



451 FOLLY RD.
JAMES ISLAND, SC

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FOR FURTHER INFORMATION

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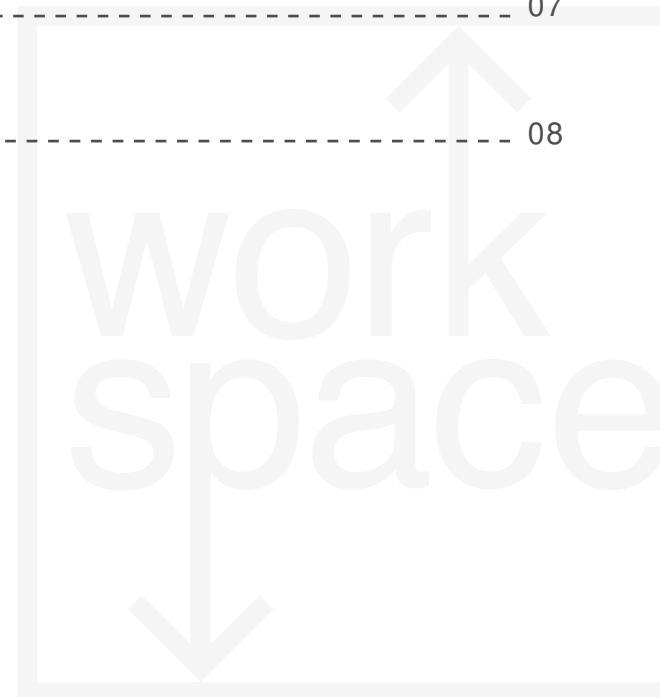
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HIGHLIGHTS

Newly renovated in an excellent location on James Island adjacent to Harbor View Road and Publix. Great visibility with signage available on heavily traveled Folly Rd. Extremely convenient to downtown via James Island Connector (3.5 miles). This office is powered by solar and offers a shaded electric car charging station. One suite has a private entrance and all suites share a patio and fenced back yard. Many restaurants within a minute's drive.

Suites are offered as:

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

Please call for pricing.



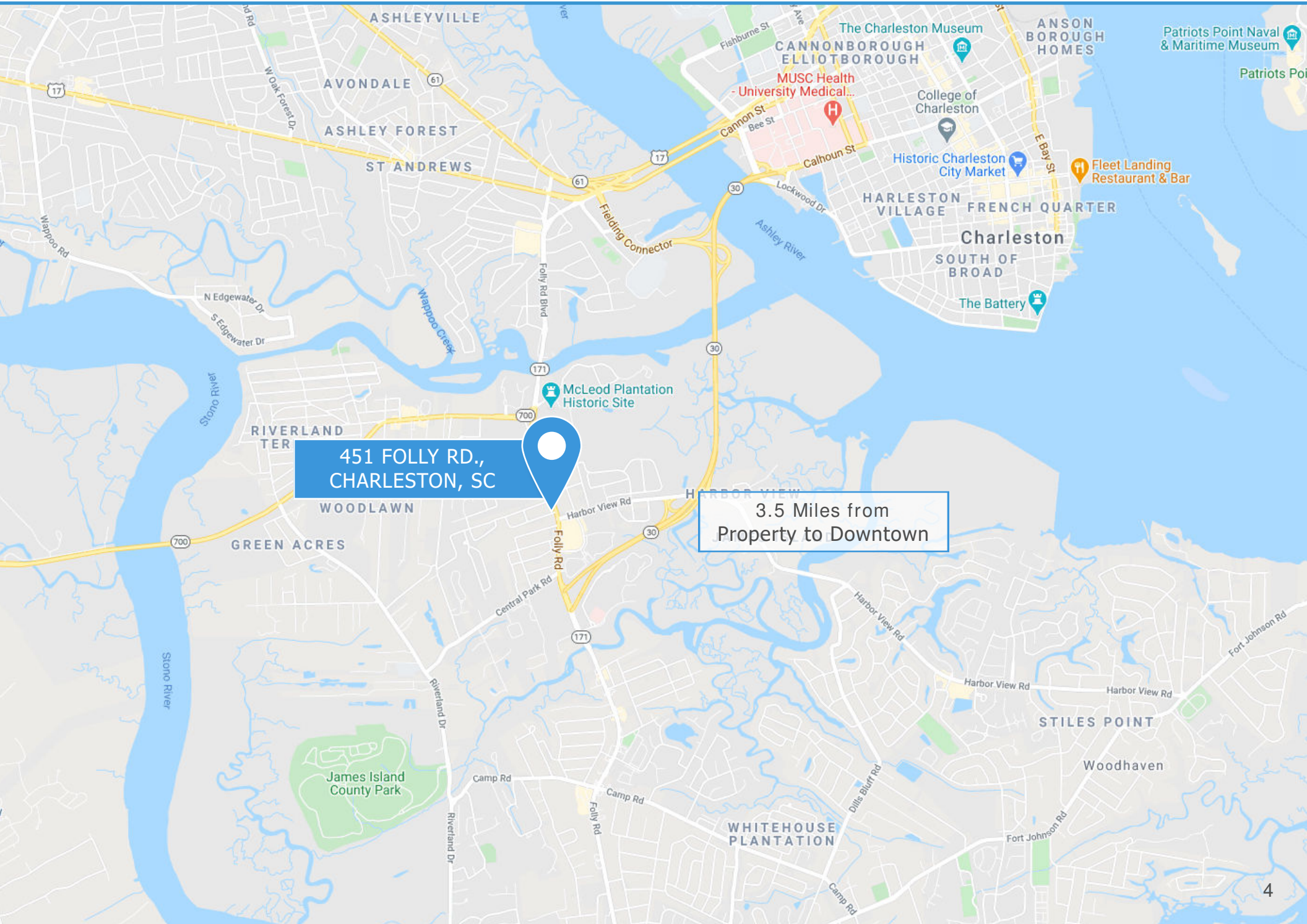
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,743	53,890	120,975
Average HHI	\$94,290	\$106,354	\$97,418

- Off-street parking
- Opportunity to have shaded electric car charging station
- Signage available on heavily traveled Folly Rd. (VPD = 43,800)
- One suite with private entrance
- Patio and fenced backyard
- Solar panels provide approximately 20% of the power used by the building
- Convenient to downtown (3.5 miles), via James Island Connector, only 1 stoplight
- Many restaurants within a minute's drive
- Conference room available for executive suites
- Rent Includes:
 - Electricity
 - Water/Sewer
 - Basic WIFI
 - Janitorial
 - Access to conference room
 - Kitchenette
 - Security

LOCATOR MAP

451 Folly Rd. James Island, SC



451 FOLLY RD.,
CHARLESTON, SC

3.5 Miles from
Property to Downtown



WEST ASHLEY



YOIBO **EARTH FARE**
CANTINA FRESCA
No Bull! mattress & more | **Phillips Shoes**
Staples
THREE LITTLE BIRDS CAFE | **ROASTERS**
OSAKA
Asian Bistro



DOWNTOWN CHARLESTON

CENTRAL BUSINESS DISTRICT

CHARLESTON HARBOR

JAMES ISLAND EXPY (55,900 VPD)

COUNTRY CLUB OF CHARLESTON

HARBORVIEW ELEMENTARY SCHOOL



MAYBANK HWY (30,700 VPD)

Harris Teeter
Neighborhood Food & Pharmacy
CVS **STARBUCKS COFFEE**
BARBERITO'S **FOOD • COMMUNITY • PEOPLE**

BANK OF AMERICA | Banfield PET HOSPITAL | bhere | First Citizens Bank
Publix **Firestone** COMPLETE AUTO CARE | CresCom Bank
WAGEL **Melwin's BBQ** **MARCO'S PIZZA** **UPS** **Jersey Mike's SUBS** **BOBO'S ICE CREAM & MORE**



FOLLY RD (43,800 VPD)

La Carreta **DUKES BARBECUE**
SYNOVUS
Arby's **McDonald's**

Harris Teeter
Neighborhood Food & Pharmacy

Harris Teeter
Neighborhood Food & Pharmacy

JAMES ISLAND

HARBORVIEW RD (23,400 VPD)



451 FOLLY RD.,
CHARLESTON, SC

HARBORVIEW
ELEMENTARY SCHOOL

ALLERGY, ASTHMA &
IMMUNOLOGY CLINIC

First Citizens Bank

HARBOR VIEW RD (13,700 VPD)

FOLLY RD (43,800 VPD)

MARTELO DR

TD Bank

Firestone
COMPLETE AUTO CARE

Edward Jones

RIOCHICO

H&R
BLOCK

Publix

MARCO'S
PIZZA

Jersey
Mike's
SUBS

ups

Melvin's
BBQ

BANK OF AMERICA

TELFAIR WAY



FLOOR PLAN

