



NET LEASE INVESTMENT FOR SALE

1859 Sam Rittenberg Blvd
Charleston, SC 29407

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



Address
1859 Sam Rittenberg Blvd
Charleston, SC 29407



Price
\$2,495,000



Building Size
3,682 SF



Zoning
City of Charleston - GB -
General Business



County
Charleston



Acres
0.98



Parking
90 parking spaces



Vehicles Per Day
SCDOT 29,500
VPD 2023



Year Built
1987

PROPERTY OVERVIEW

4,882 SF restaurant on 1 Acre for sale. Ample parking (90 spaces) located off busy Sam Rittenberg Blvd (29,500 VPD 2023). Prime Retail location in West Ashley along major corridor of Sam Rittenberg Blvd with excellent visibility from the road. The property is a 1-mile drive from the Citadel Mall and is among a variety of major retailers including: TJ Maxx, Costco, Home Goods, Total Wine, Harris Teeter, Best Buy & many others.



RENTAL: The Annual Rent for the Premises (the “Rent”) during the Initial Term shall be as follows:

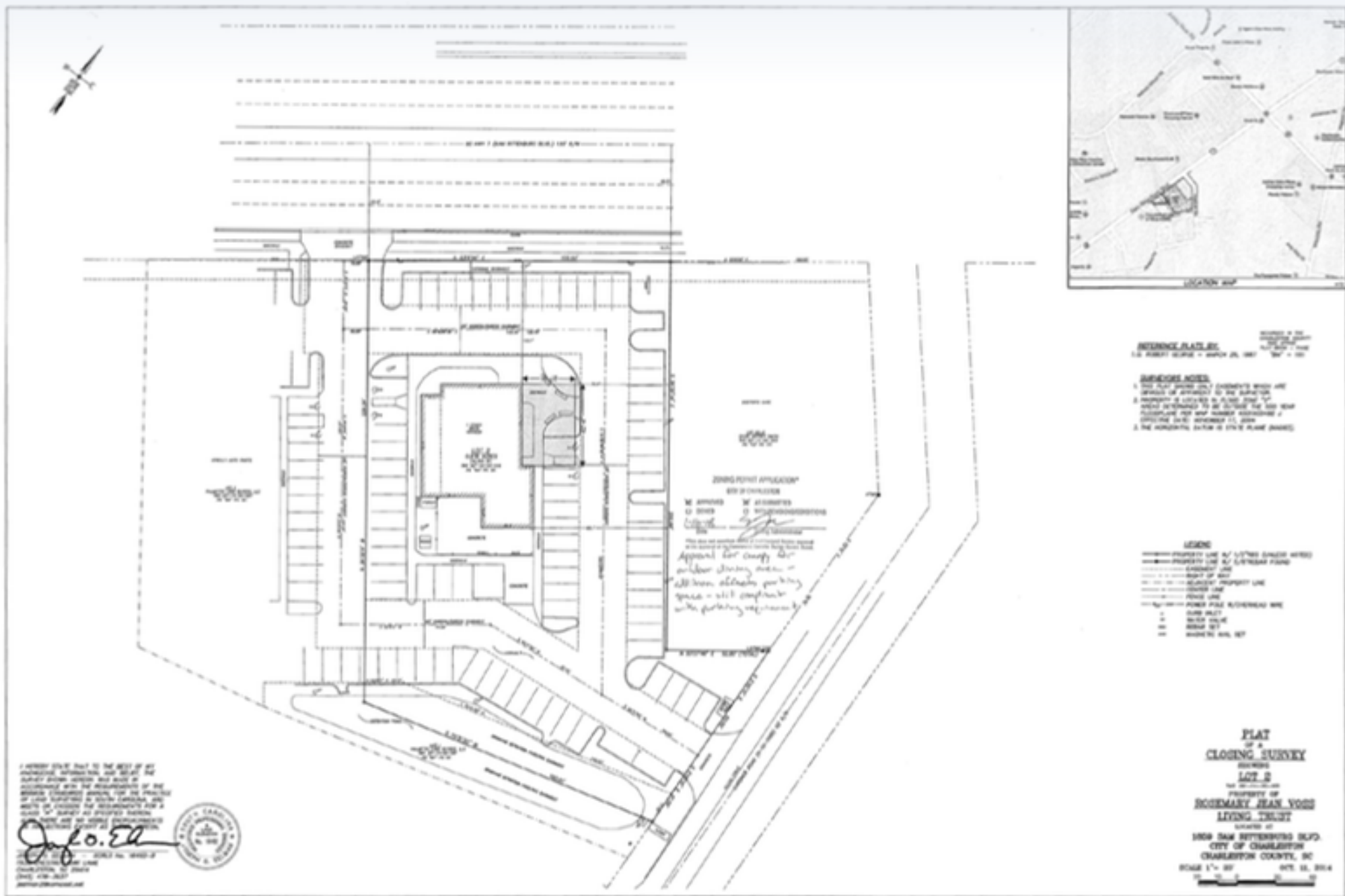
Annual Rent

\$184,800.00

Renewal Period

Annual Rent during the first year of the Renewal Term (November 1, 2027 to October 31, 2032) shall be \$203,280.00, and thereafter annual Rent shall continue to increase by ten percent (10%) every five years during the Renewal Term, commencing on the 1st day of November of each and every year of the Renewal Term.

SITE PLAN



AERIAL

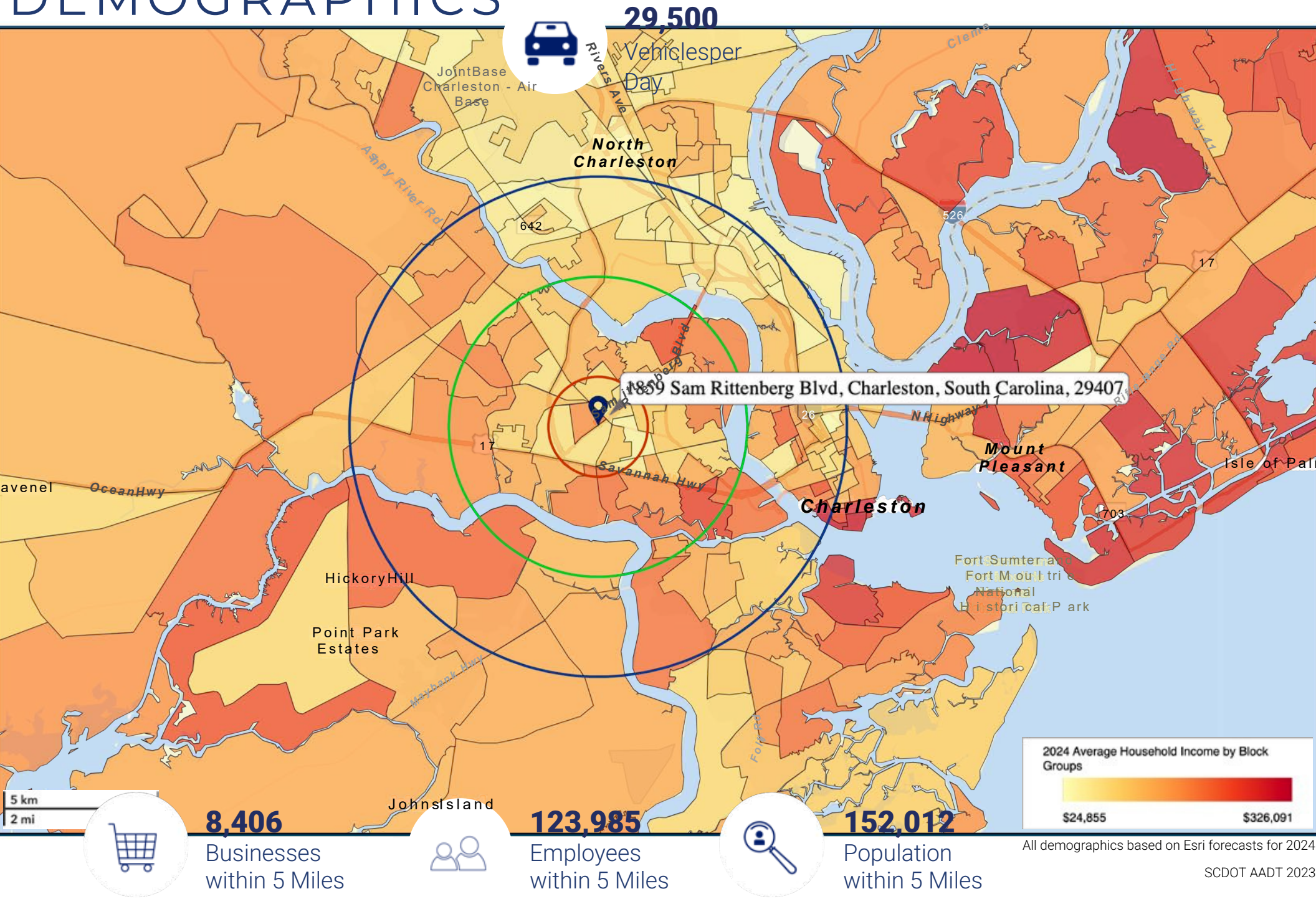


Sam Rittenberg Vehicles Per Day: 30,500

AREA RETAILERS



DEMOGRAPHICS



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