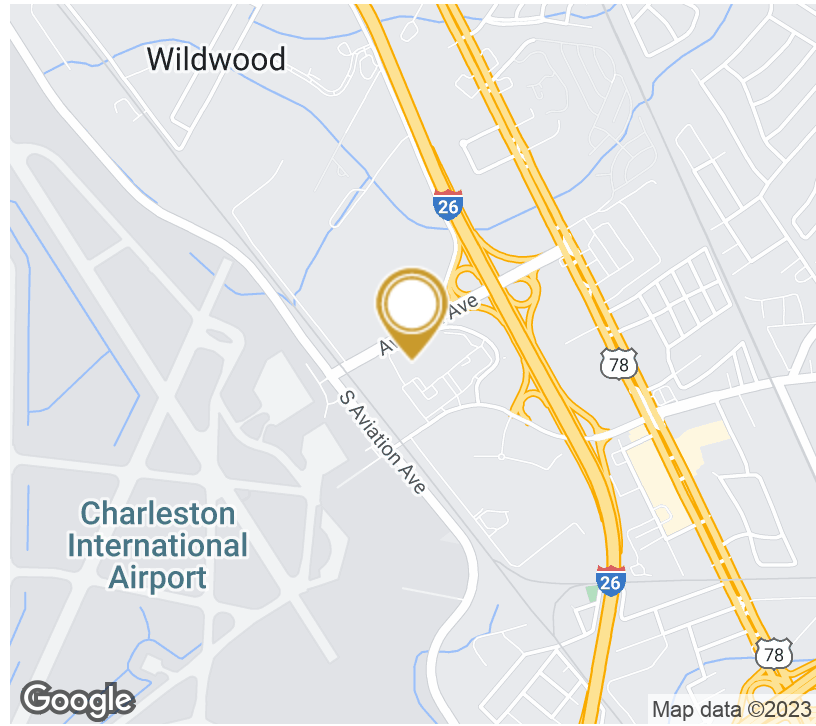




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SERVICES

FOR LEASE AVIATION BUSINESS PARK VII

2431 AVIATION AVENUE, CHARLESTON, SC 29406



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	30,228 SF
Available SF:	
Lot Size:	2.693 Acres
Year Built:	2008
Zoning:	General Office
Market:	Charleston - North Charleston
Submarket:	32 - N.Chas./Summerville outside I-526
Traffic Count:	8,500

PROPERTY OVERVIEW

Shell condition, 30' x 100' bay depth

PROPERTY HIGHLIGHTS

SPACES

LEASE RATE

SPACE SIZE

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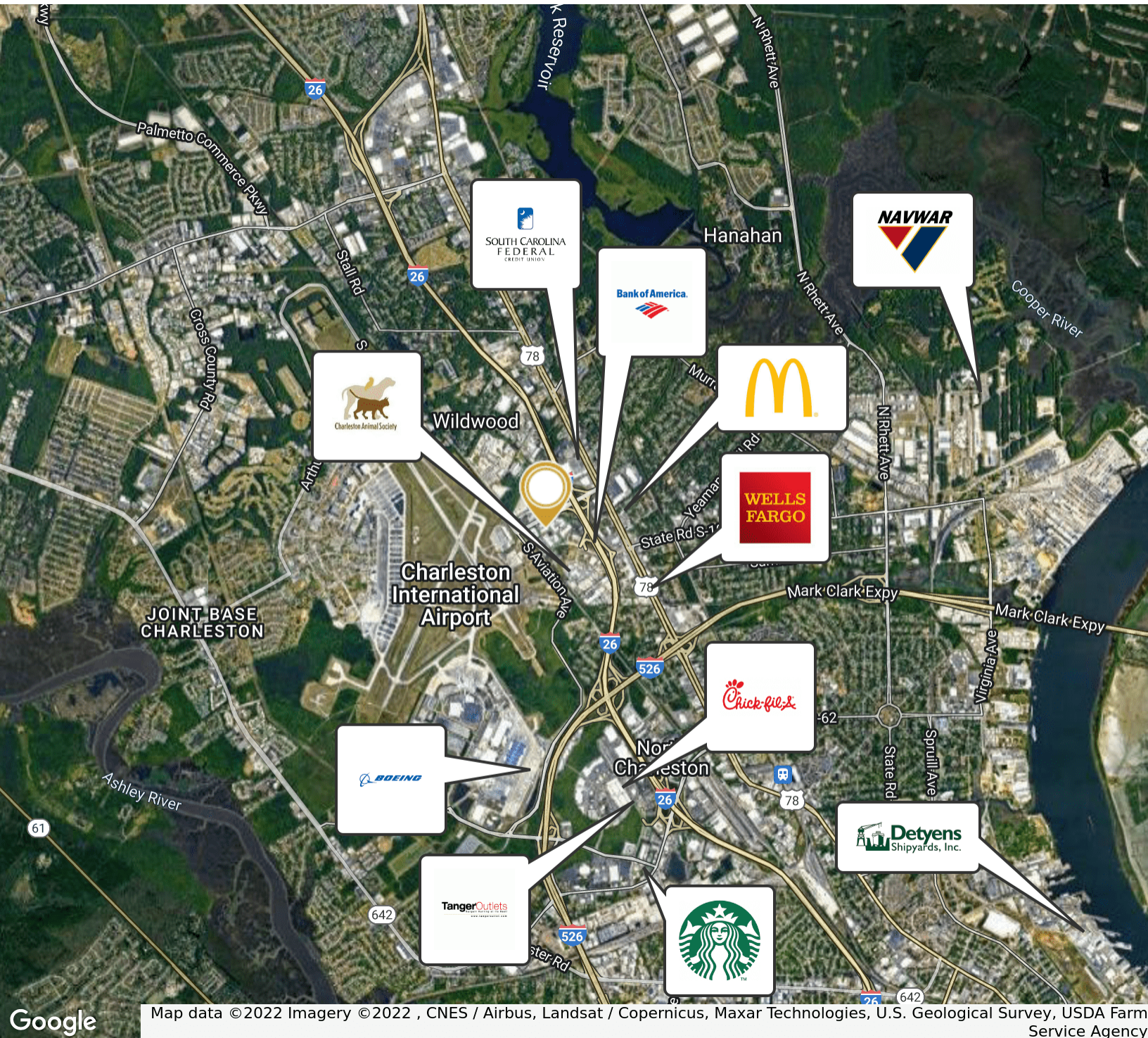




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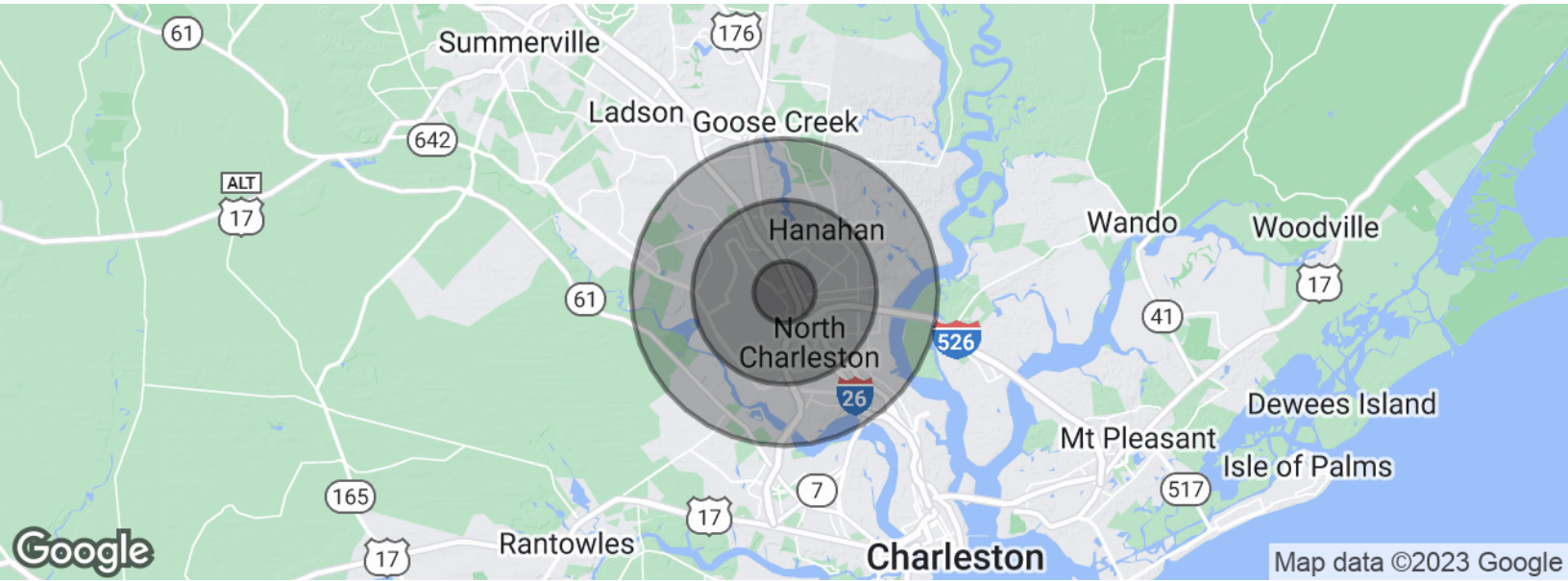




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2431 AVIATION AVENUE, CHARLESTON, SC 29406



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,368	41,260	118,437
Median age	29.6	31.6	32.0
Median age (Male)	28.6	30.6	31.3
Median age (Female)	30.7	32.8	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,609	15,568	45,230
# of persons per HH	2.7	2.7	2.6
Average HH income	\$36,957	\$45,849	\$49,727
Average house value	\$224,094	\$157,615	\$144,869

* Demographic data derived from 2020 ACS - US Census

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