



COMMERCIAL PROPERTY FOR SALE

3421 W Montague Ave | North Charleston, SC

Located in the City of North Charleston South Carolina. The (2) leased units are in the heart of West Montague Avenue corridor. Near Charleston International Airport, luxury hotels, brand new apartments, restaurants, office parks with new additions of Top Golf and Tanger Mall conveniences.

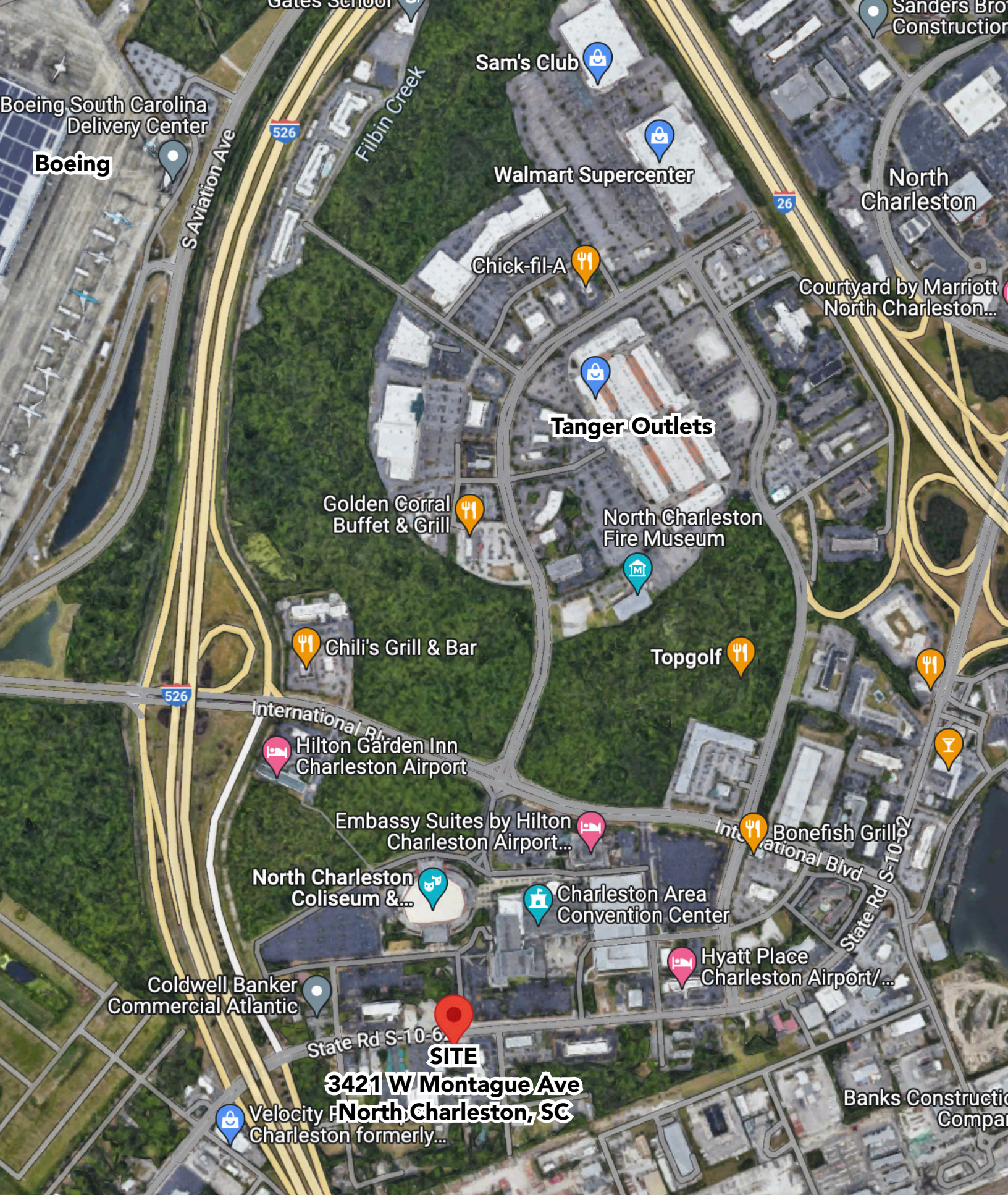
Price:	\$850,000
Lot Acres:	0.34 AC
Building Area Total:	3,542 SF
Zoning:	Commercial Redevelopment District (CRD)
Tax ID:	409-09-00-110



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

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Demographics

20 Minutes

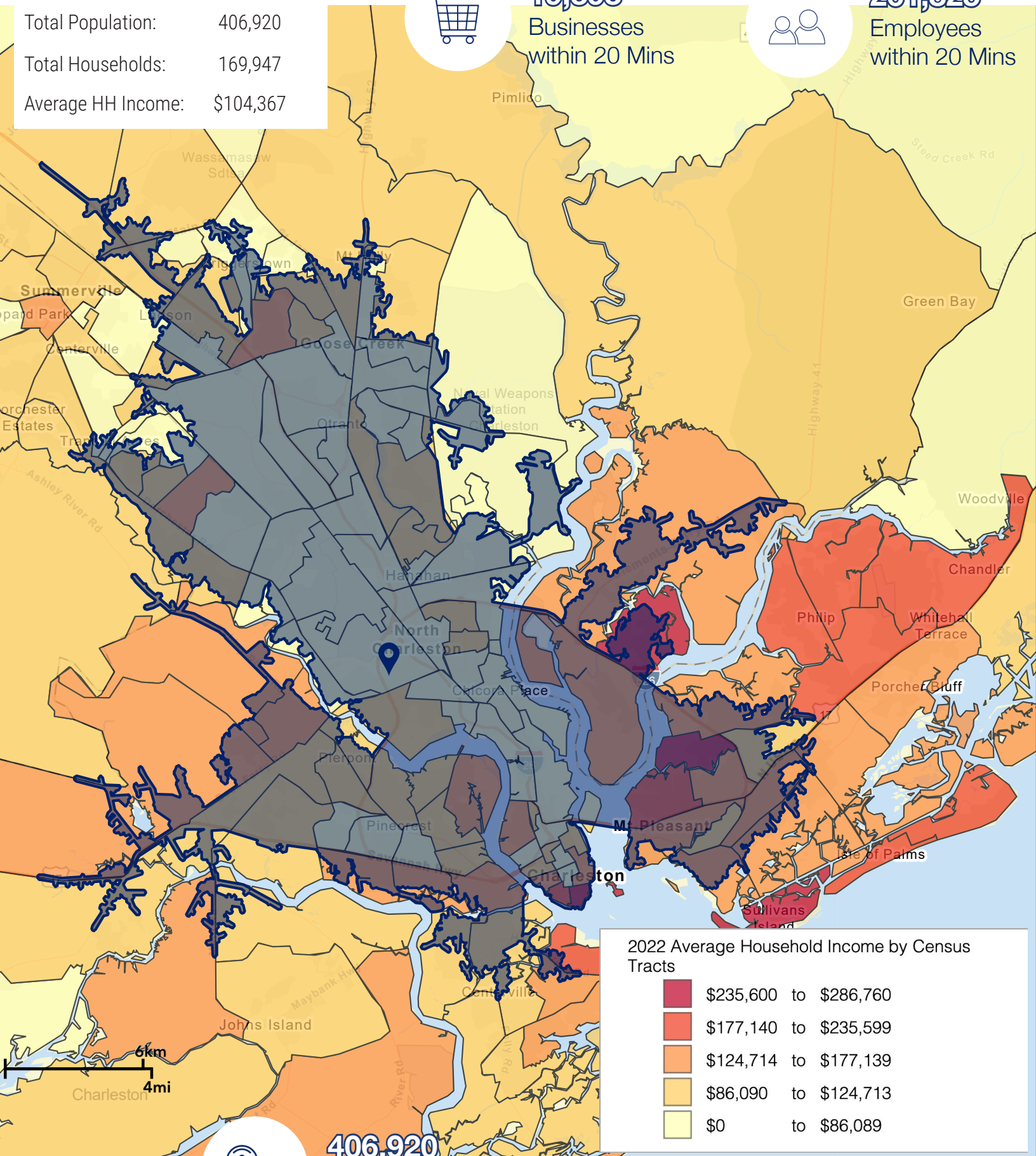
Total Population: 406,920
Total Households: 169,947
Average HH Income: \$104,367



19,393
Businesses
within 20 Mins



261,825
Employees
within 20 Mins



406,920

Population
within 20 Mins

All demographics based on Esri forecasts for 2022

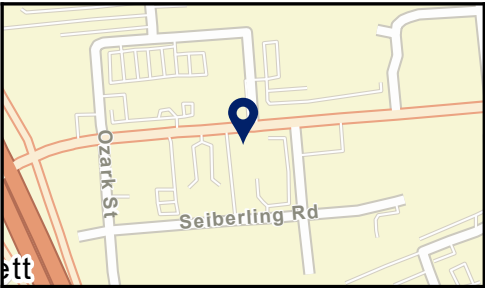
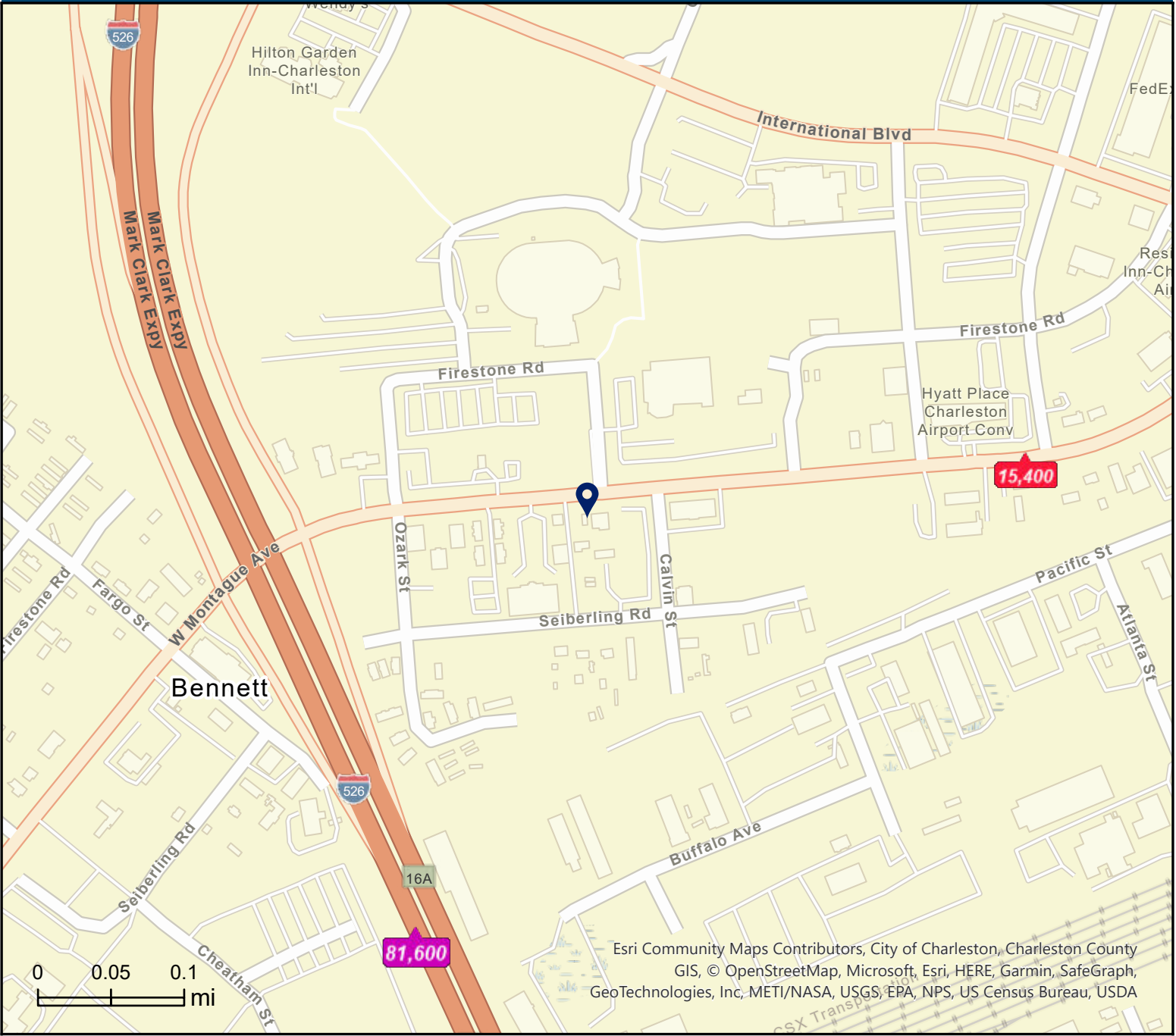


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TRAFFIC COUNT MAP



- 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: ©2022 Kalibrate Technologies (Q3 2022).



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