



CALDWELL  
COMMERCIAL  
REAL ESTATE  
SERVICES

FOR SALE

6435 FAIN STREET  
CHARLESTON, SC 29406



#### OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	9,745 SF
Available SF:	
Lot Size:	1 Acres
Price / SF:	\$205.23
Year Built:	1988
Zoning:	General Commercial
Market:	Charleston - North Charleston
Submarket:	North Charleston

#### PROPERTY OVERVIEW

6435 Fain Street consists of two separate buildings totaling 9,745 SF with an additional 1120 SF storage shed situated on 1.02 AC of land located off Fain Street in close proximity to Interstate 26 with strong visibility from highway. Located at the entrance to Wildwood Business Park, this visually appealing office building is conveniently located and appeals to a variety of users. Building currently has six tenants with long history in the space.



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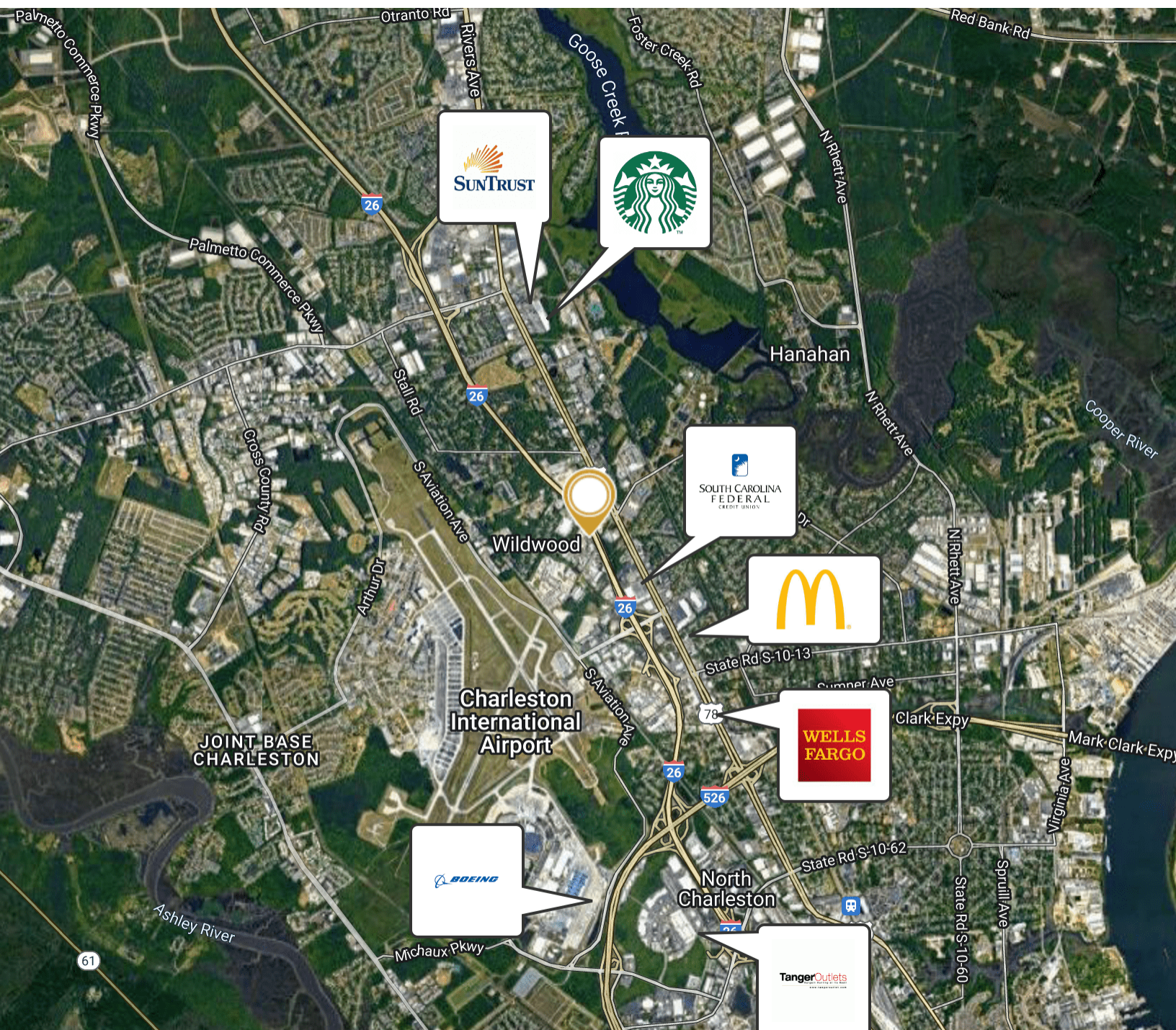




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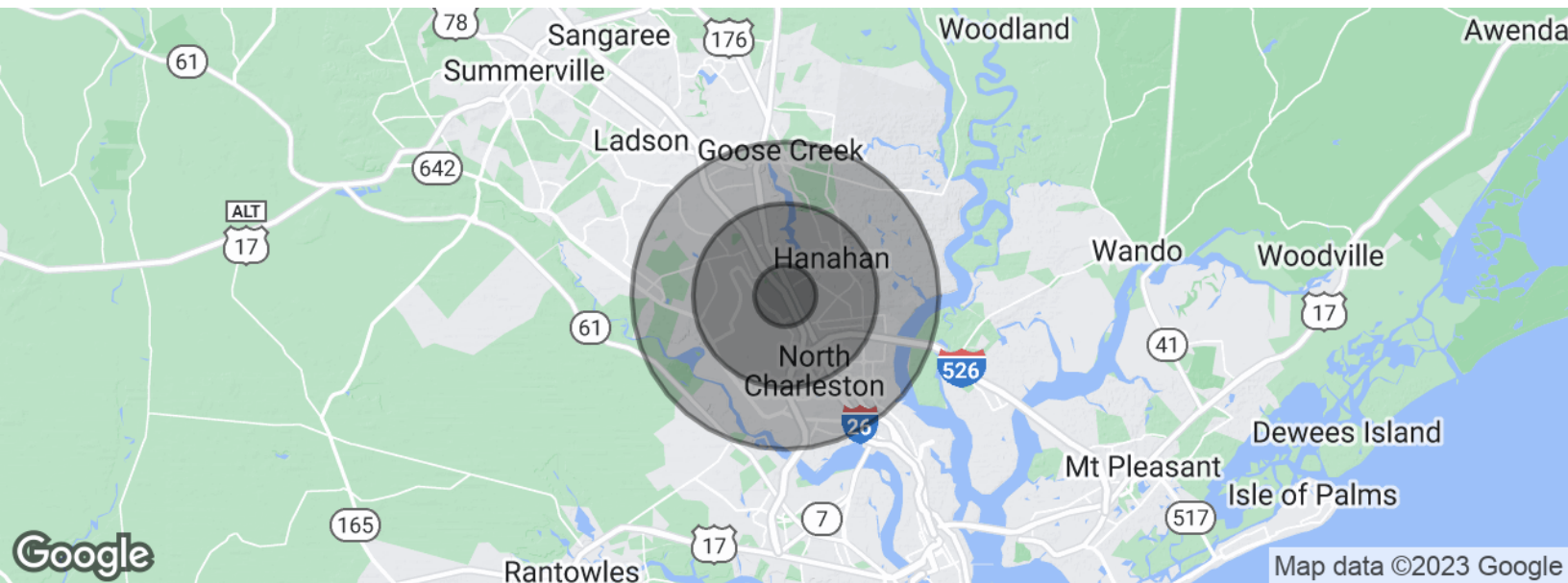




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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,990	40,840	121,138
Median age	28.1	31.1	31.7
Median age (Male)	28.0	30.3	31.1
Median age (Female)	28.1	32.2	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,155	15,484	45,746
# of persons per HH	2.8	2.6	2.6
Average HH income	\$40,725	\$49,049	\$49,842
Average house value	\$151,777	\$160,243	\$141,576

\* Demographic data derived from 2020 ACS - US Census

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