



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.

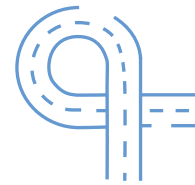
The site provides convenient access to I-26, I-526 and Charleston International Airport, positioning tenants within minutes of one of Charleston metro's fastest-growing submarkets and a daytime population exceeding 25,000 within three miles.

Accelerating success.

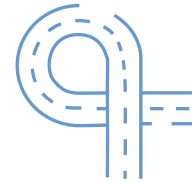
For Lease | 2215 Central Ave

Property Details

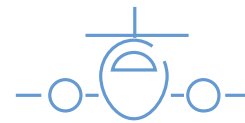
Address:	2215 Central Avenue
Location:	Summerville, SC 29483
Improvements:	New construction, mixed-use development
Parking:	16 surface parking spaces
Rentable Area - Retail:	±3,400 SF
Asking Rate:	\$25.00 PSF NNN
TICAM:	\$6.87 PSF



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

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Property Renderings

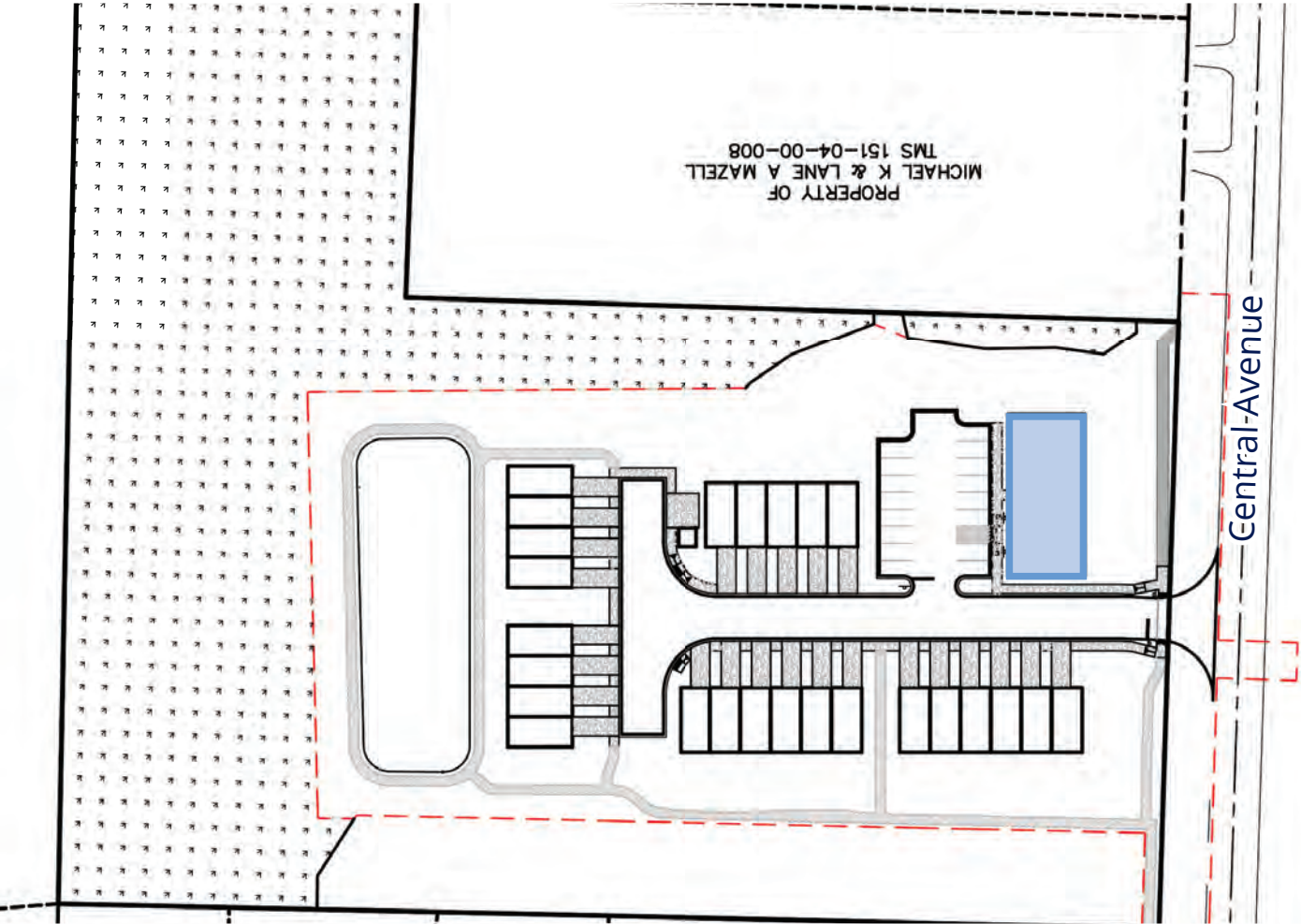


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Aerial Overview

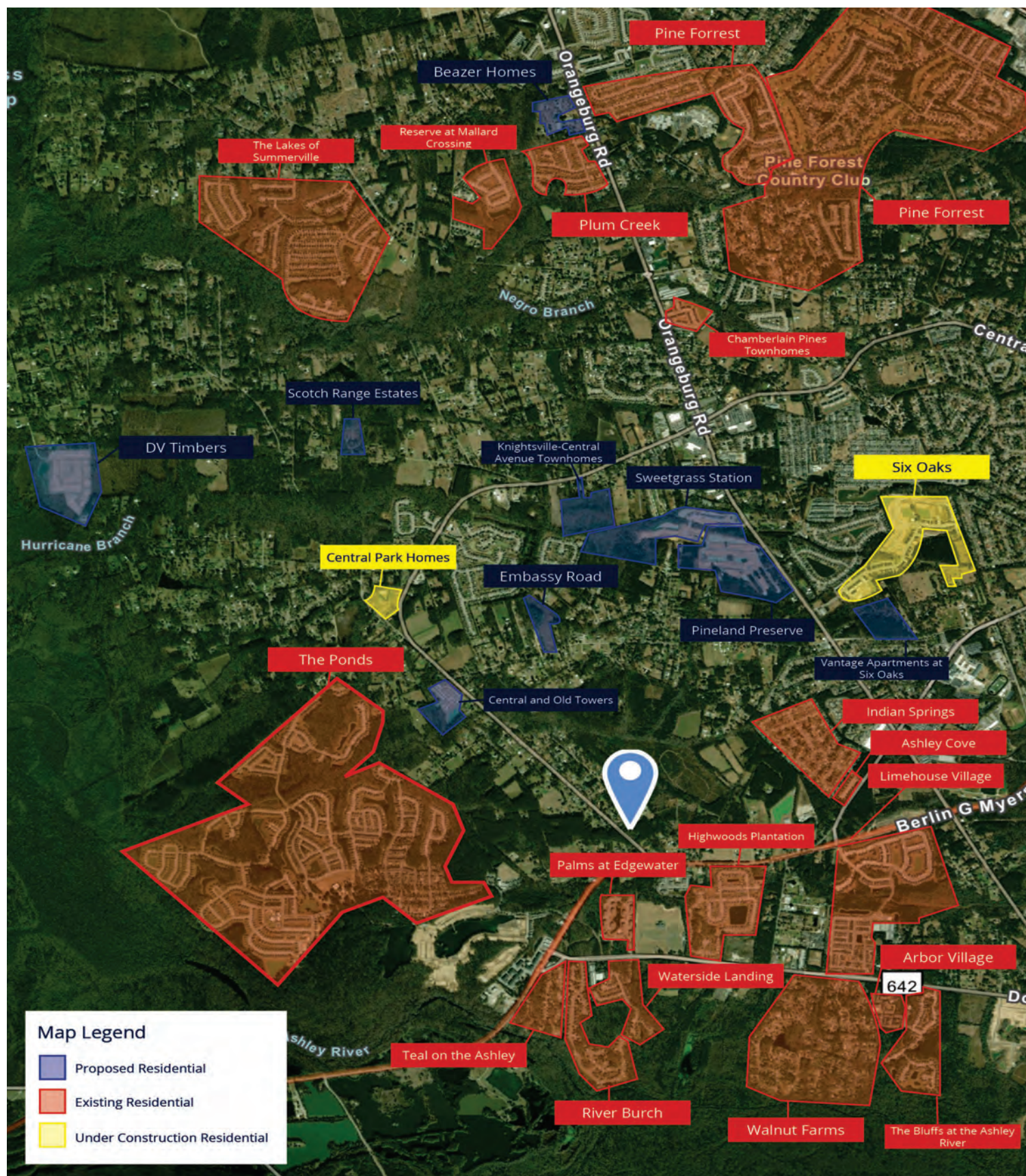


Site Plan



For Lease | 2215 Central Ave

Neighboring Properties



For Lease | 2215 Central Ave

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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