



RARE FLEX SPACE FOR LEASE | 1216 Central Ave, Summerville, SC 29483

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

PROPERTY DESCRIPTION

1216 Central Ave presents a rare flex commercial leasing opportunity in the heart of Summerville, SC, one of the fastest-growing markets in the Charleston MSA. The property consists of approximately 3,000 SF and can be leased as a full-building opportunity or divided into two approximately 1,500 SF units. The current liquor store tenant occupies approximately 1,500 SF on a month-to-month basis, creating flexibility for future occupancy configurations. The property features excellent storefront visibility along Central Ave, rear roll-up door access, and a small laydown/storage yard in the rear, making it ideal for contractors, warehouse/showroom users, service businesses, automotive-related users, retail, distribution, or flex commercial tenants. The layout offers a unique combination of retail frontage and warehouse functionality rarely available in smaller Summerville commercial spaces. Summerville and Dorchester County continue to experience significant population and residential growth, driving increasing demand for contractor services, home improvement businesses, logistics, and neighborhood commercial users. Dorchester County has grown nearly 31% since 2010, and Summerville remains one of the fastest-growing suburban communities in South Carolina. The area's continued residential expansion and business growth make this an excellent opportunity for tenants seeking visibility, accessibility, and functional flex space in a rapidly expanding commercial corridor.



OFFERING SUMMARY



PRICE
\$18/SQFT NNN



SIZE
1,500-3,000 SF



ZONING
General Commercial



VEHICLES PER DAY
20,900 SCDOT

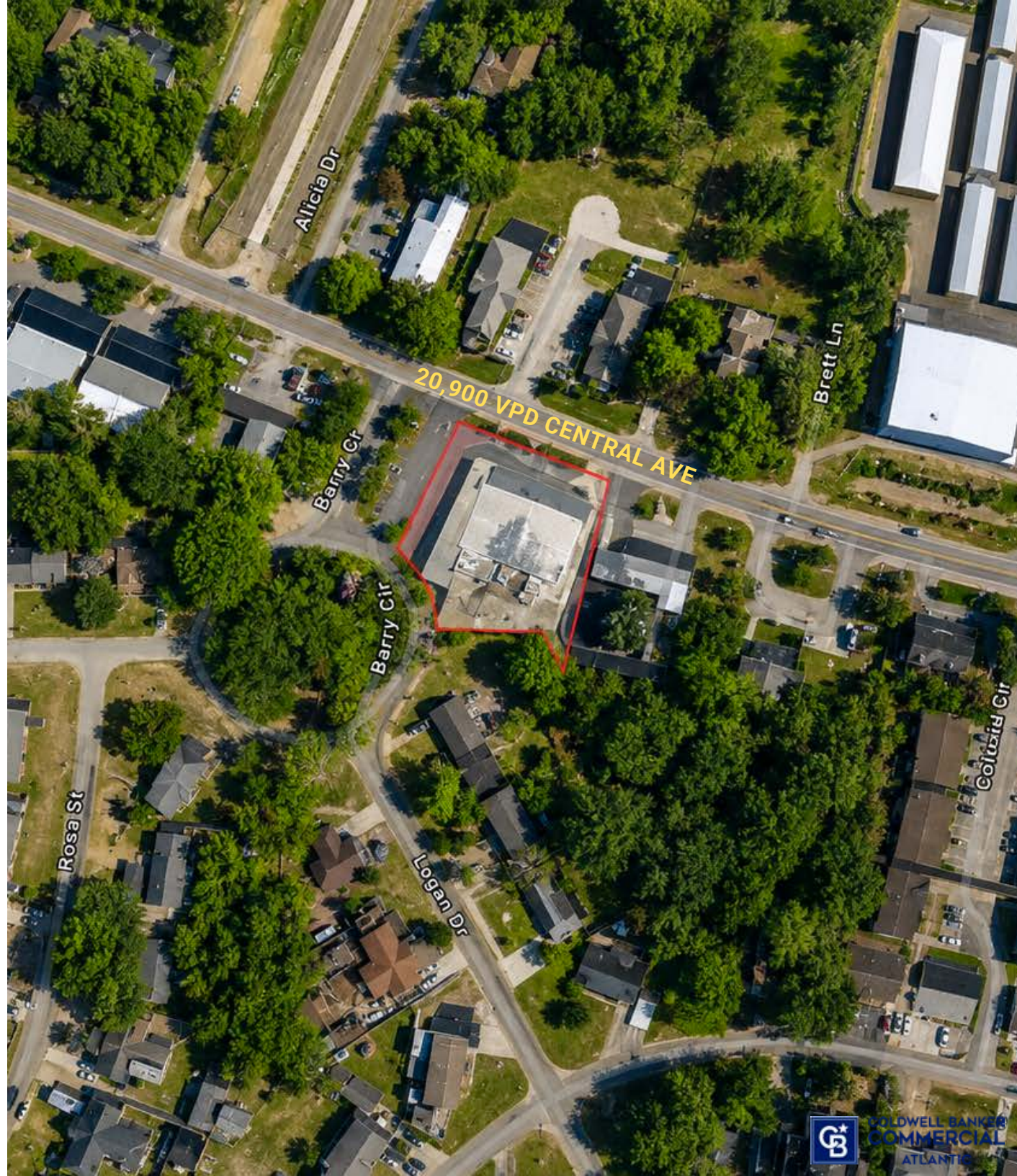


COUNTY
Dorchester

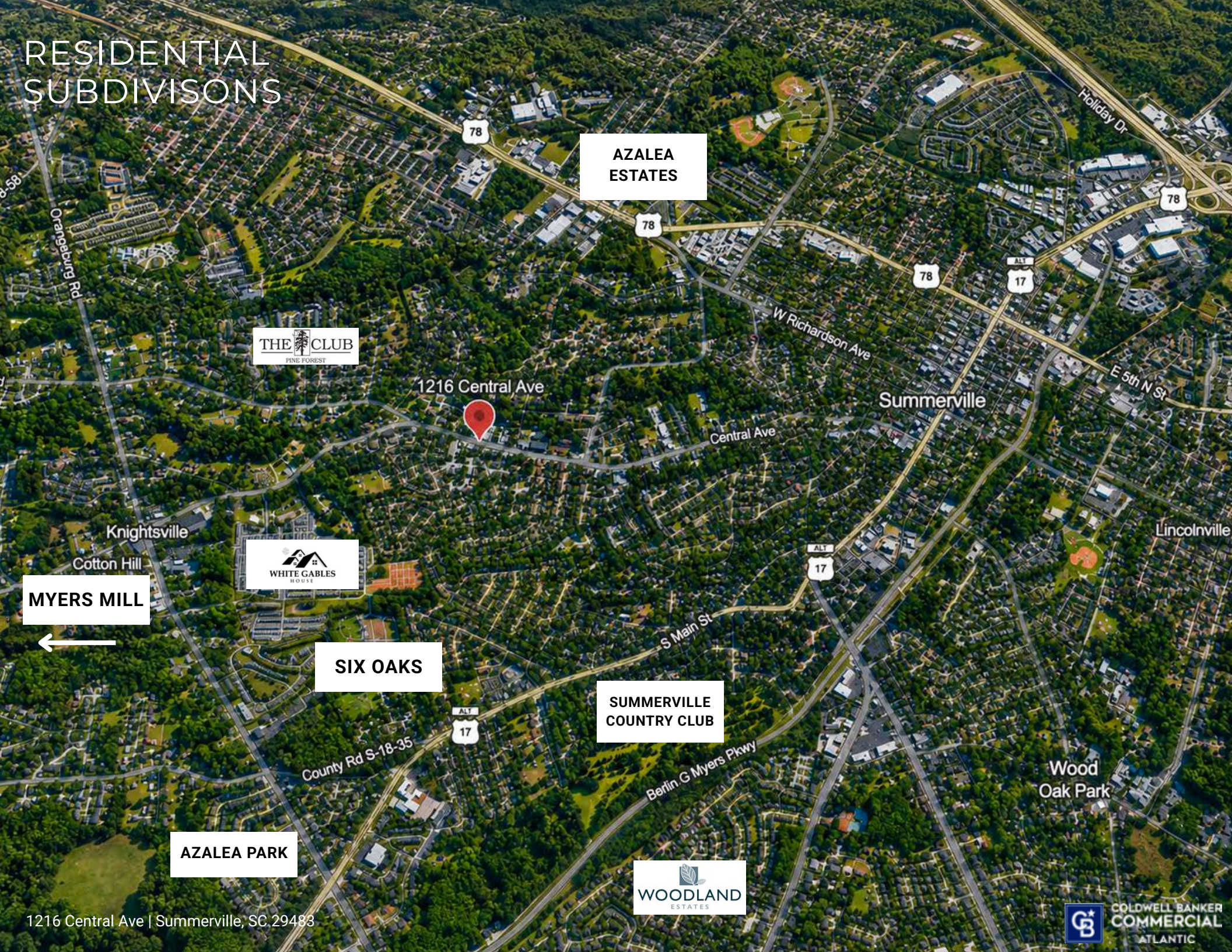


TMS
136-11-05-008

1216 Central Ave | Summerville, SC 29483



RESIDENTIAL SUBDIVISIONS



AZALEA
ESTATES

THE CLUB
PINE FOREST

1216 Central Ave

Summerville

WHITE GABLES
HOUSE

MYERS MILL

SIX OAKS

SUMMERVILLE
COUNTRY CLUB

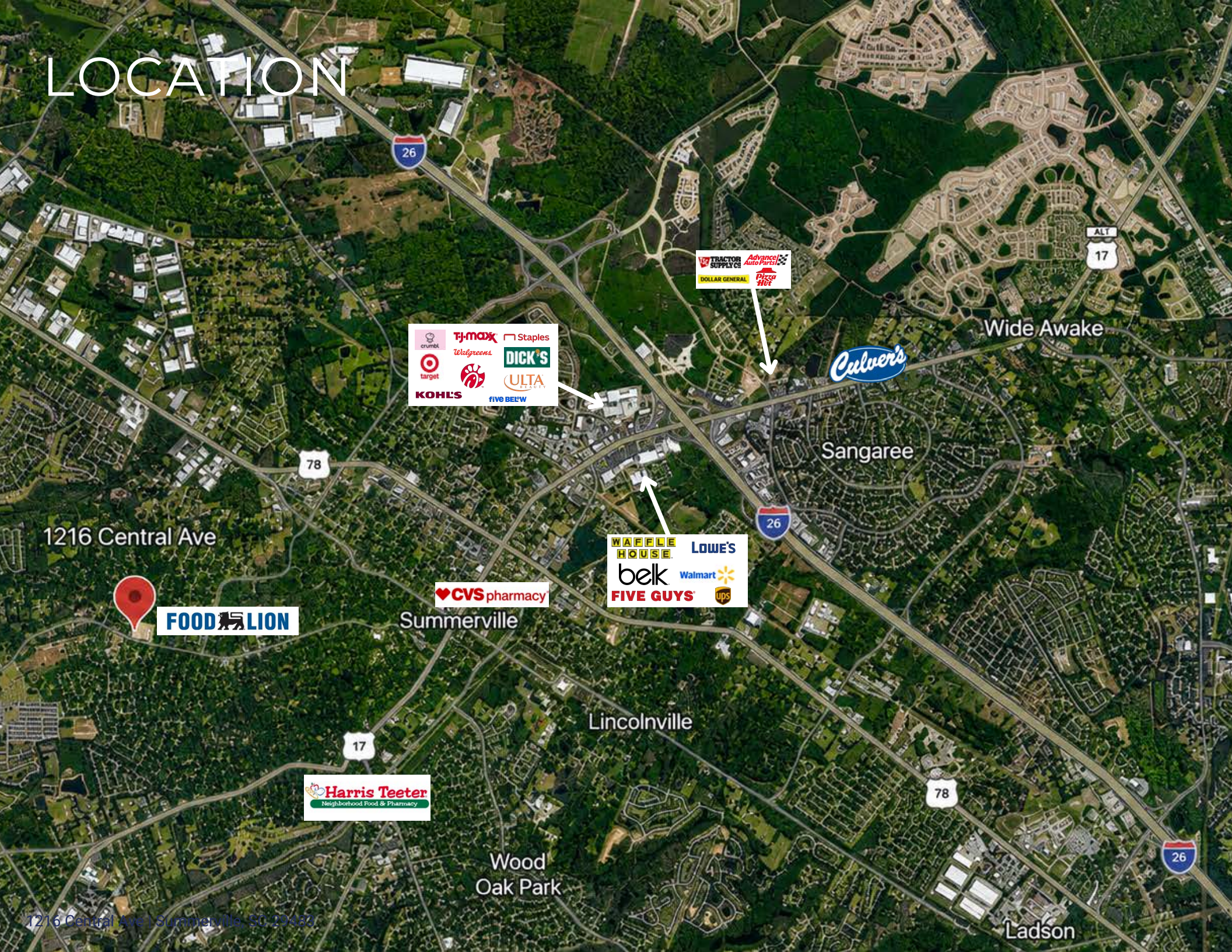
AZALEA PARK

WOODLAND
ESTATES

1216 Central Ave | Summerville, SC 29483

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LOCATION



1216 Central Ave



FOOD LION

Summerville

CVS pharmacy

Lincolnton

Wood
Oak Park

Ladson

Wide Awake

Sangaree

DORCHESTER COUNTY

Nestled atop the Greater Charleston Region, Dorchester County is one of the fastest growing areas in the state with the third highest labor force participation rate. With award-winning school districts, first-rate amenities, and low cost-of-living, Dorchester County offers the perfect blend of booming business and small town charm.



DORCHESTER COUNTY BY THE NUMBERS

166,133

Dorchester County Population

6th

FASTEST GROWING COUNTY SC

Approx. 1/3

OF THE U.S. POPULATION IS WITHIN
500 MILES OF THE CHARLESTON
REGION

<https://www.dorchesterforbusiness.com/>

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