

# FOR LEASE

9700 Highway 78 | Ladson, SC 29456



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC



## OFFERING SUMMARY

Lease Rate:	\$14 PSF
Total Available:	5,000 SF
Lease Type:	\$2.85 SF NNN
Sub Type:	Industrial
County:	Berkeley County
Zoning:	Berkeley - GC - General Commercial

## PROPERTY OVERVIEW

Hard to find warehouse. Centrally located just off I26. 5 rollup doors with one drive up ramp and 3 lifts. Inside warehouse secured caged area and additional storage over head. Four offices, reception area, kitchen and two bathrooms. Once existing tenant vacates owner will be doing renovation work inside and out. NNN - \$2.85 sf

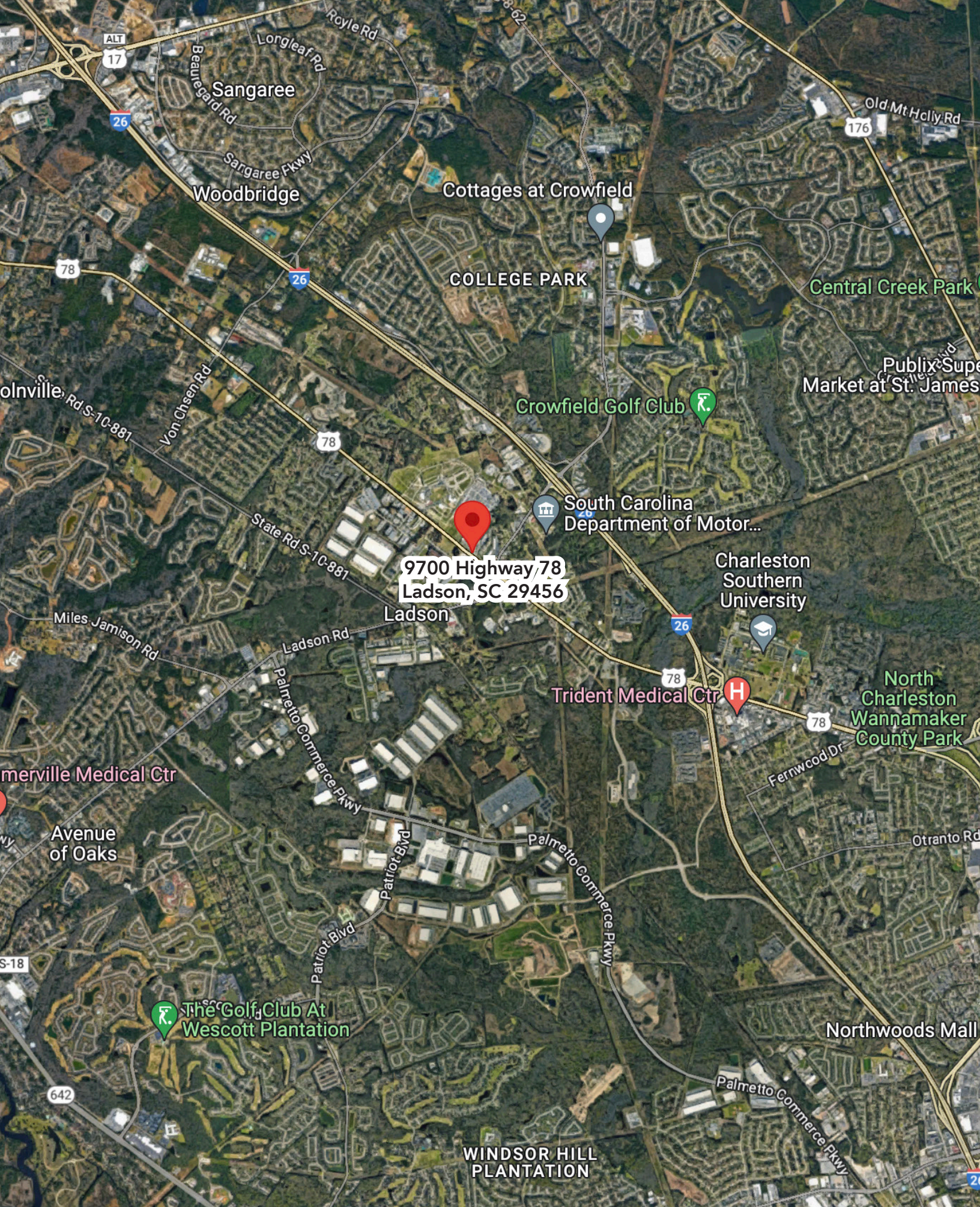


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## Demographics

5 Miles

10 Miles

15 Miles

Total Population:	186,215	394,066	539,738
Total Households:	72,446	149,035	210,536
Average HH Income:	\$92,939	\$94,564	\$96,671



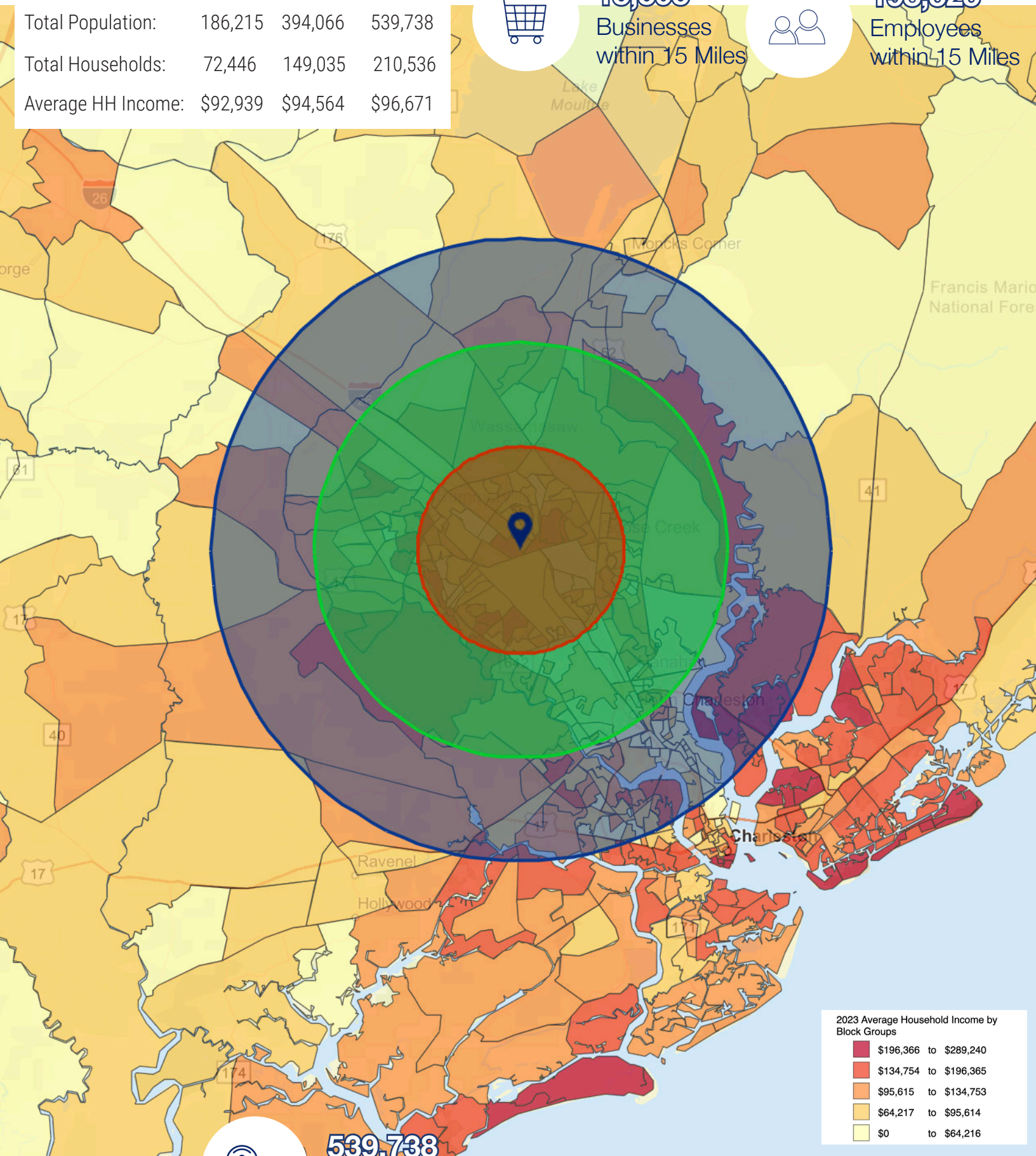
15,595

Businesses  
within 15 Miles

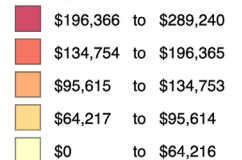


198,525

Employees  
within 15 Miles



2023 Average Household Income by Block Groups



539,738

Population  
within 15 Miles

All demographics based on Esri forecasts for 2023



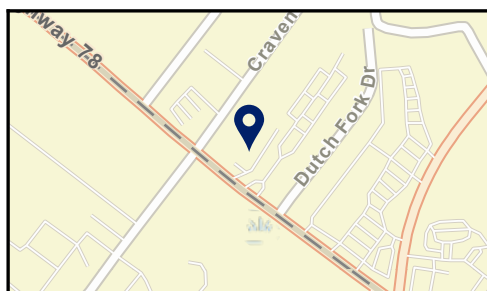
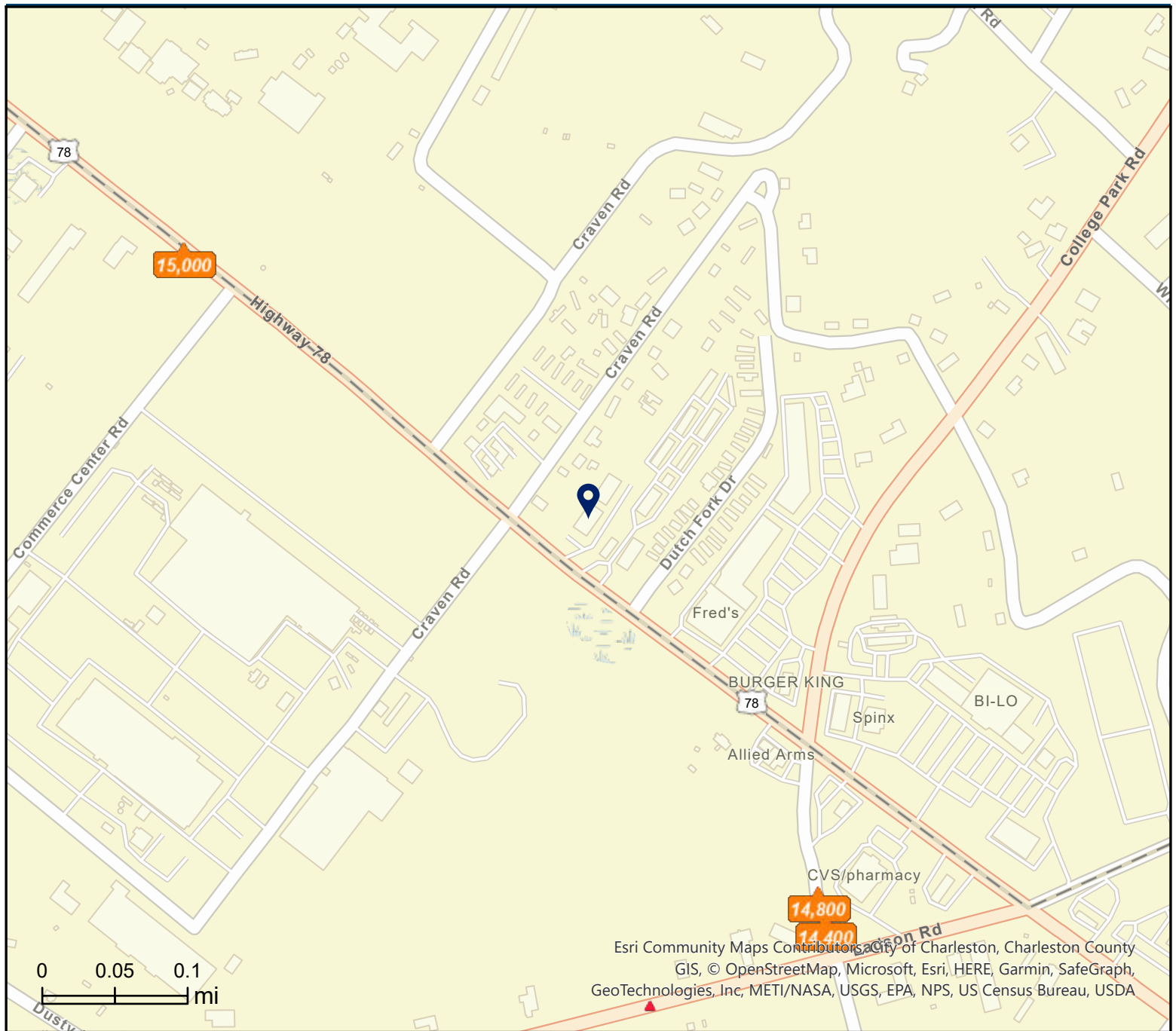
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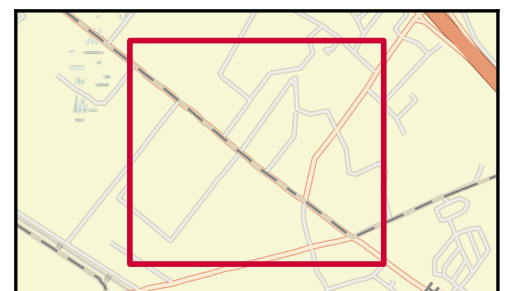
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9700 Highway 78, Ladson, South Carolina, 29456  
Rings: 5, 10, 15 mile radii

Prepared by Esri  
Latitude: 32.99196  
Longitude: -80.10343



**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 (Q2 2023).

October 20, 2023



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