



AVIATION BUSINESS PARK III

2456 REMOUNT ROAD, CHARLESTON, SC 29406

CCRE



FOR LEASE

BOB CALDWELL, SIOR

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OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	53,276 SF
Available SF:	
Lot Size:	
Year Built:	2004
Zoning:	General Office
Market:	Charleston - North Charleston
Submarket:	32 - N.Chas./Summerville outside I-526
Traffic Count:	17,200

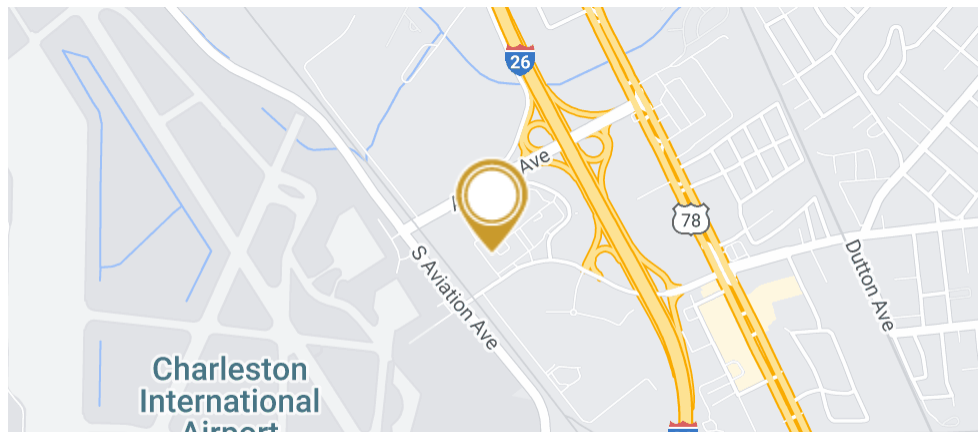
PROPERTY OVERVIEW

Second generation office space nestled between Aviation Avenue and Remount Road, Interstate 26 and Charleston International Airport. 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.

SPACES

LEASE RATE

SPACE SIZE



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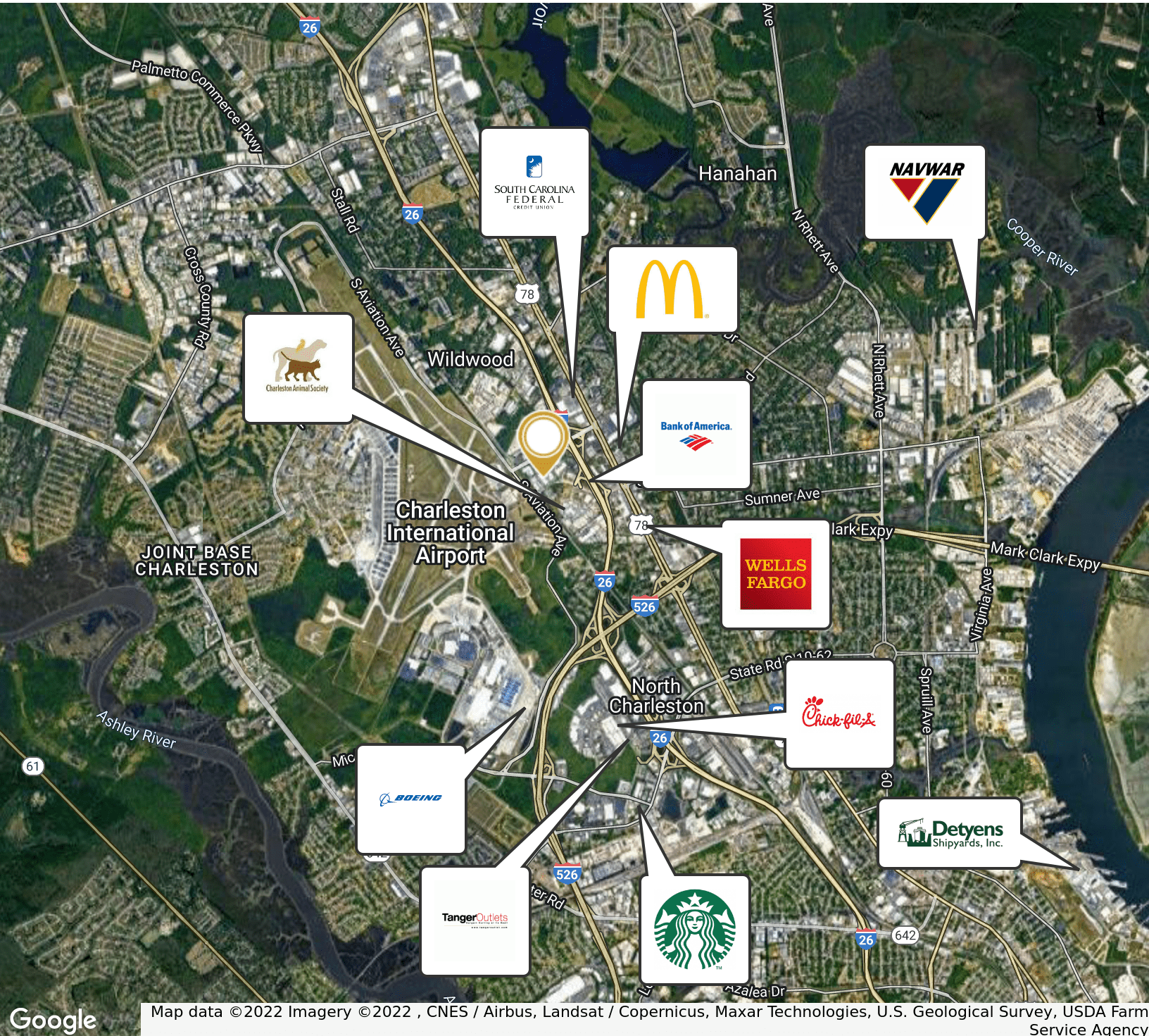


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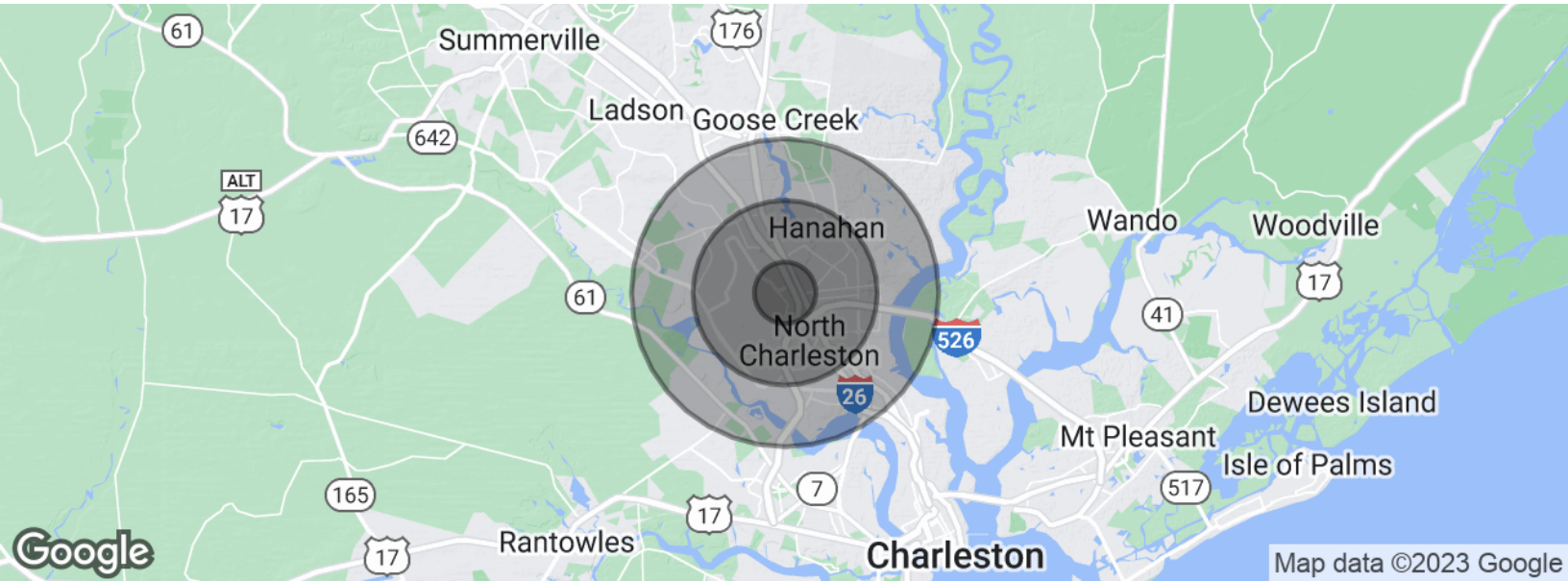


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	4,283	41,740	118,592
Median age	29.9	31.7	32.1
Median age (Male)	28.7	30.8	31.3
Median age (Female)	31.2	32.9	33.0

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	1,583	15,750	45,364
# of persons per HH	2.7	2.7	2.6
Average HH income	\$36,593	\$45,583	\$49,714
Average house value	\$217,184	\$156,352	\$145,576

* Demographic data derived from 2020 ACS - US Census

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