

FOR LEASE

RATE: $25 PSF

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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. SCDOT has also planned a future roundabout improvement at the nearby US 17 Alternate/Central Avenue intersection, further enhancing traffic flow along the corridor. Construction is anticipated to begin in mid-2027 and last approximately 18 months.

Property Details

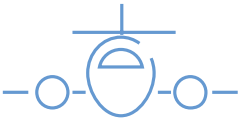
Address:	2215 Central Avenue
Location:	Summerville, SC 29483
Improvements:	New construction, mixed-use development
Parking:	16 surface parking spaces
Rentable Area - Retail:	±3,400 SF
Asking Rate:	$25.00 PSF NNN
TICAM:	$6.87 PSF



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:

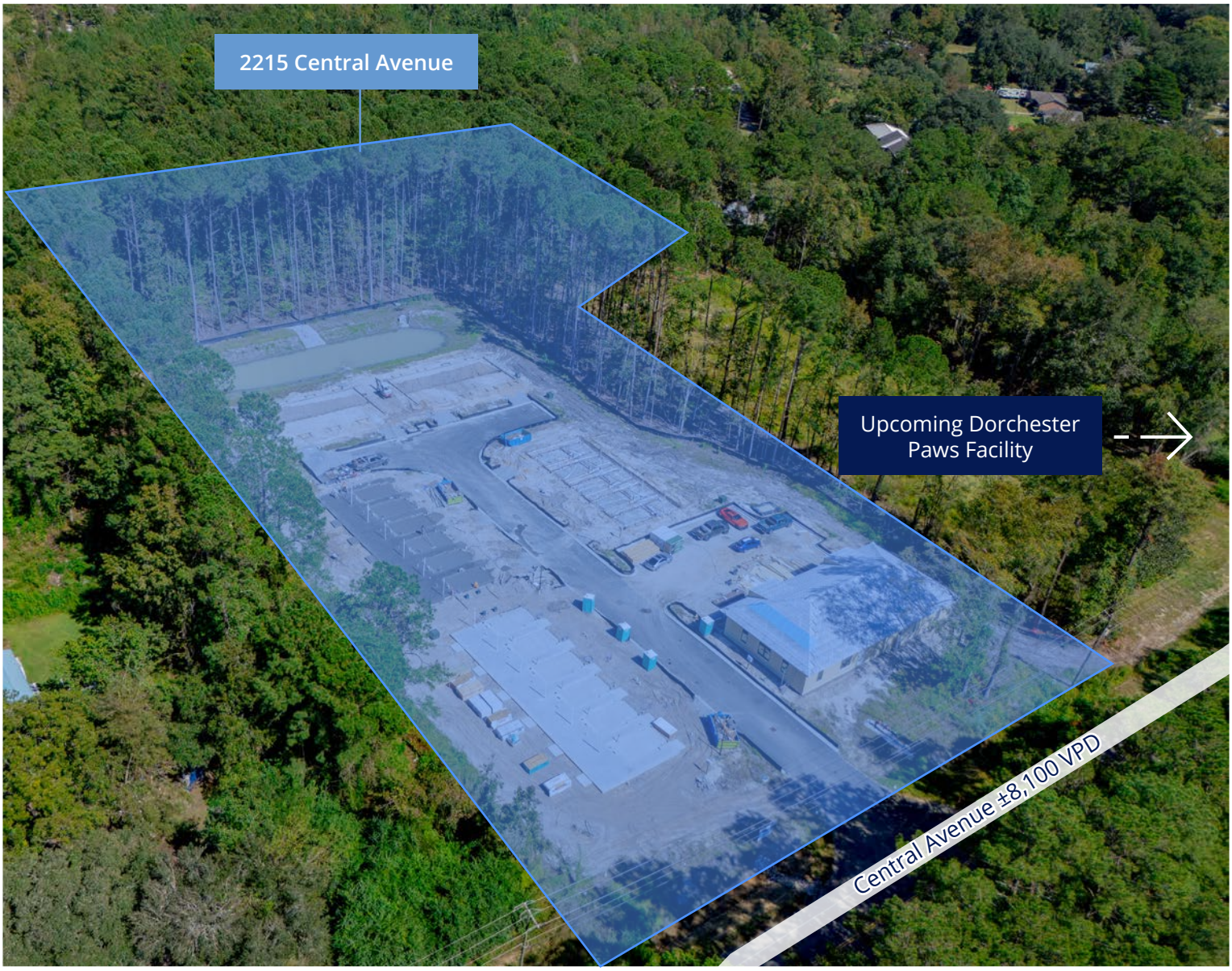
- **HVAC:** Unit(s) installed and operational with distribution designed to support future tenant layouts (final ductwork to be coordinated with tenant plan)
- **Restrooms:** Plumbing stubbed to each suite for future restroom installation (restrooms not built out in base condition)
- **Electrical:** 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

Property Renderings





Aerial Overview



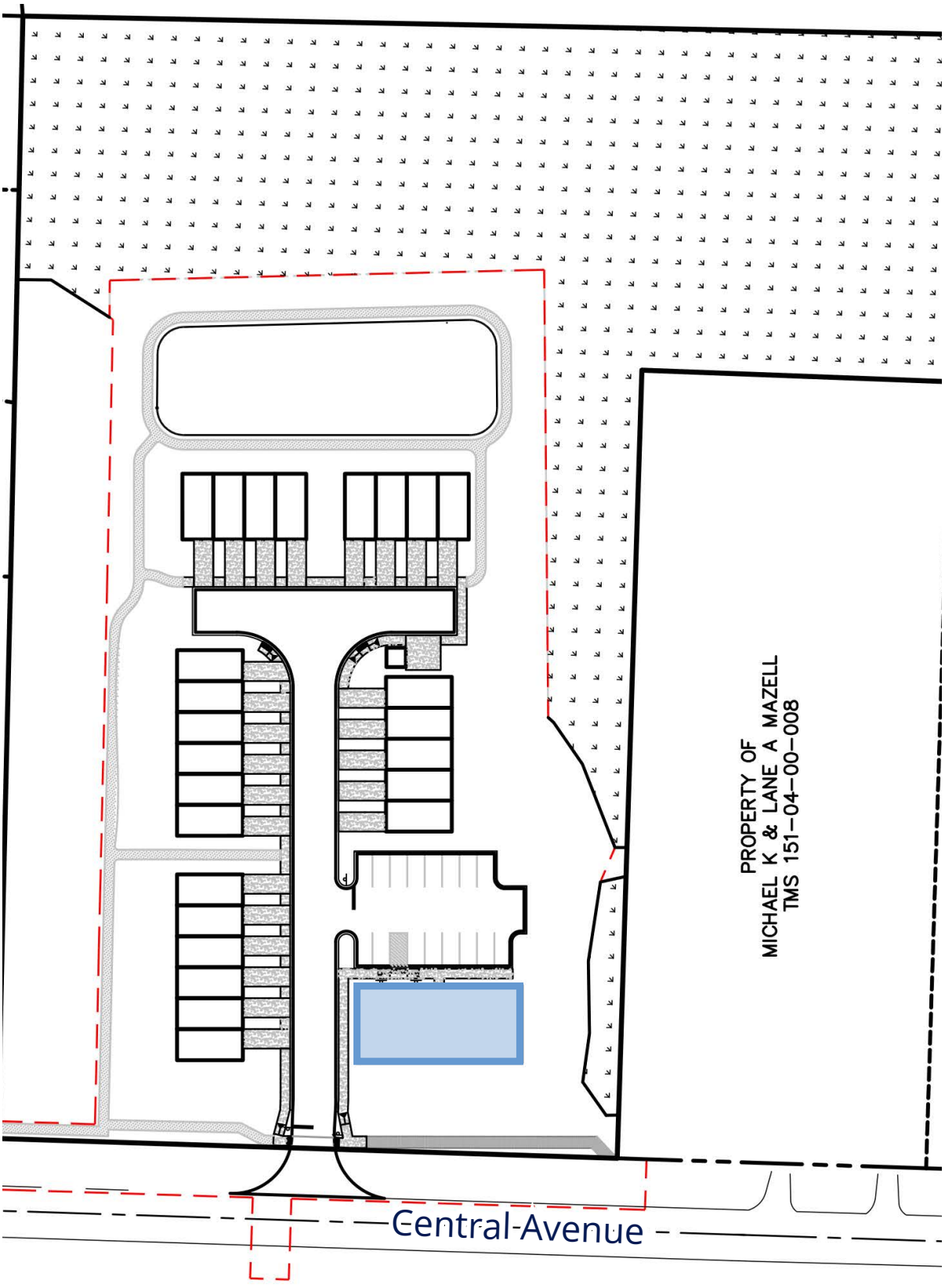
Upcoming Dorchester Paws Facility

"Dorchester Paws, Dorchester County's only open-admission animal shelter, founded in1972, announced progress updates on a new facility Wednesday, Aug. 27, at a pressconference 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

Property Site Plan



Neighboring Properties

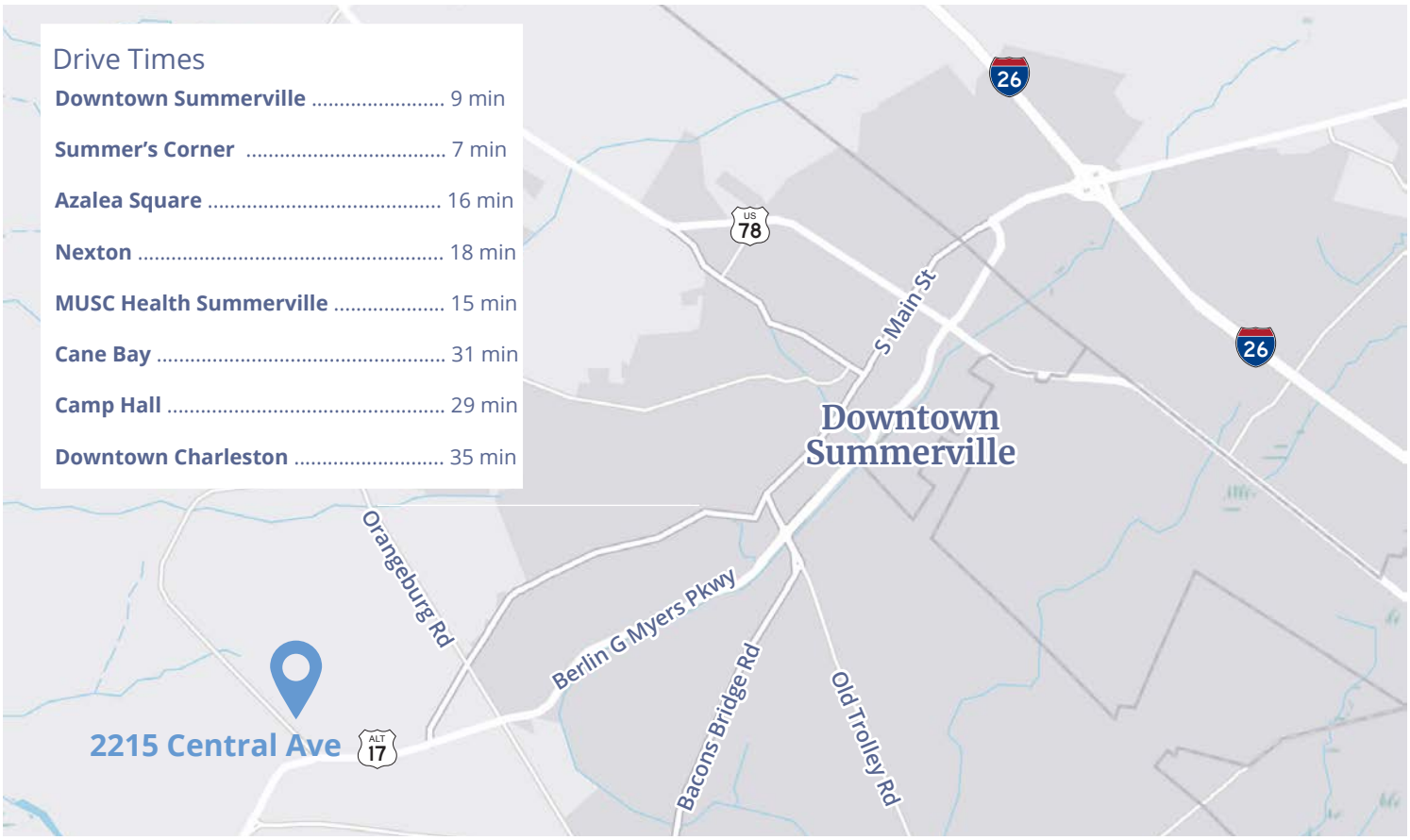


Location Overview

Conceptual Intersection Improvement



Drive Times





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