



1195 Remount Road  
Charleston, South Carolina

Benjy Cooke

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# Disclaimer

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

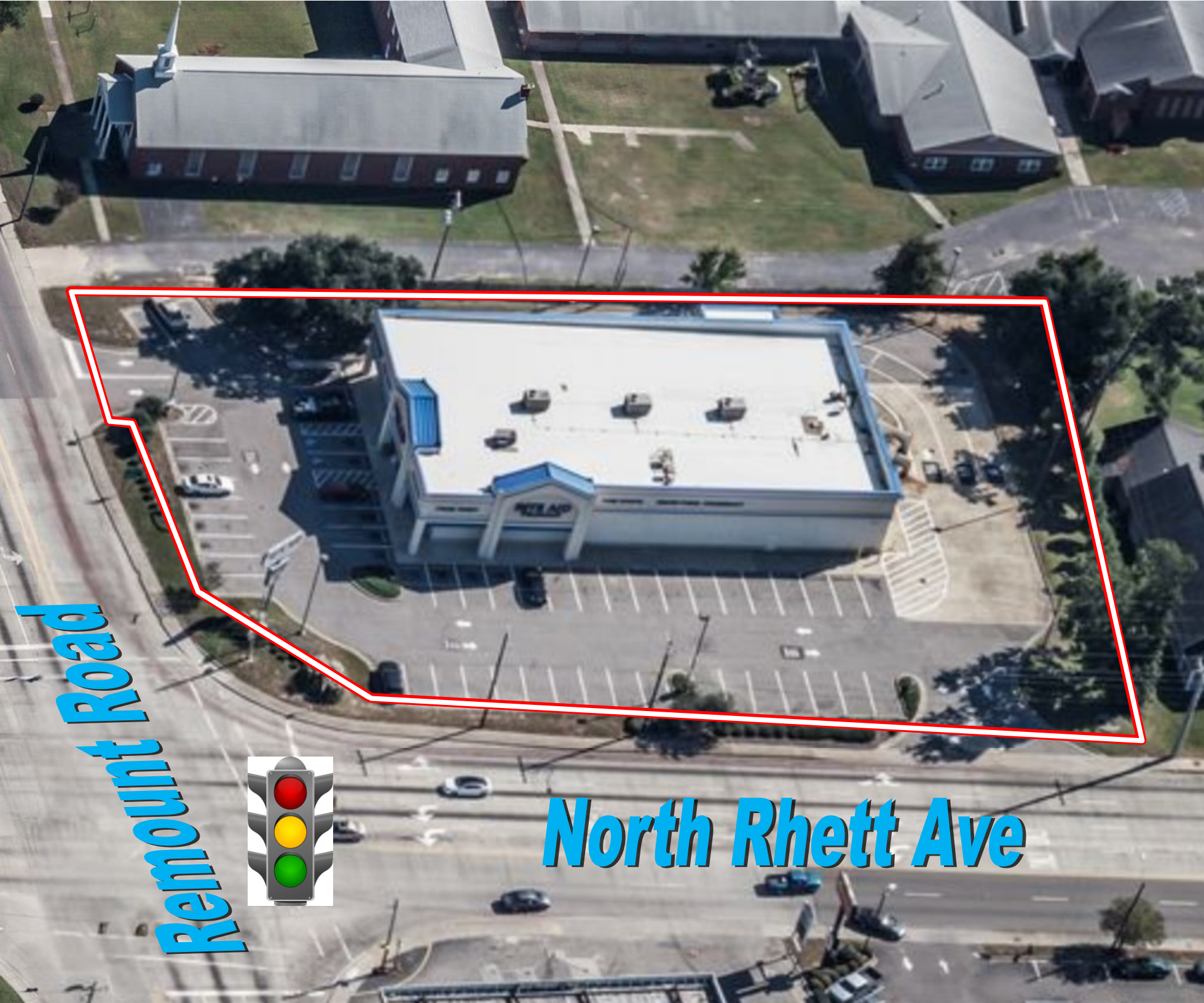
Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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# HIGHLIGHTS

PRICE:	\$2,850,000
CAP RATE:	8.15%
NOI:	\$232,402
LEASE TYPE:	NNN
TERM:	20 Year
EXPIRATION:	November 2019
OPTIONS:	(4) 5-Year Options <i>*See agent for details</i>
SQUARE FEET:	10,900 SF
TENANT:	Eckerd Corporation
ZONING:	B-2 (General Business)
MUNICIPALITY:	City of North Charleston
LOT SIZE:	1.4 Acres
ADDRESS:	1195 Remount Road Charleston, SC

CC&A

OSWALD COOKE & ASSOCIATES

[WWW.OSWALDCOOKE.COM](http://WWW.OSWALDCOOKE.COM)



# Aerial

Oswald Cooke & Associates is pleased to offer a NNN corporate Rite Aid Lease. The base term of the lease expires November 2019 and has (4) 5-Year renewal options\*. The subject site is located at 1195 Remount Road, Charleston, SC just off of Interstate-526. The parcel is located at the intersection of Remount Road and North Rhett Avenue. This is the last intersection before entering Charleston Naval Weapons Station, Kapstone Paper Mill (1,000 employees), and the North Charleston Port Terminal. The site is only 8 miles from downtown Charleston and offers a combined traffic count of 46,600 VPD.

\*see agent for details





Aerial

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N Rhett Ave



Remount Road



Naval Base

North Charleston  
Terminal

Kapstone Paper mill  
(1,000) Employees

14,600 VPD

31,800 VPD







## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2018 Population	8,024	39,423	102,360
Population Growth (2010-2018)	20.72%	24.33%	21.11%
2018 Average HH Income	\$46,354	\$50,583	\$56,382
Traffic Count	31,800 VPD North Rhett Ave	14,800 VPD Remount Road	

8 Miles to Downtown Charleston



# Site Pictures

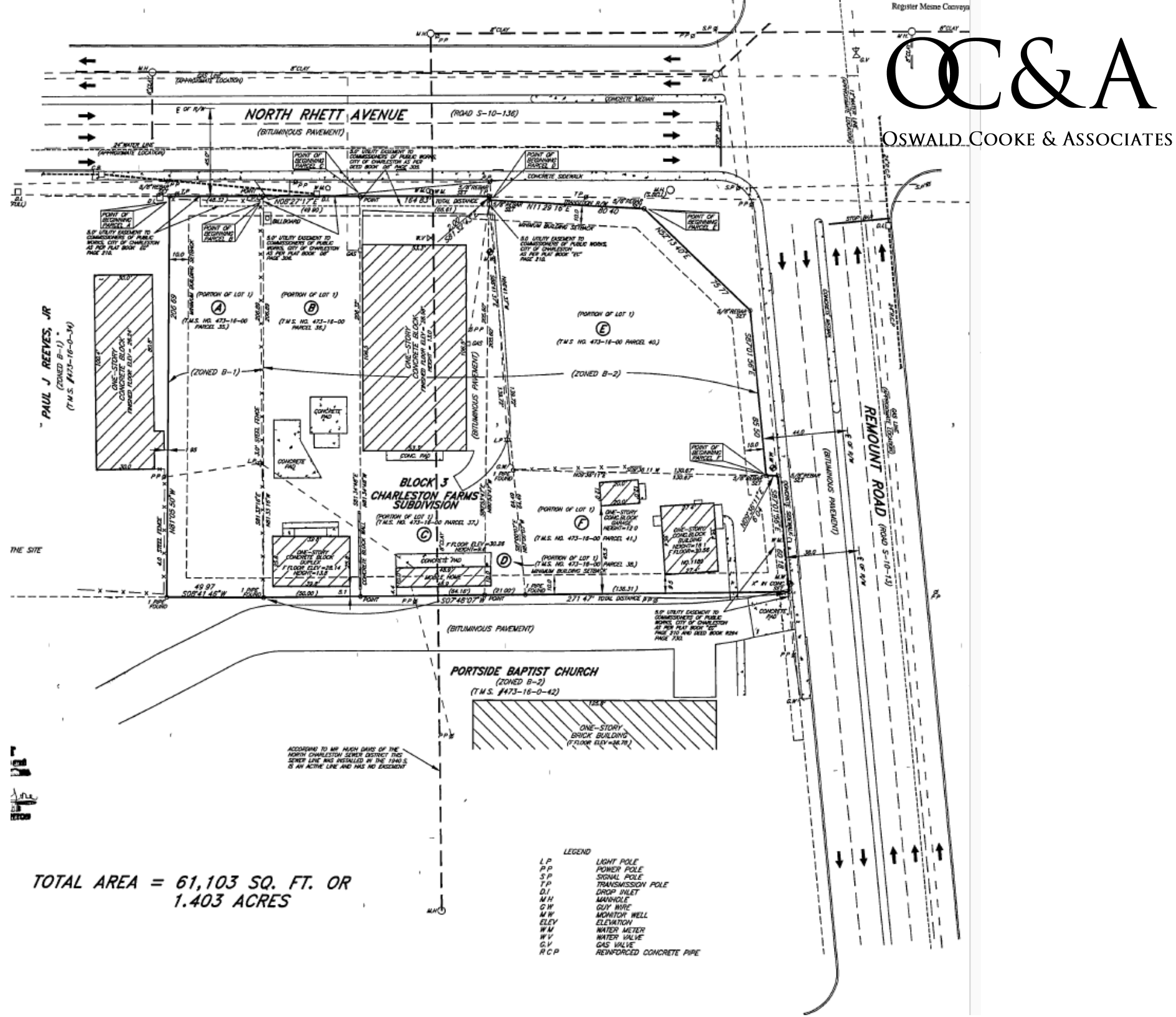


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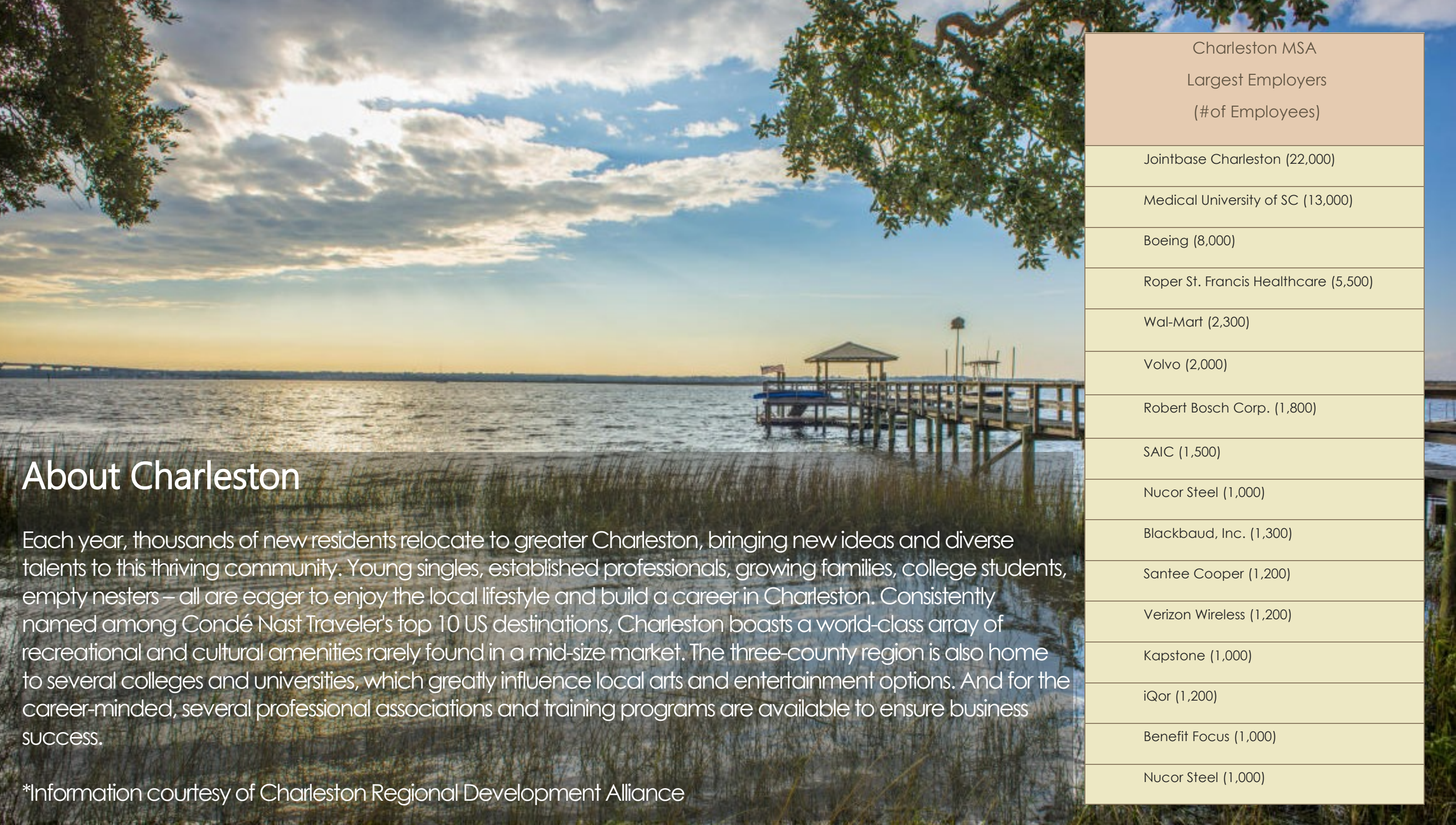




# Survey







# About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler’s top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



For more information contact:

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