



AVIATION BUSINESS PARK IV

5895 CORE AVENUE, CHARLESTON, SC 29406

CRE



FOR LEASE

BOB CALDWELL, SIOR

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OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	73,986 SF
Available SF:	
Lot Size:	5.234 Acres
Year Built:	2008
Zoning:	General Office
Market:	Charleston - North Charleston
Submarket:	32 - N.Chas./Summerville outside I-526
Traffic Count:	17,200

PROPERTY OVERVIEW

Aviation Business Park is designed to accommodate tenants needing office and warehouse space together, but that desire a class "A" look and feel. ABP 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.

SPACES

LEASE RATE

SPACE SIZE

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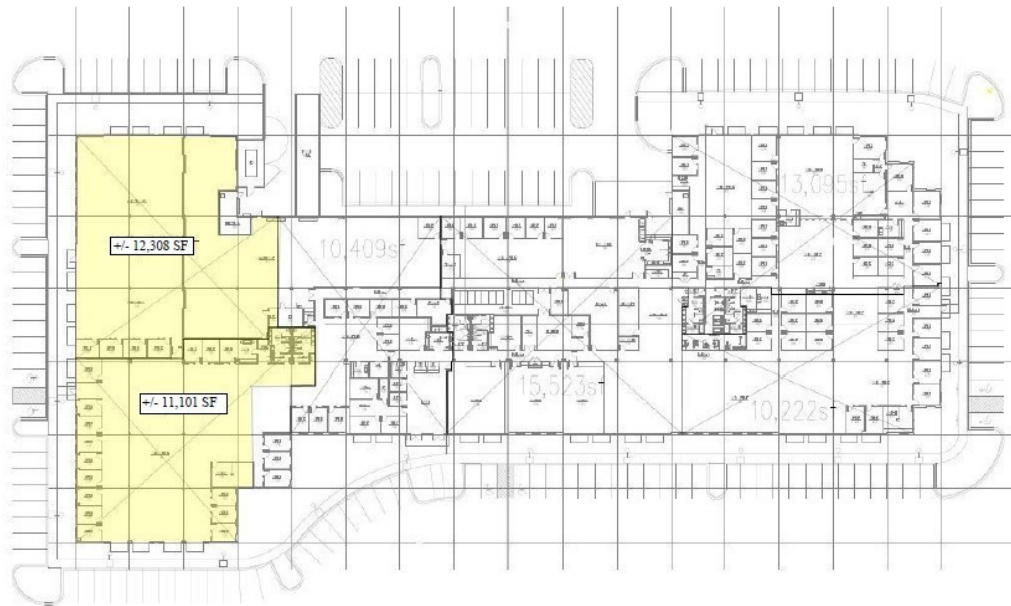
LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
405	-	12,308 SF	Full Service	\$25.50 SF/yr
407	-	23,409 SF	Full Service	\$25.50 SF/yr
408	-	11,101 SF	Full Service	\$25.50 SF/yr

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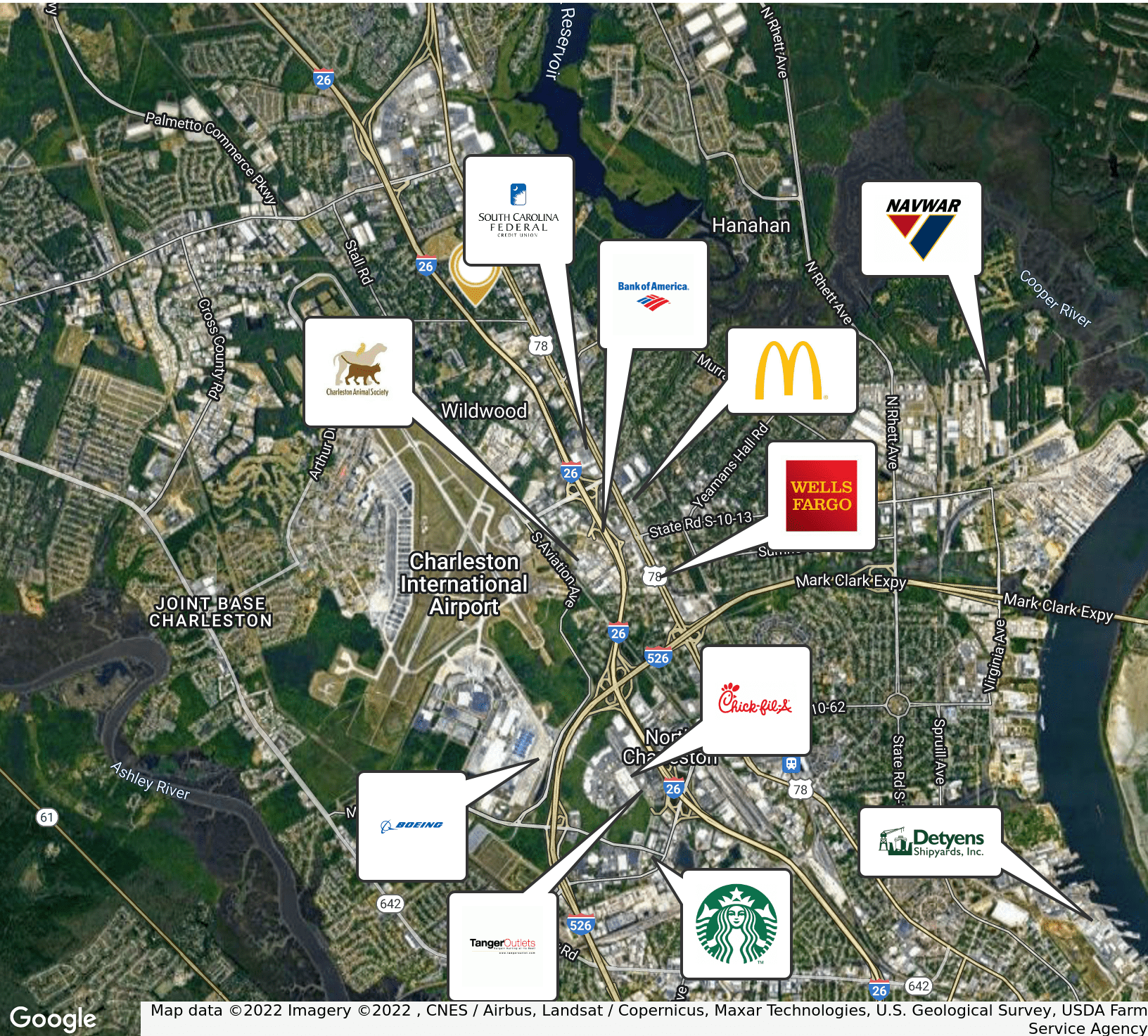




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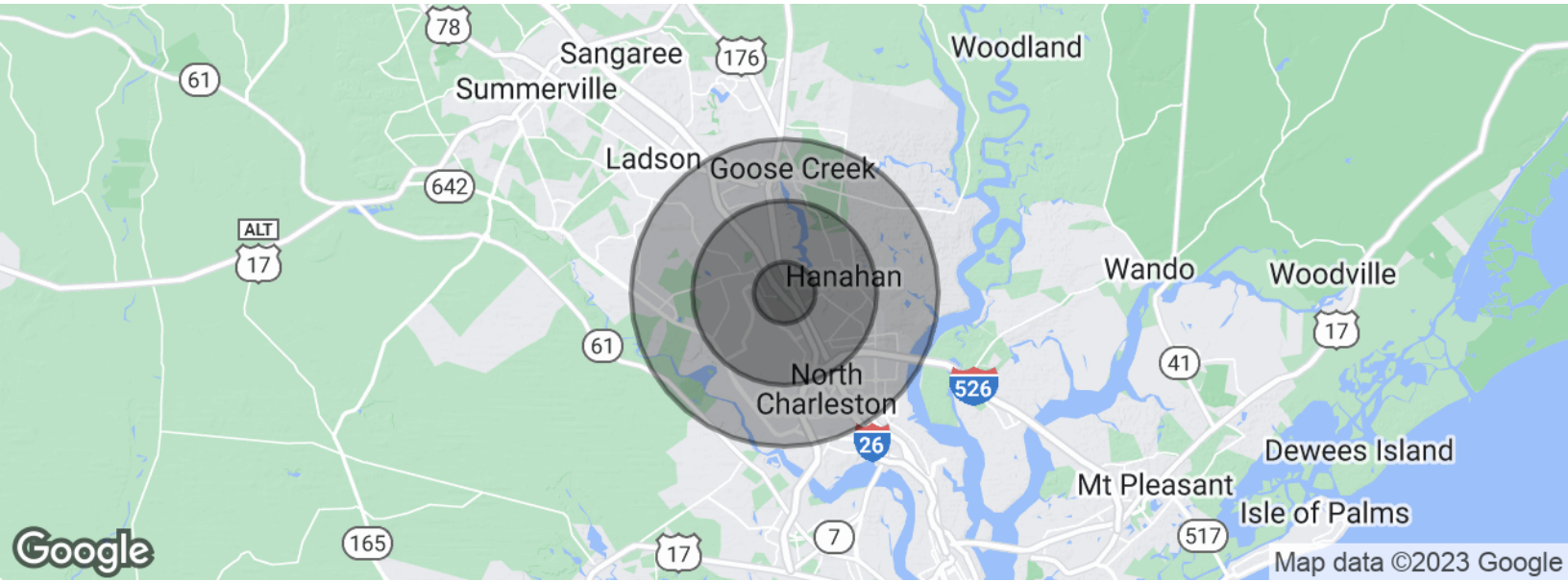




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POPULATION

1 MILE

3 MILES

5 MILES

Total population	4,956	41,572	117,318
Median age	30.7	31.7	32.1
Median age (Male)	29.4	30.7	31.3
Median age (Female)	32.1	32.9	33.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,870	15,620	44,817
# of persons per HH	2.7	2.7	2.6
Average HH income	\$37,429	\$45,906	\$49,442
Average house value	\$218,119	\$159,513	\$144,460

* Demographic data derived from 2020 ACS - US Census

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