

FOR LEASE

1027 Physicians Drive | Charleston, SC



COLDWELL BANKER
COMMERCIAL
ATLANTIC



OFFERING SUMMARY

Lease Rate: \$22 PSF NNN

Total Available: 3,000 SF - 6,000 SF

Sub Type: Office/Medical Office

County: Charleston County

PROPERTY OVERVIEW

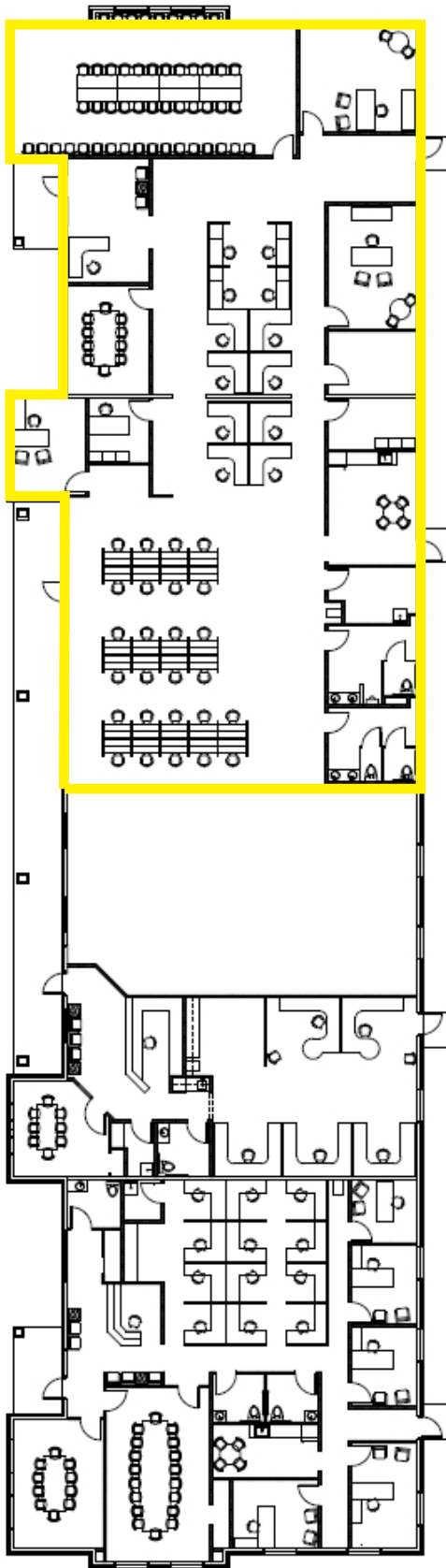
Prime office space in the heart of West Ashley! Offering 6,000 SF of versatile office with the option of demising down to two, 3,000 SF offices with separate entrances already in place. With the flexibility to demise the space, the tenant will have the ability to tailor the existing floor plan specifically to their needs. This area is anchored by Roper St Francis Hospital and is the epicenter for ancillary medical offices serving the West Ashley communities. General office uses are in place at this location and along Physicians Drive. Take advantage of this opportunity to establish your office or medical practice in a thriving community, surrounded by other amenities and convenient to all the growth in West Ashley.



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Floor Plan
Scale : 1/16" = 1'-0"

AVAILABLE

1000000

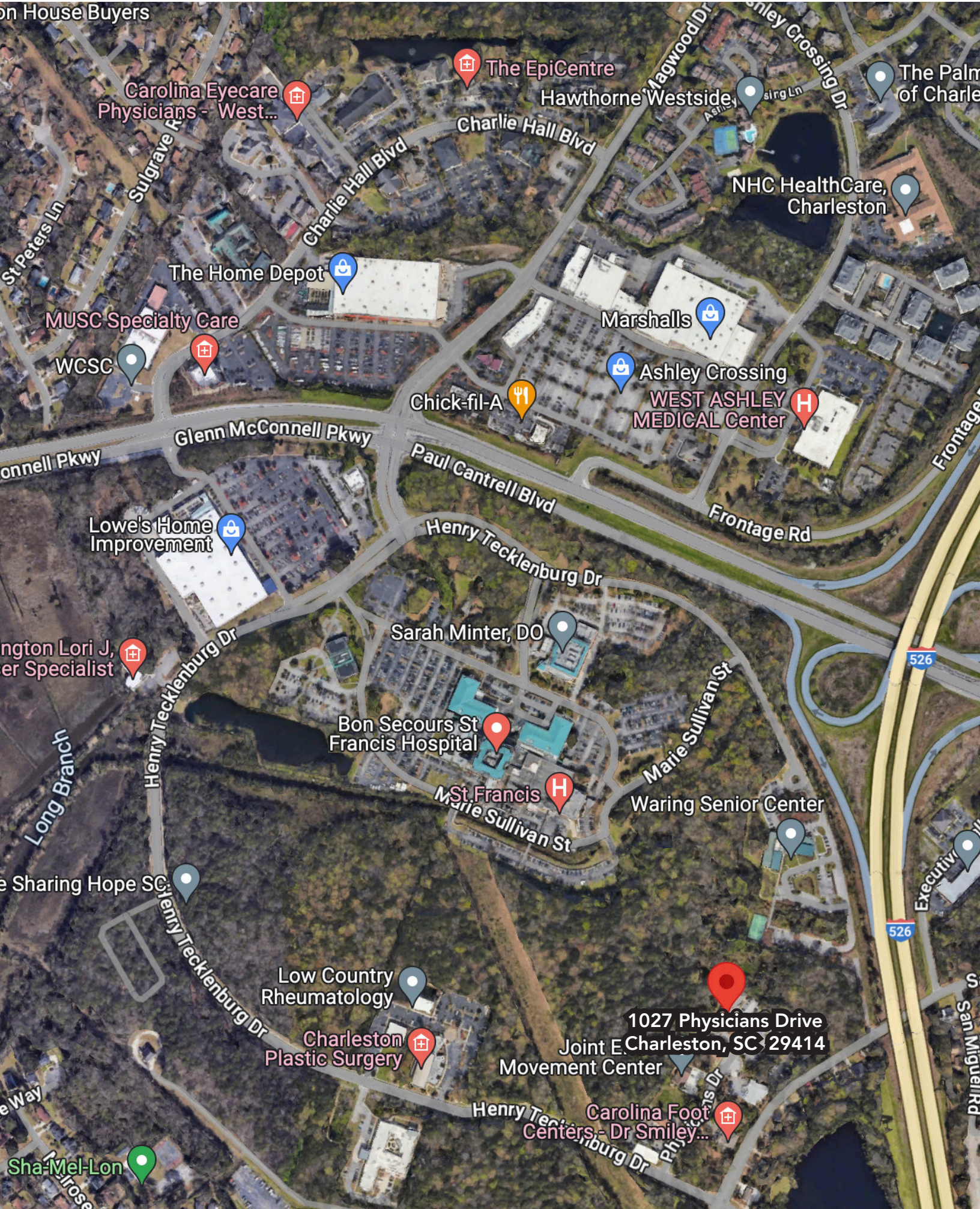
A1 Sheet	Floor Plan	<div>Revisions</div> <div>Owner: Johnson Date: 07/14/18</div>	<div>Marsh Oak Office Upfit</div> <div>1027 Physicians Drive Charleston, SC</div>	<div>CHARLES JOHNSON</div> <div>2217 Ramsey St. Charleston, SC 29412 843.452.9676</div>	<div>Professional Engineer Seal for Charles S. Johnson, State of South Carolina, License No. 34918, Mechanical.</div>	<div>REVISIONS</div> <table><thead><tr><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	DATE	BY														
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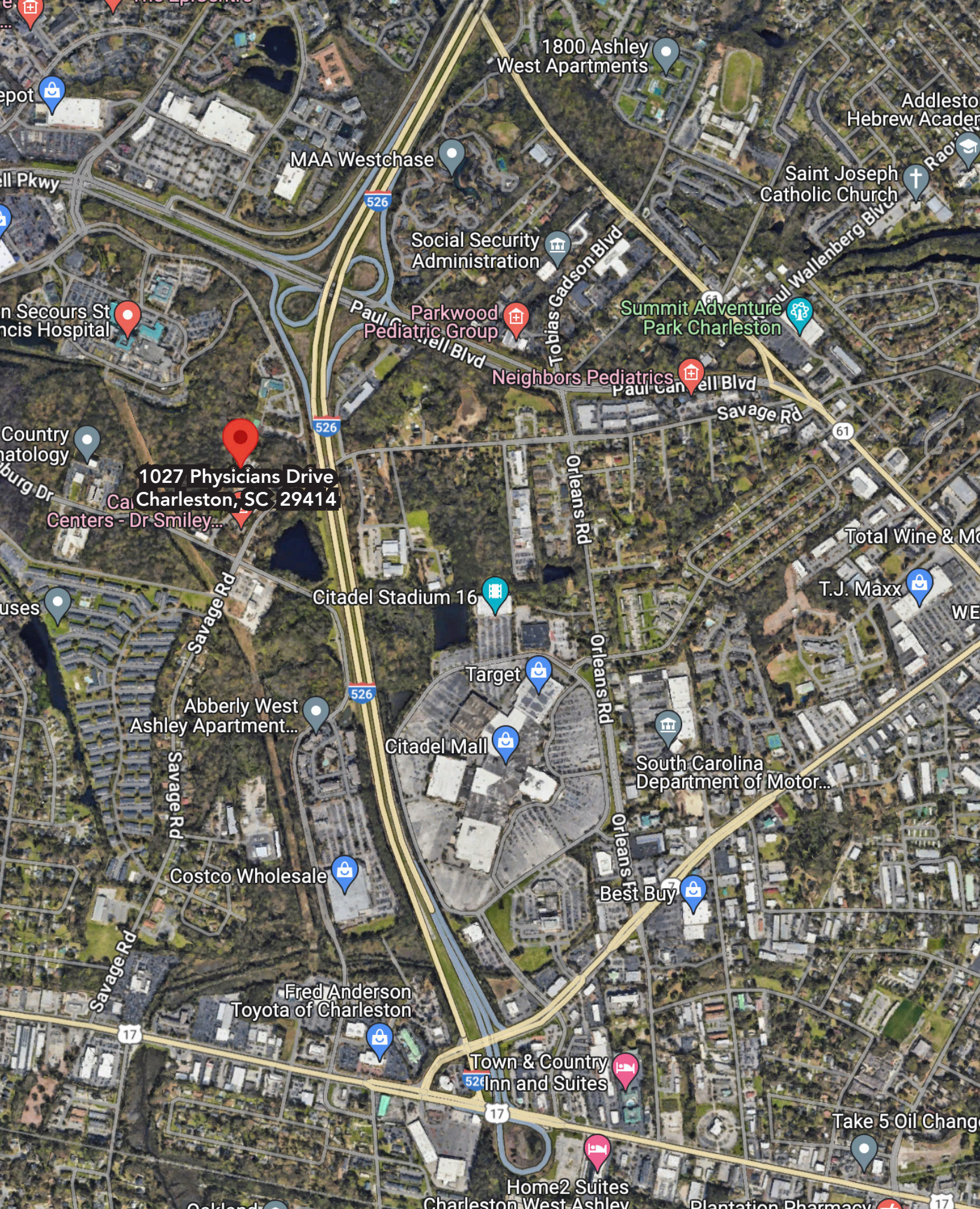
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Demographics

1 Mile

3 Mile

5 Mile

Total Population: 8,651 57,758 125,871

Total Households: 4,300 26,241 55,346

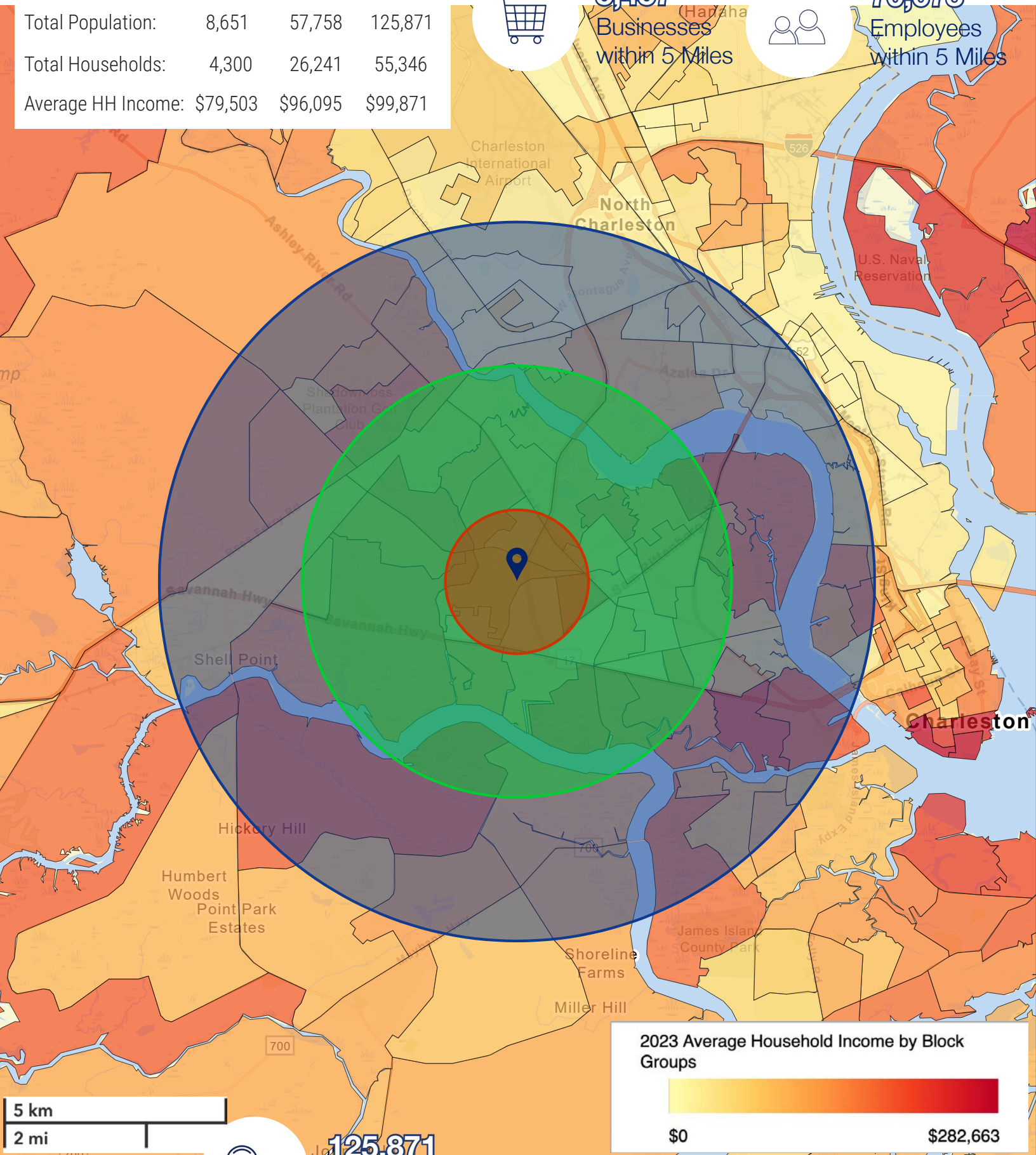
Average HH Income: \$79,503 \$96,095 \$99,871



5,457
Businesses
within 5 Miles



70,673
Employees
within 5 Miles



2023 Average Household Income by Block Groups



125,871

Population
within 5 Miles

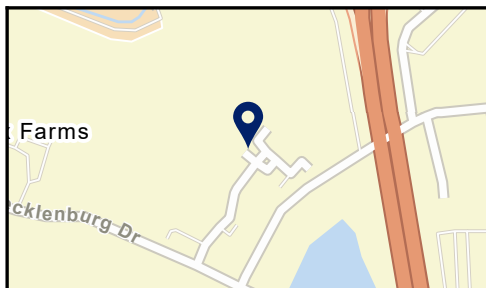
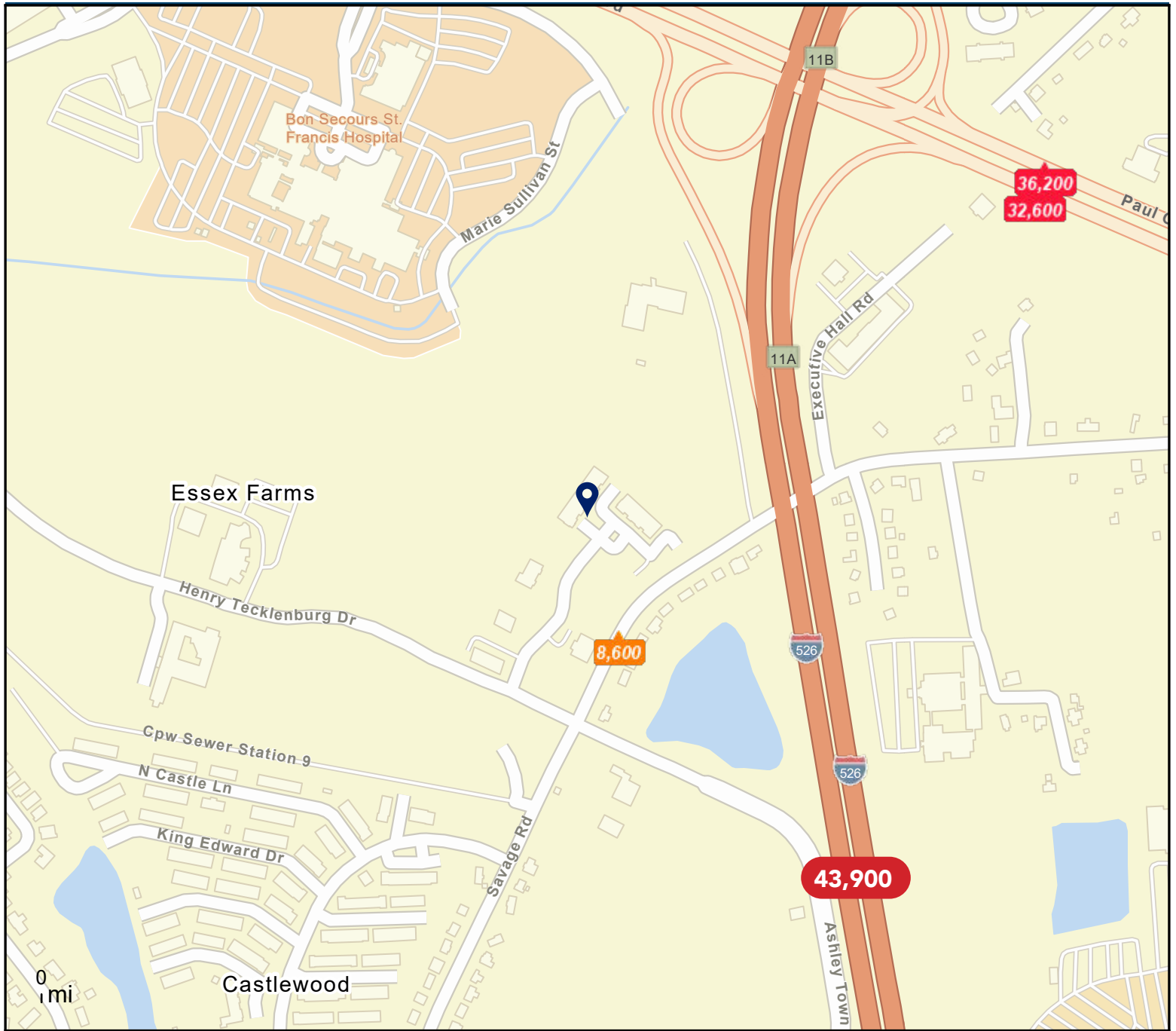
All demographics based on Esri forecasts for 2023



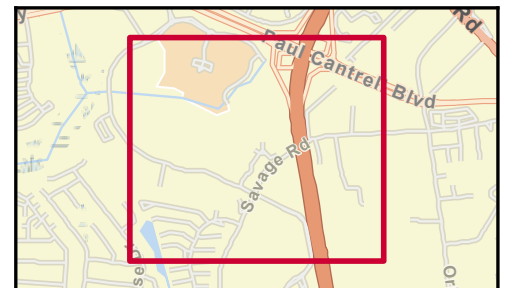
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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 02, 2024





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