



AVIATION BUSINESS PARK I

2457 AVIATION AVENUE, CHARLESTON, SC 29406



FOR LEASE

BOB CALDWELL, SIOR

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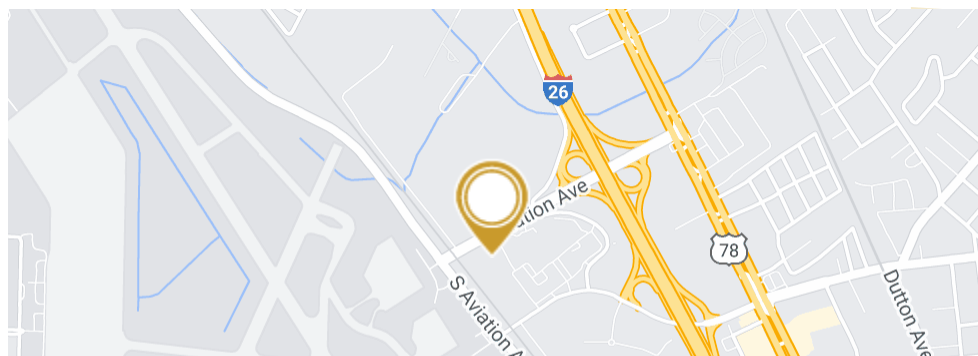
OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	48,984 SF
Available SF:	
Lot Size:	5.02 Acres
Year Built:	2001
Zoning:	General Office
Market:	Charleston - North Charleston
Submarket:	32 - N.Chas./Summerville outside I-526
Traffic Count:	8,500

PROPERTY OVERVIEW

Heavily built-out office with many individual offices, large conference rooms, leave outs for roll up doors, and break room. Great visibility corner suite with many windows for natural light.

Aviation Business Park is a neighborhood of eight office buildings and a convenience store. The property boasts wide sidewalks and outdoor working areas, as well as daily food trucks. Centrally located to all of Charleston nestled between Aviation Avenue and Remount Road, in between the Charleston International Airport and Interstate 26.



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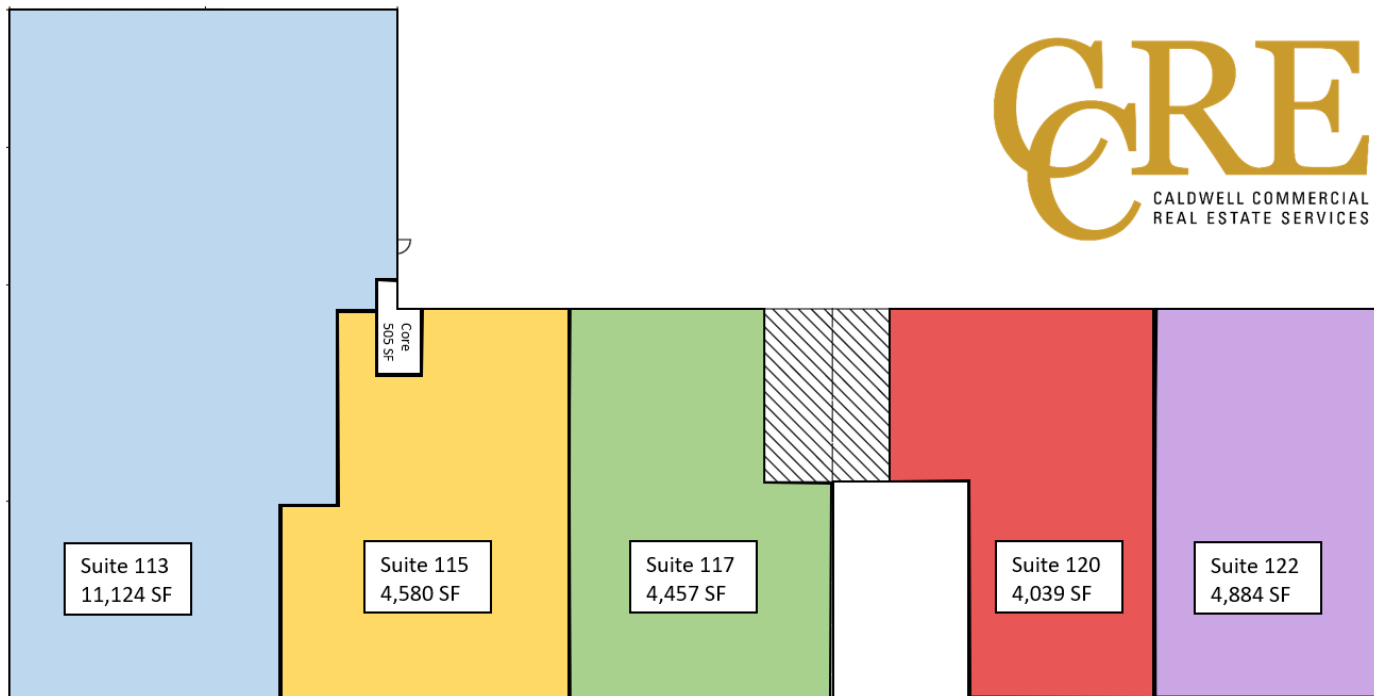
LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | N/A



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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 102	5,128 SF	NNN	\$18.00 SF/yr
Suite 113	4,457 - 20,161 SF	NNN	\$18.00 SF/yr
Suite 115	4,457 - 20,161 SF	NNN	\$18.00 SF/yr
Suite 117	4,457 - 20,161 SF	NNN	\$18.00 SF/yr
Suite 120	4,039 SF	NNN	\$18.00 SF/yr
Suite 122	4,884 SF	NNN	\$18.00 SF/yr

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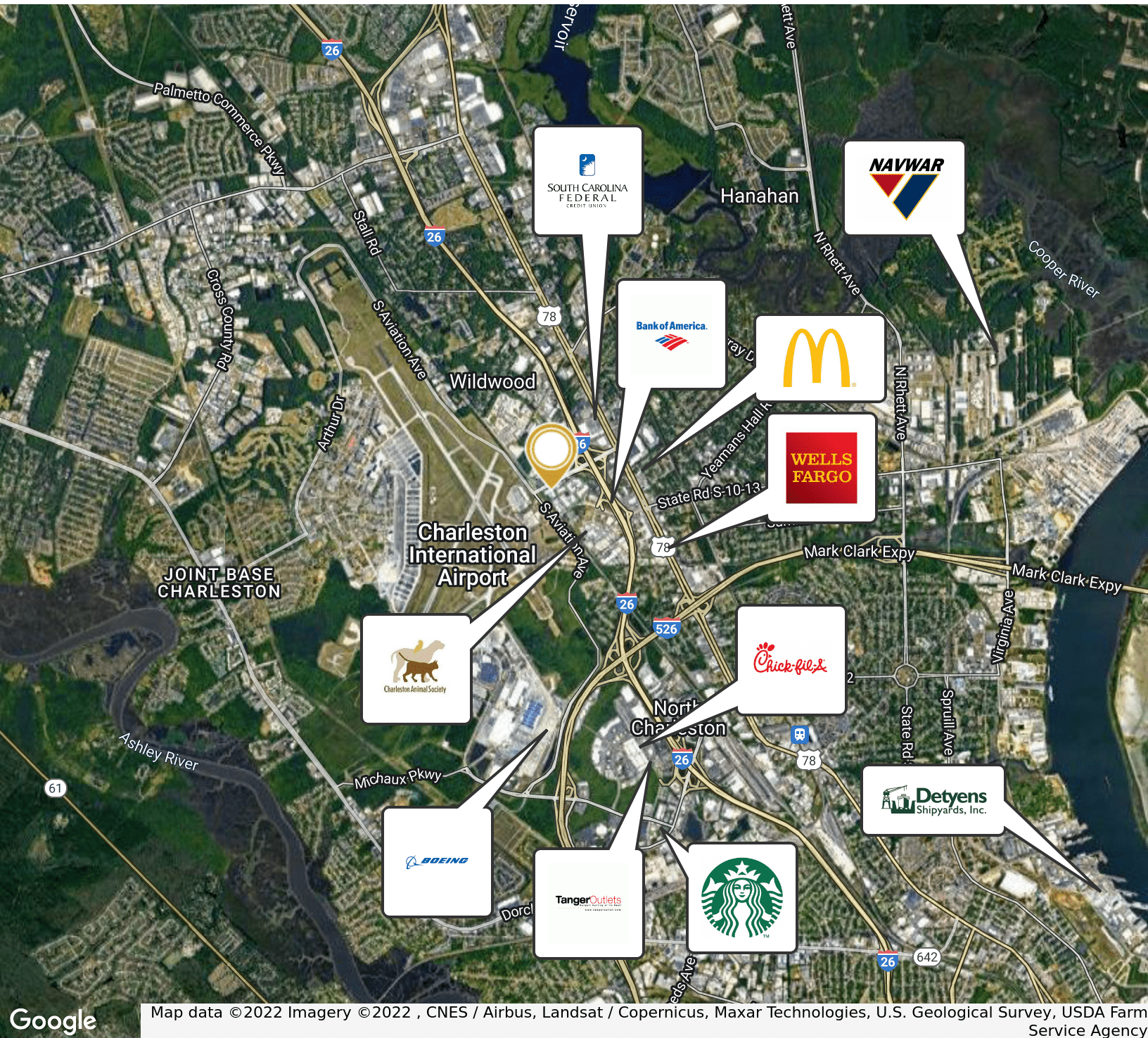
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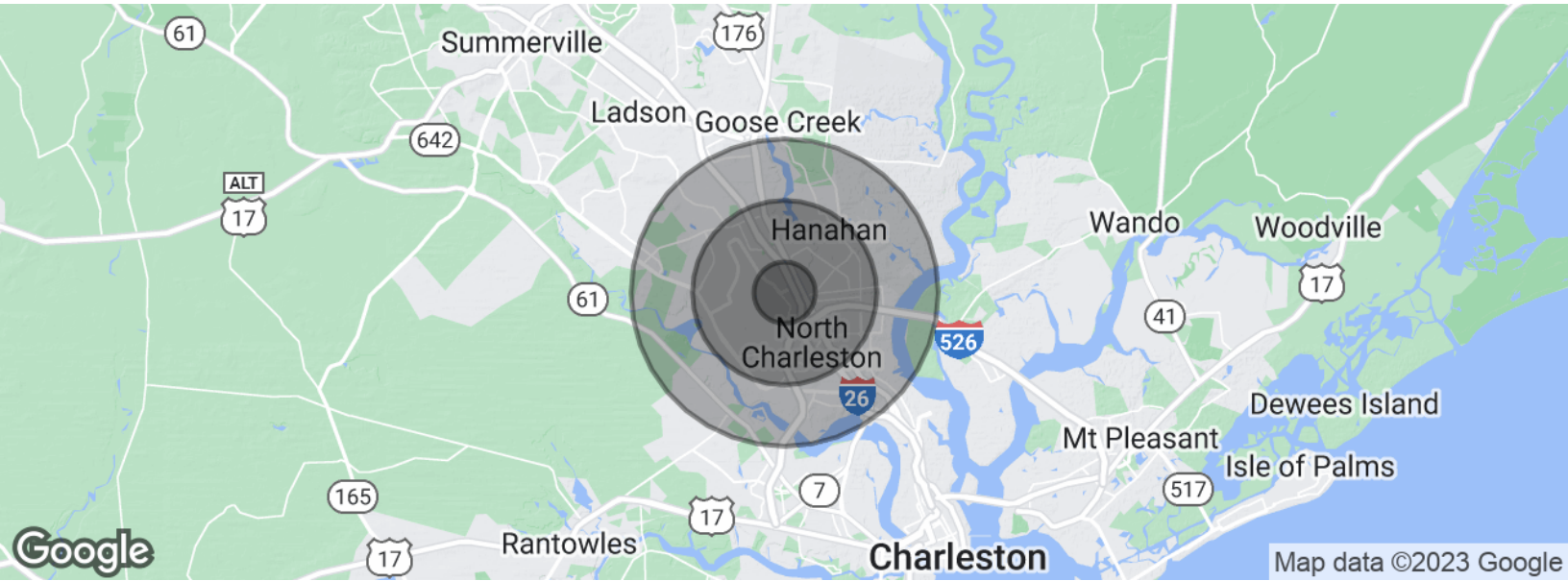


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	4,077	41,341	118,838
Median age	29.2	31.6	32.0
Median age (Male)	28.3	30.7	31.3
Median age (Female)	30.2	32.7	32.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,486	15,643	45,374
# of persons per HH	2.7	2.6	2.6
Average HH income	\$36,735	\$45,686	\$49,990
Average house value		\$155,435	\$145,585

* Demographic data derived from 2020 ACS - US Census

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