



521 & 525 FOLLY RD.,
CHARLESTON, SC

TABLE OF CONTENTS

FURTHER INFORMATION

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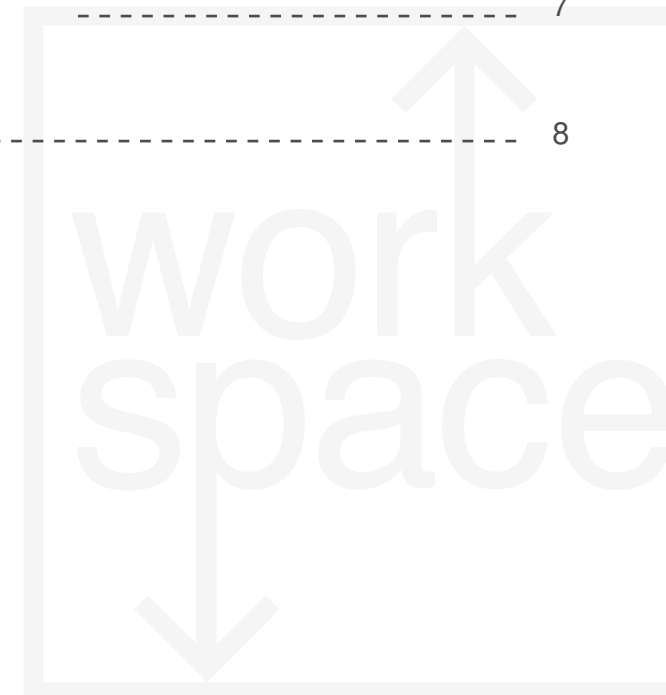
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656 Ellis Oak Ave. Suite 201

Charleston, SC 29412

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



HIGHLIGHTS

New construction of two office buildings totaling 1,900 SF each. Signage available on heavily traveled Folly Rd. Extremely convenient to downtown (3.5 miles) via James Island Connector. Many restaurants within a minute's drive, and Publix, Bagel Nation, UPS, and a dry cleaner are all right across the street. Extremely convenient to downtown.

Suites are offered as:

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

Please call for pricing.



- New construction
- Plenty of off-street parking
- Signage available on heavily traveled Folly Rd.
- Convenient to downtown (3.5 miles) via James Island Connector – only 1 stoplight
- Many restaurants within a minute's drive
- Shared conference room

Rent includes:

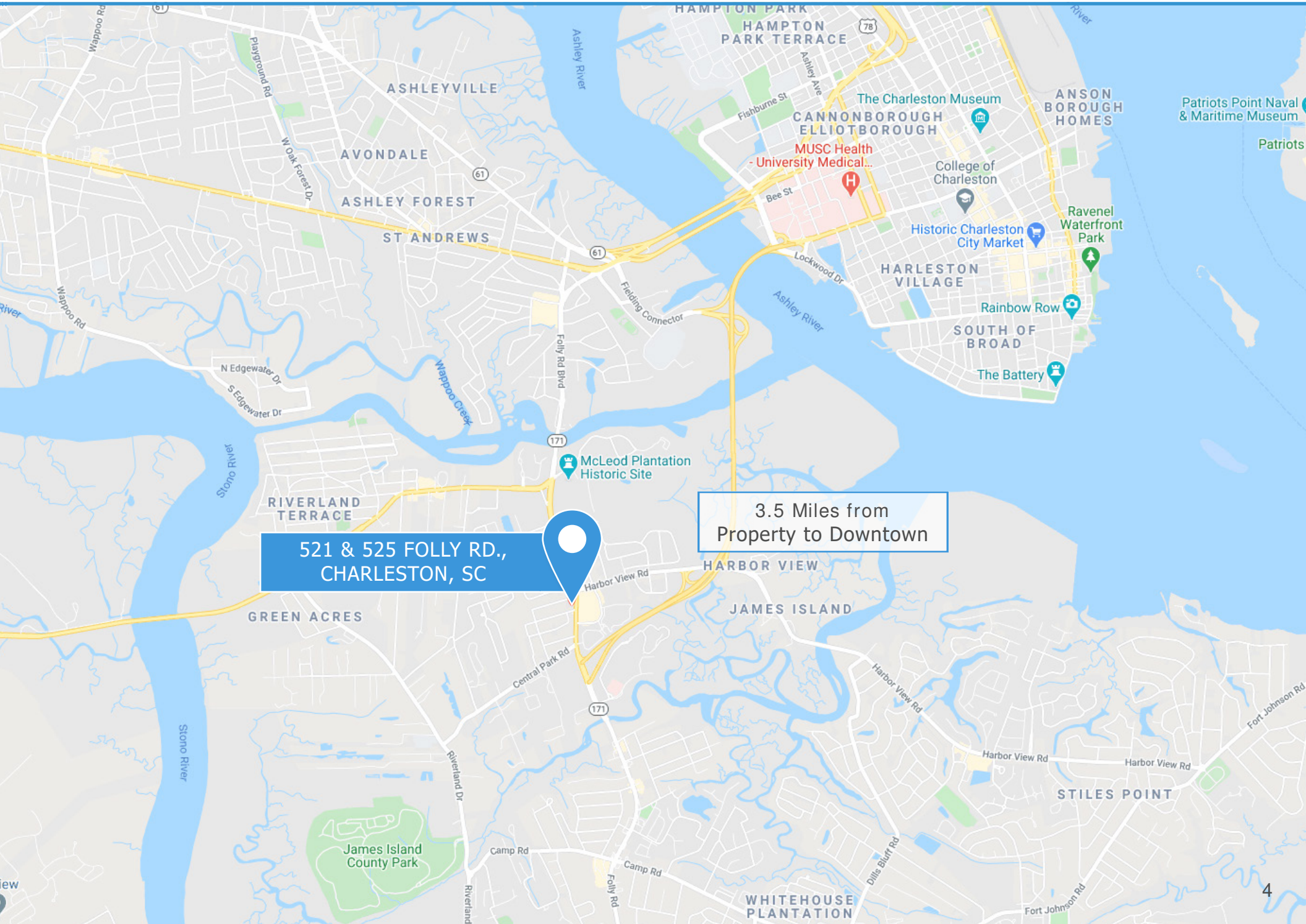
- Electricity
- Water/sewer
- Basic wifi
- Janitorial
- Access to conference room
- Off-street parking
- Kitchenette
- Security

DEMOGRAPHICS

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

LOCATOR MAP

521 & 525 Folly Rd., Charleston, SC



521 & 525 FOLLY RD.,
CHARLESTON, SC

3.5 Miles from
Property to Downtown



MUSC Health
Medical University of South Carolina

YOBO EARTH FARE
CANTINA FRESCA
No Bull! mattress & more
Phillips Shoes
Staples
THREE LITTLE BIRDS CAFE
WILSON ROASTERS

CENTRAL BUSINESS DISTRICT

CHARLESTON HARBOR

COUNTRY CLUB OF CHARLESTON

BANK OF AMERICA | Banfield PET HOSPITAL | bhere
Publix | Firestone COMPLETE AUTO CARE
RAGEE | Melvin's BBQ | MARCO'S PIZZERIA | UPS | Jersey Mike's SUBS | DUNKIN' DONUTS

MAYBANK HWY (30,700 VPD)

Harris Teeter Neighborhood Food & Pharmacy
CVS
BARBERITO'S
STARBUCKS COFFEE

La Carreta
SYNOVUS
Arby's
DUKES BARBECUE
MCDONALD'S

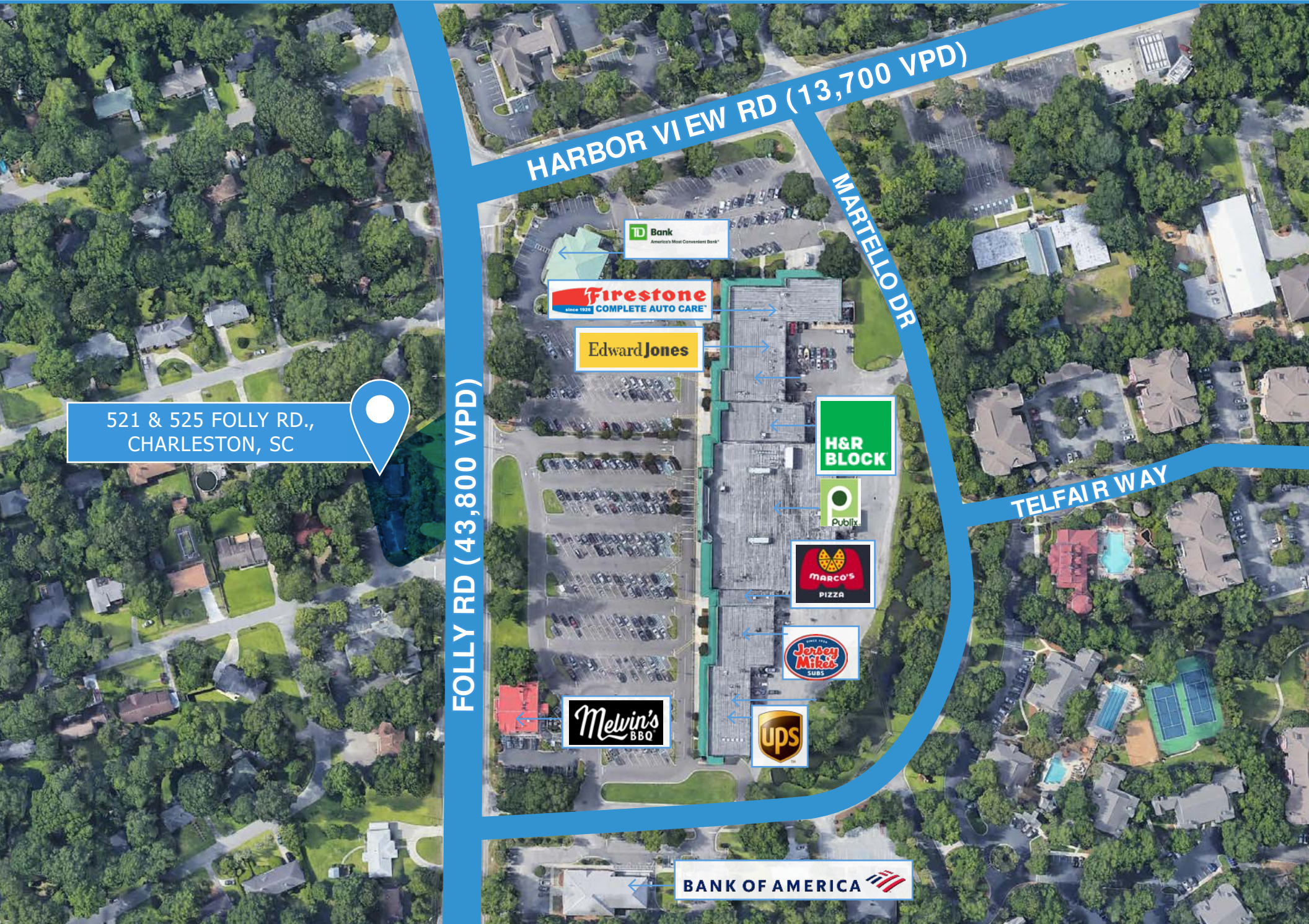
FOLLY RD (43,800 VPD)

LOWE'S

JAMES ISLAND

Harris Teeter Neighborhood Food & Pharmacy

HARBOR VIEW RD (23,400 VPD)



HARBOR VIEW RD (13,700 VPD)

MARTELO DR

TELFAIR WAY

FOLLY RD (43,800 VPD)

521 & 525 FOLLY RD.,
CHARLESTON, SC

TD Bank
America's Most Convenient Bank™

Firestone
SINCE 1926 COMPLETE AUTO CARE™

Edward Jones

H&R BLOCK

Publix

MARCO'S
PIZZA

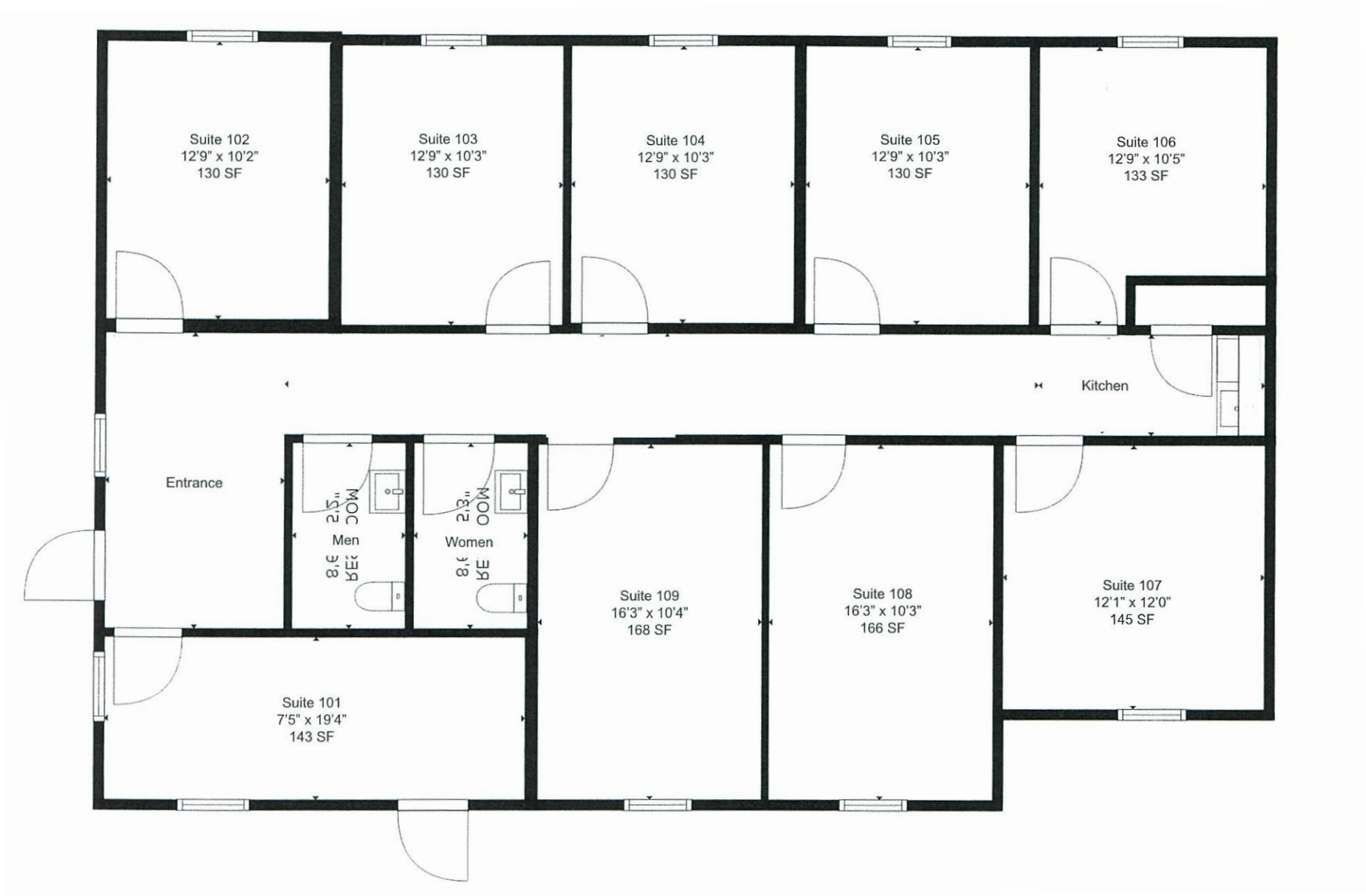
Jersey Mike's
SUBS

ups

Melvin's
BBQ

BANK OF AMERICA

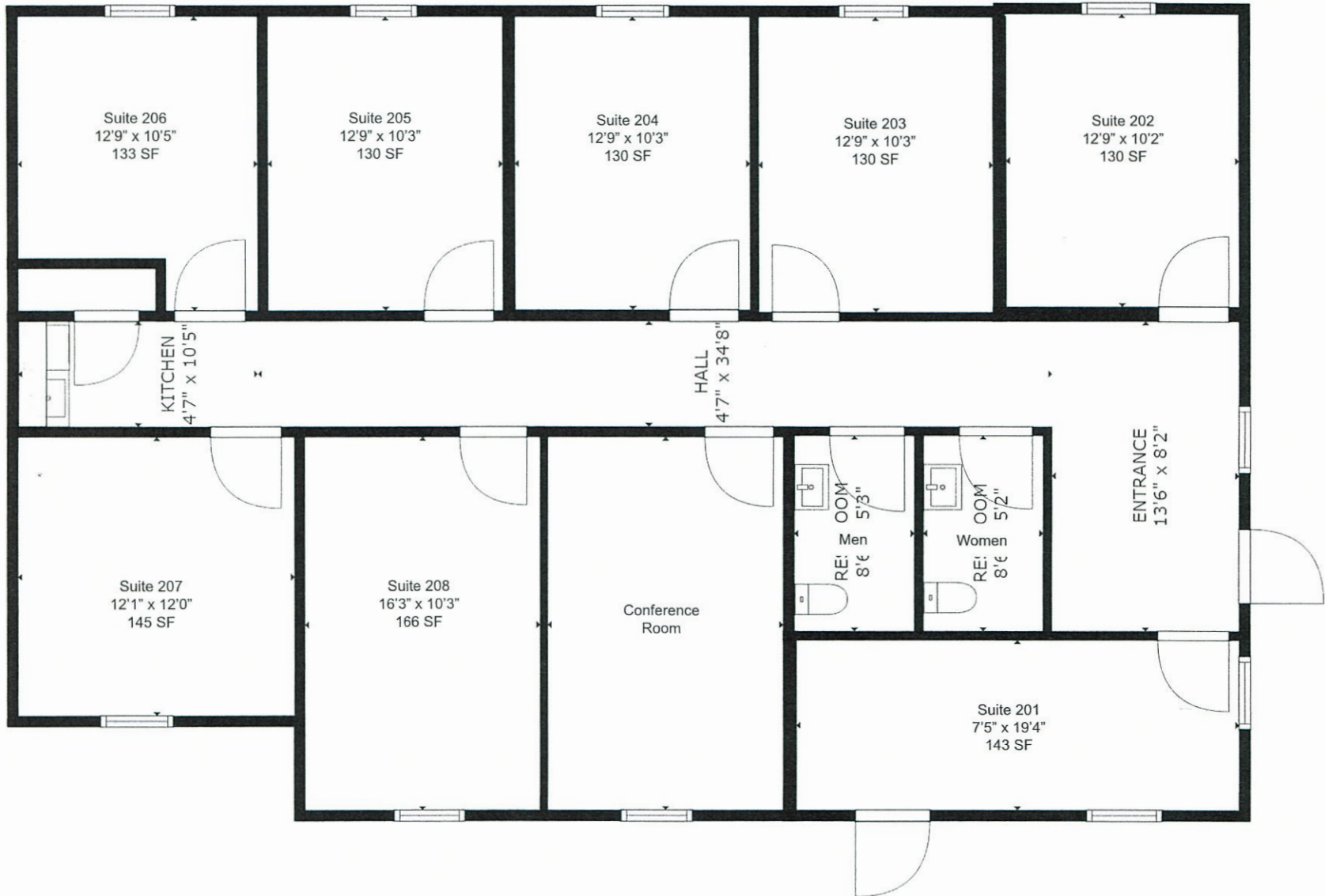




521 Folly Rd.

FLOOR PLAN

521 & 525 Folly Rd., Charleston, SC



525 Folly Rd.