

# SEM MG

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S O U T H E A S T E R N M A N A G E M E N T G R O U P

presents:

## 500 East Bay



RETAIL / OFFICE / BANK / CAFE FOR LEASE

FREE-STANDING BUILDING ON CORNER W/ SIGNAGE

- ▲ \$6,000.00 / month NNN
- ▲ 0.22 acre/9,583 SF corner lot includes 2 entrances with ingress & egress from East Bay Street & Charlotte Street.
- ▲ Site includes a 360 SF masonry building, a 666 SF canopy, 3 teller lanes, a drive-up ATM, & additional parking spaces.
- ▲ 132' frontage on East Bay Street & 78.5' along Charlotte Street.

contact:

Chad Yonce, CCIM, CPM  
843.3431923  
yonce@semgsc.com

151 King Street  
Charleston, SC 29401

[www.semgsc.com](http://www.semgsc.com)



Map for Parcel Address: 8 Charlotte St Charleston, SC 29403-6308 Parcel ID: 459-13-02-009



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CRS Data

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HARTNETT REALTY COMPANY, INC.

### **Description of the Appraised Property**

The subject property is a fairly small parcel of land containing approximately 9,583 square feet of land area and is situated at the northeast corner of East Bay and Charlotte Streets. The site has approximately 132' frontage on East Bay Street and approximately 78.5' frontage along Charlotte Street. There is ingress and egress to the site from both streets. The site is zoned GB (General Business) and the existing improvements comply with the zoning classification.

The site is improved with a small masonry building that is approximately 20 years old and in apparent good condition. The building contains approximately 360 square feet. There is a canopy extending from the building that covers two drive-in windows. The building and the site are used as a drive-in window and an ATM dispensing machine that is owned and operated by the tenant.

The site is located in a special flood hazard area. The site has available to it all the usual urban public utilities. The City of Charleston provided police and fire protection to the subject site.

A copy of a recorded plat showing the exact size and dimensions of the subject site may be found on the following page of this report.