

125 G WAPPOO CREEK DR.
JAMES ISLAND, SC



125 G



TABLE OF CONTENTS

Property Information	3
Locator Map	4
High Aerial	5
Low Aerial	6
Property Photos	7
Floor Plan	8

FOR FURTHER INFORMATION

LAUREN A. WATKINS, ASSOCIATE

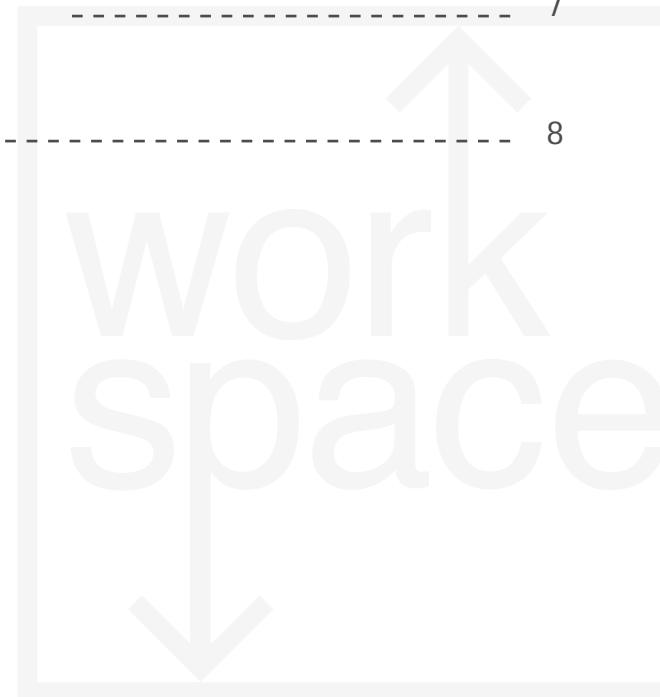
843.224.3990 | lwatkins@twinriverscap.com

KEITH MAYFIELD, SR ASSOCIATE

843.437.0720 | kmayfield@twinriverscap.com

656 Ellis Oak Ave. Suite 201
Charleston, SC 29412

www.twinriverscap.com



HIGHLIGHTS

Newly renovated building. Excellent location on James Island directly across from the Harris Teeter shopping center at the corner of Folly Rd. and Maybank Hwy. Extremely convenient to downtown (3.2 miles), West Ashley, and Johns Island. Walk over to the Charleston Crab House for lunch on the water.

Suites are offered as:

- individual offices
- in combination as multi-room office configurations

Pricing:

Please call for pricing.



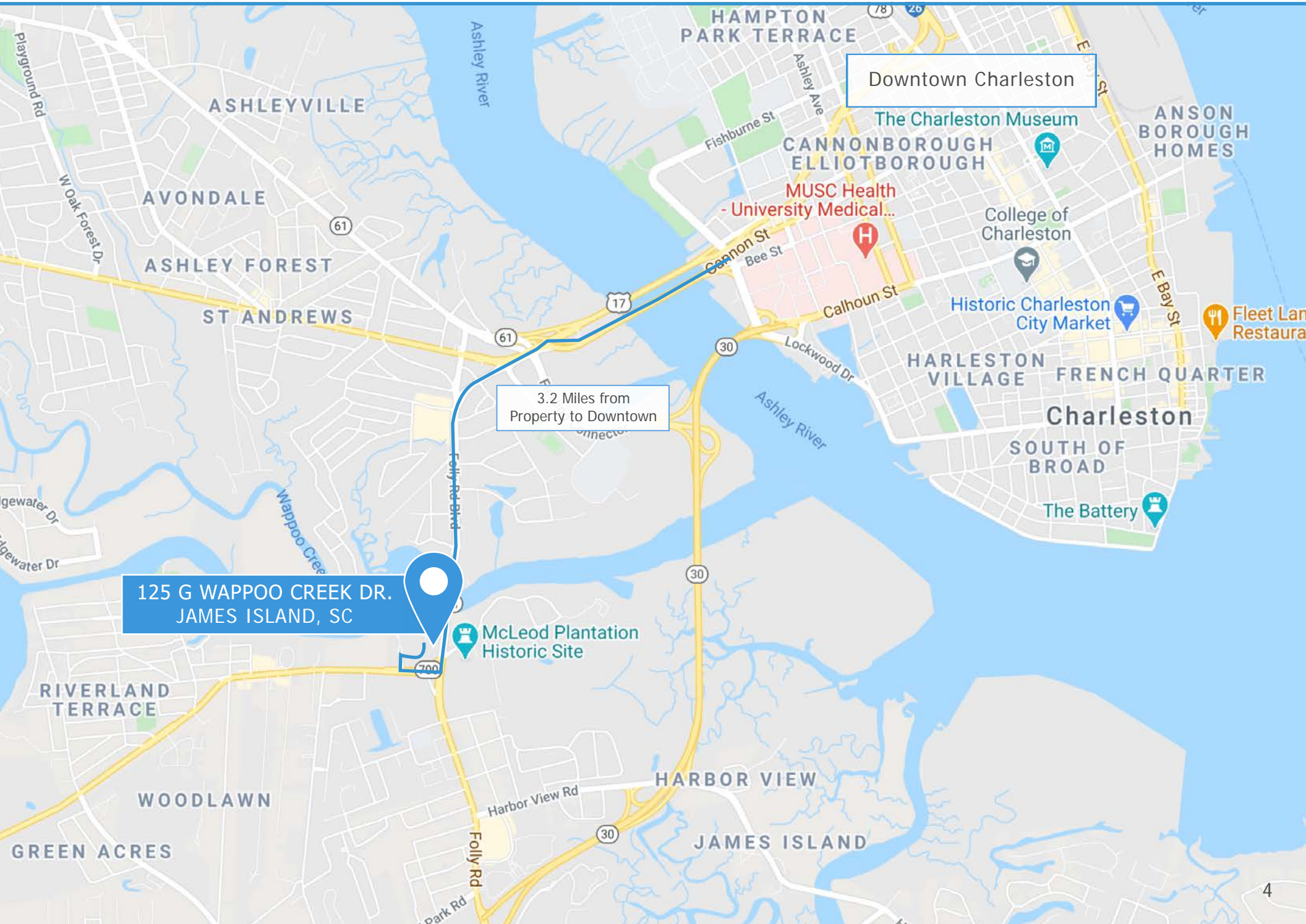
- Newly renovated with all new interior finishes
- Convenient to downtown
- Large conference room available for executive suites
- Many restaurants within a minute's drive
- Separate shower
- Lots of on-site parking
- Rent includes:
 - Electricity
 - Water/sewer
 - Basic wifi
 - Janitorial
 - Access to conference room
 - Kitchenette
 - Security

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,225	66,826	128,394
Average HHI	\$107,071	\$98,787	\$95,871

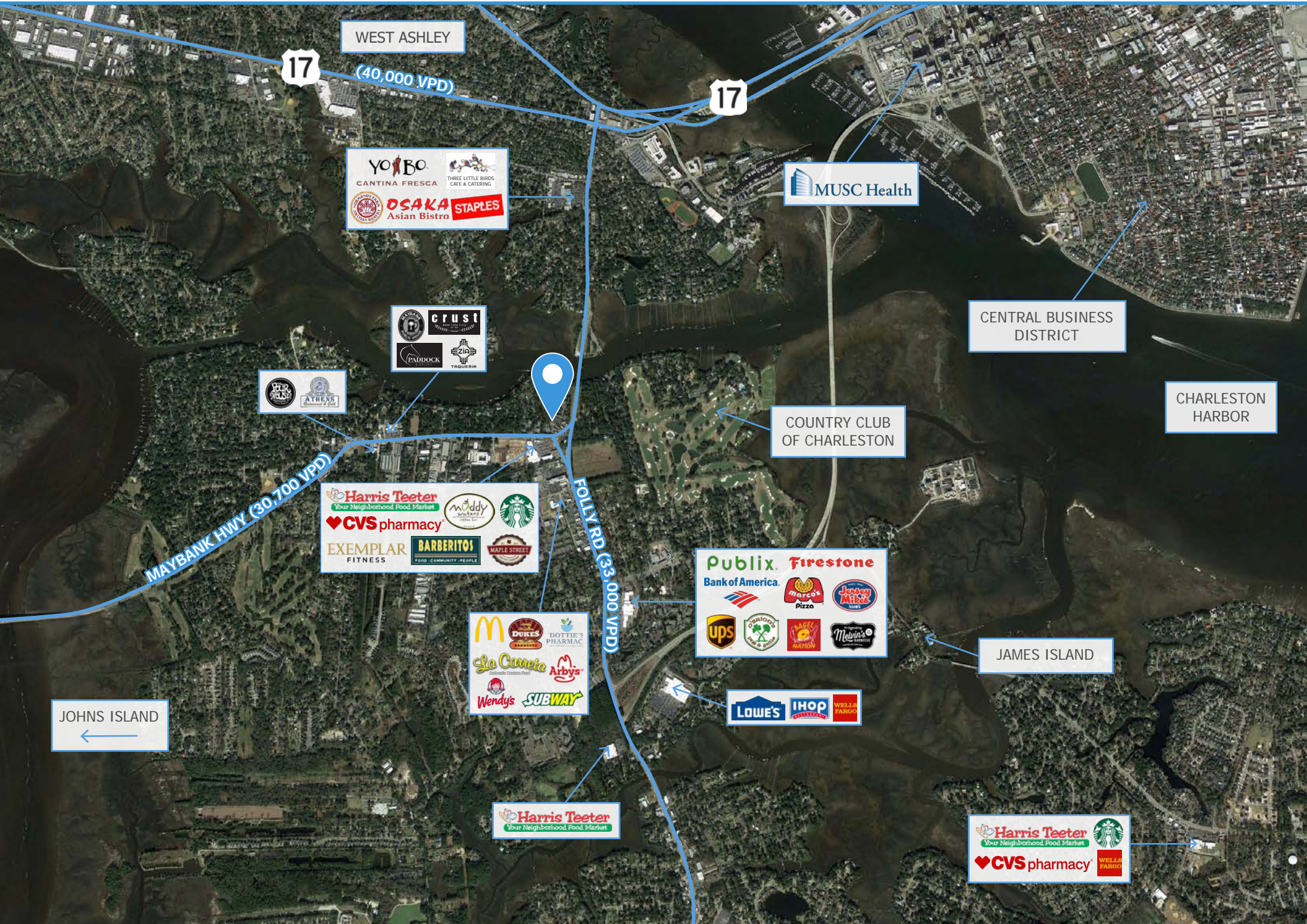
LOCATOR MAP

125 G Wappoo Creek Dr. James Island, SC



HIGH AERIAL

125 G Wappoo Creek Dr. James Island, SC



WEST ASHLEY

17

(40,000 VPD)

17

YOBO
CANTINA FRESCA

THREE LITTLE BIRDS
CAFE & CATERING

OSAKA
Asian Bistro

STAPLES

MUSC Health

CENTRAL BUSINESS DISTRICT

CHARLESTON HARBOR

COUNTRY CLUB OF CHARLESTON

ATULYS

CRUST

PANDOCK

TAQUERIA

MAYBANK HWY (30,700 VPD)

FOLLY RD (3,000 VPD)

Harris Teeter
Your Neighborhood Food Market

CVS pharmacy

EXEMPLAR FITNESS

Waddy

STARBUCKS

BARBERITOS

MAPLE STREET

Publix

Firestone

Bank of America

UPS

MARCO'S PIZZA

JEREMY MILES

ORRIBO'S

PIZZA

MELVIN'S

JAMES ISLAND

JOHNS ISLAND

MCDONALD'S

DUDES

DOTTIE'S PHARMAC

La Concha

Arbys

Wendy's

SUBWAY

LOWE'S

IHOP

WELLS FARGO

Harris Teeter
Your Neighborhood Food Market

Harris Teeter
Your Neighborhood Food Market

CVS pharmacy

STARBUCKS

WELLS FARGO



← INTRACOASTAL WATERWAY →

125 G WAPPOO DR.
JAMES ISLAND, SC



MAYBANK HWY (30,700 VPD)



THE STANDARD
JAMES ISLAND

AVALON
JAMES ISLAND

FOLLY RD (33,000 VPD)

Harris Teeter
Your Neighborhood Food Market

CVS pharmacy

Starbucks

Muddy Waters

DOTTIE'S PHARMACY

DUKES BARBECUE

MAPLE STREET

BARBERITO'S
FOOD COMMUNITY PEOPLE

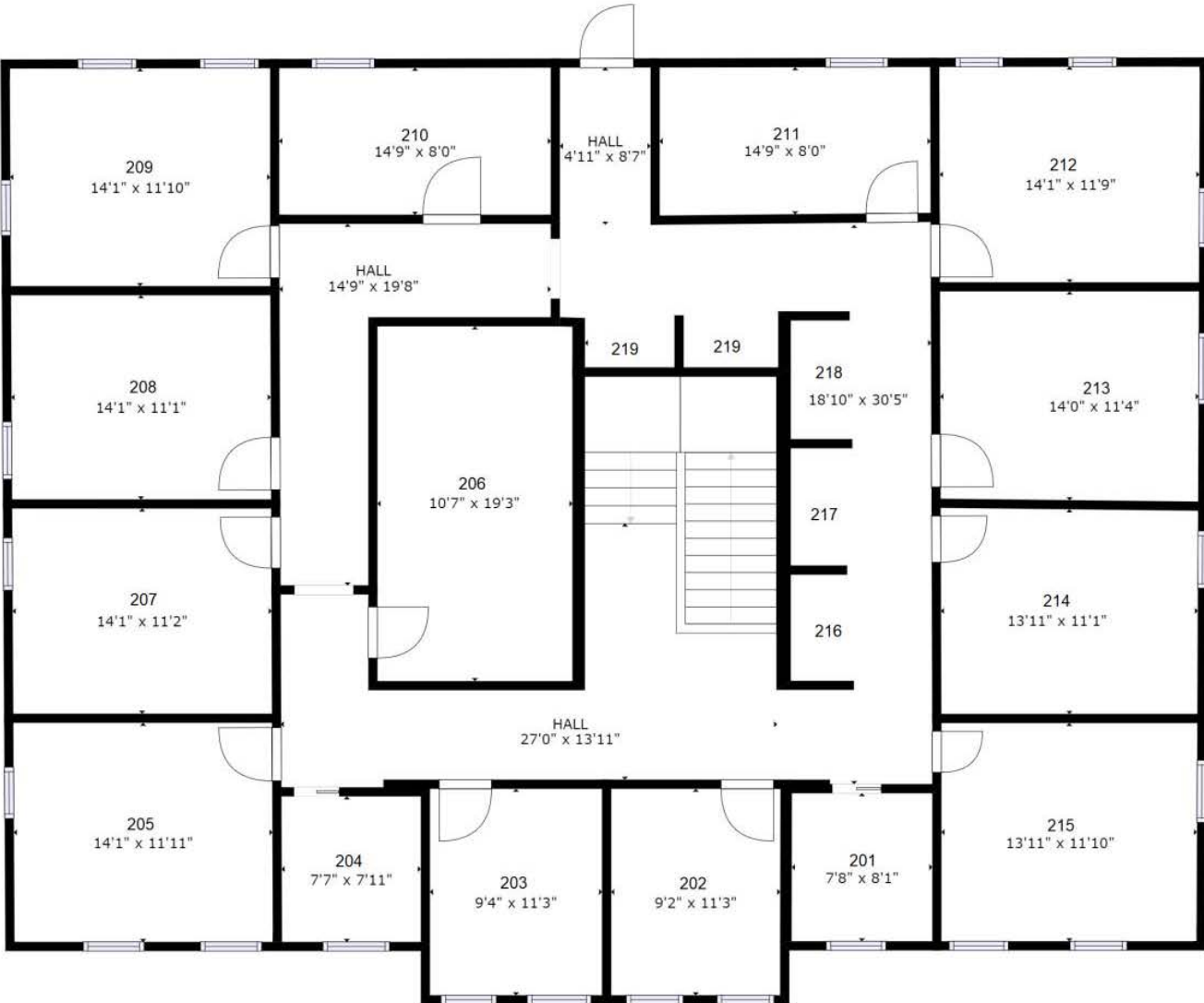
EXEMPLAR FITNESS







FIRST FLOOR: 1987 SQFT



SECOND FLOOR: 2592 SQFT