

SEM MG

BUY. MANAGE. SELL.

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:

1643

SAVANNAH



1ST FLOOR OFFICE / RETAIL FOR LEASE

GREAT CENTRAL LOCATION IN WEST ASHLEY

- ▲ Available Space 2,100 sf \$21psf + NNN \$3,675.00 / month
- ▲ Excellent Office or Retail Space in a great location in West Ashley. Well positioned between Downtown & I-526. Zoned Limited Business.
- ▲ Triple-Net Lease. Year 1 NNN is estimated to be \$4.81 psf.

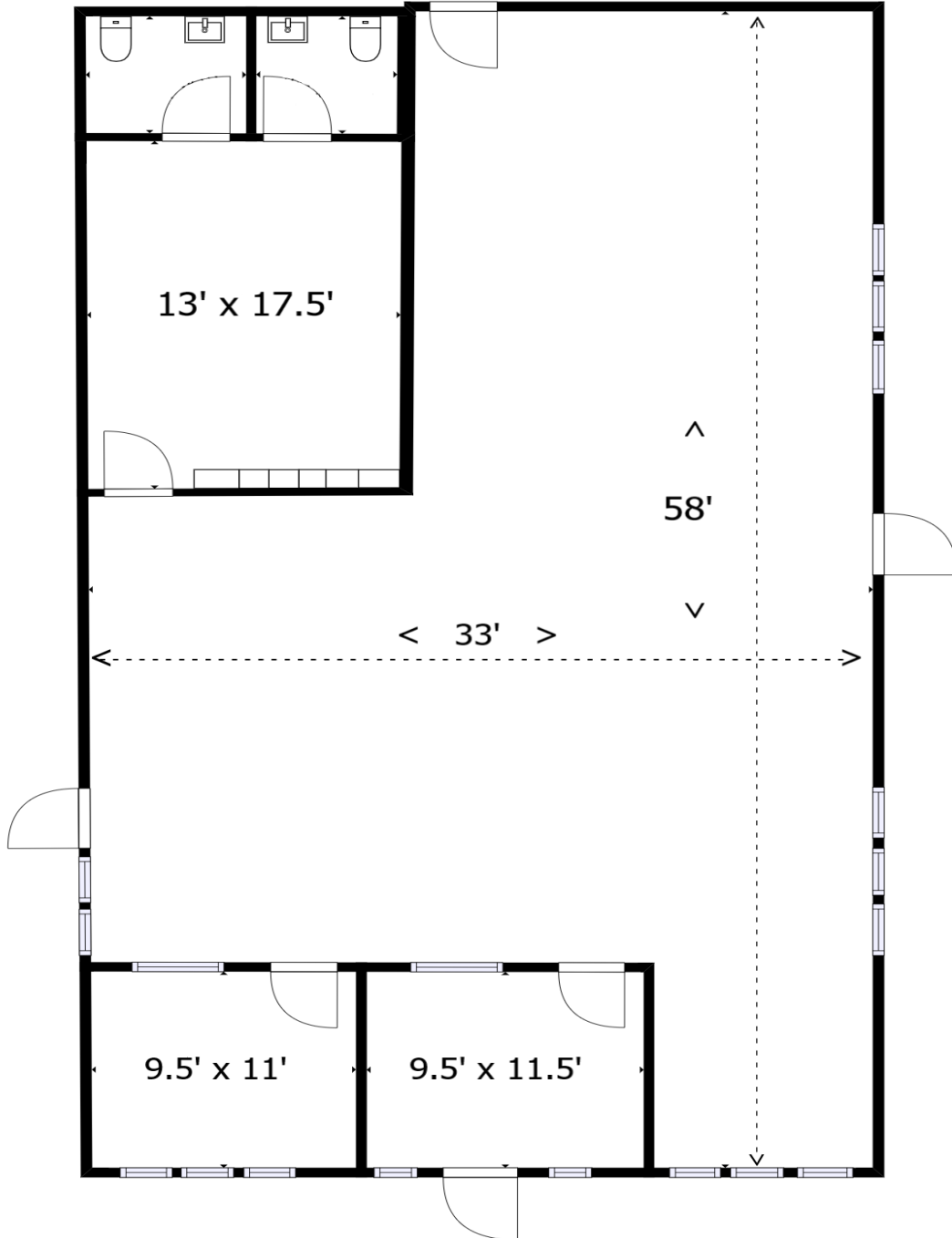
contact:

Chad Yonce, CCIM, CPM
843.343.1923
yonce@semgsc.com

151 King Street
Charleston, SC 29401

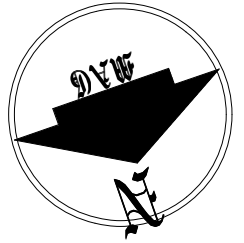
www.semgs.com

1643-A Savannah Hwy
Charleston, SC 29407



DIMENSIONS ARE APPROXIMATE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



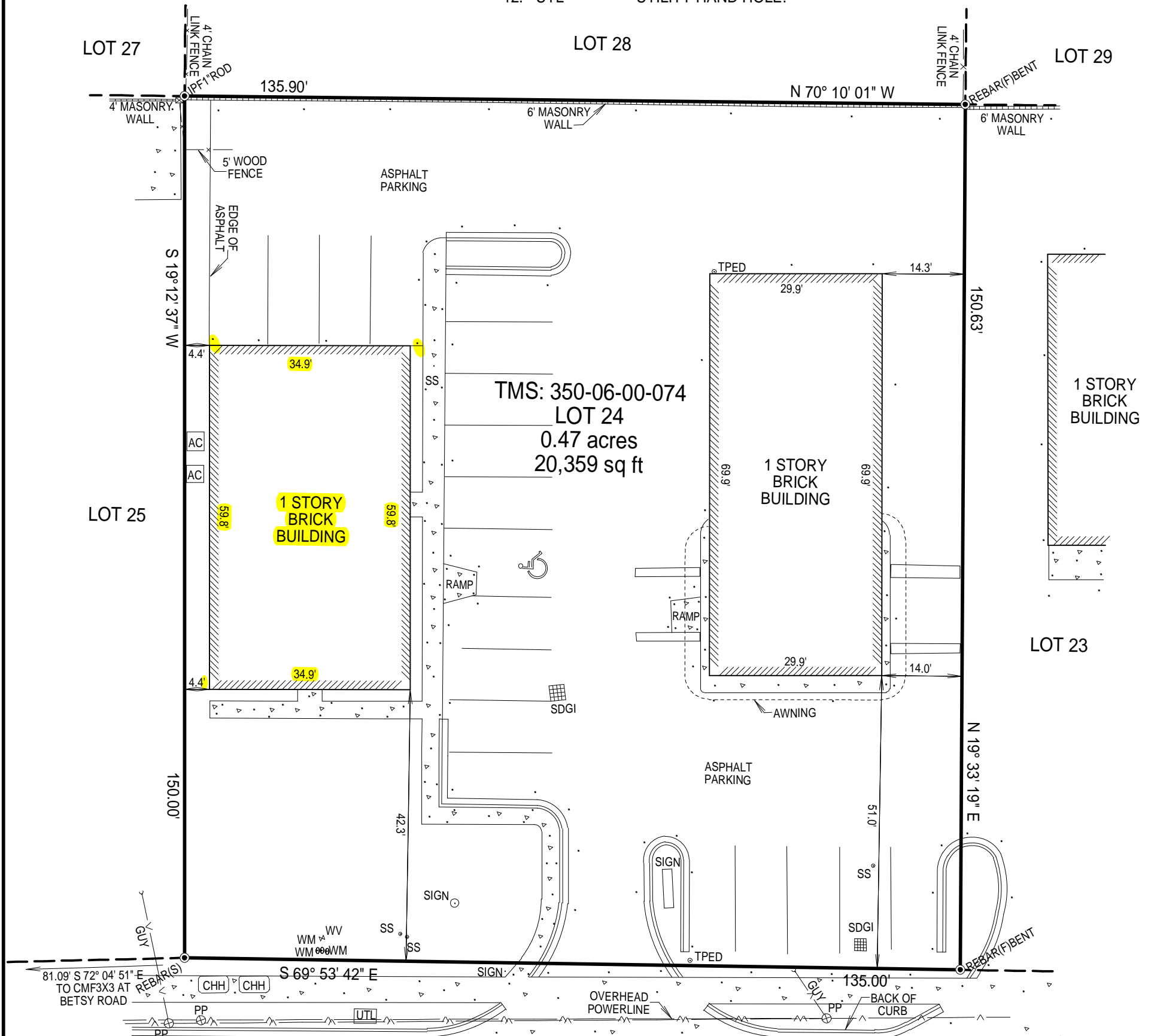
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

LEGEND:

1. PROPERTY APPEARS IN FLOOD ZONE "X" ON FIRM COMMUNITY-PANEL NUMBER 45019C0492J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.

- | | |
|---------------|---|
| 1. ● REBAR(F) | - 5/8" REBAR FOUND, OLD. |
| 2. ☒ CMF3X3 | - 3" X 3" CONCRETE MONUMENT FOUND, OLD. |
| 3. ● IPF1"ROD | - 1" ROD FOUND, OLD. |
| 4. ⊗ PP | - POWER POLE. |
| 5. GUY | - GUY WIRE. |
| 6. CHH | - COMMUNICATION HAND HOLE. |
| 7. TPED | - TELEPHONE PEDESTAL. |
| 8. WM | - WATER METER. |
| 9. WV | - WATER VALVE. |
| 10. SS | - SANITARY SEWER SERVICE. |
| 11. SDGI | - STORM DRAIN GRATE INLET. |
| 12. UTL | - UTILITY HAND HOLE. |

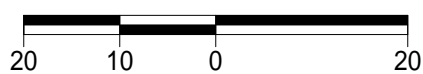


ADDRESS IS No. 1643

SAVANNAH HIGHWAY
(U.S. HWY 17 SOUTH)

PLAT

OF LOT 24 (0.47 ACRES), BLOCK B, STONO PARK,
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.
BEING CONVEYED TO 1643 SAVANNAH HIGHWAY, LLC.



SCALE: 1" = 20'

DATE: JANUARY 23, 2019

REF: PLAT BK. "E", PG. 059

TMS: 350-06-00-074

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA