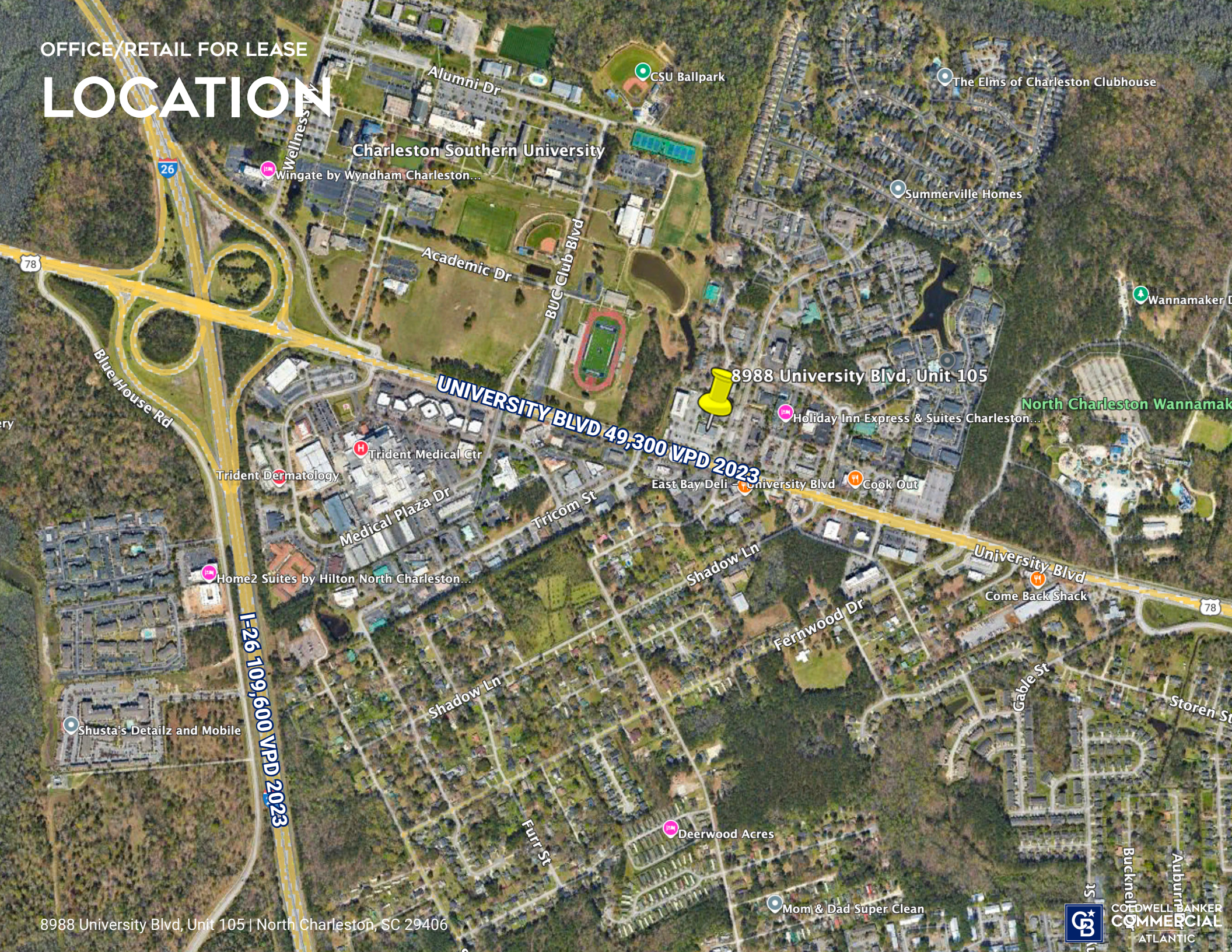
Waffle House

UNIVERSITY BLVD 49,300 VPD 2023

8988 University Blvd, Unit 105 | North Charleston, SC 29406

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LOCATION



8988 University Blvd, Unit 105

UNIVERSITY BLVD 49,300 VPD 2023

I-26 109,600 VPD 2023

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DEMOGRAPHICS



49,300

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,874	56,795	181,493
Total Households:	3,278	23,139	69,617
Average HH Income:	\$71,375	\$94,664	\$93,713

8988 University Blvd, North Charleston, South Carolina, 29406

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

5 km
2 mi



4,432

Businesses within 5 Miles



52,619

Employees within 5 Miles



181,493

Population within 5 Miles

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CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



S.C. Department of Employment & Workforce
Business Intelligence Department

POPULATION & DEMOGRAPHICS

849,000

Charleston Region Population

38.5

Median Age

40+

New people move to the region
each day

<https://charlestonregionaldata.com/profile-metro>
<https://www.crda.org/local-data/population-demographics/>

Marlena Franklin, CCIM
Senior Broker
(C) 843.834.9151
mfranklin@cbscatlantic.com



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ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbscatlantic.com | cbcretailatlantic.com

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