

FOR SALE

4,000 SF COMMERCIAL OFFICE BUILDING

ON 1.87 ACRES

105 Lamplight Circle | Summerville, SC 29483



FLEXIBLE SPACE. EXCELLENT ACCESS. ROOM TO GROW.

Presented by Timme Spanos | Carolina One Commercial Real Estate

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THE OFFERING

A versatile owner-user opportunity in Summerville's established business corridor.

Freestanding 4,000 SF commercial office building situated on 1.87 acres. The functional interior layout includes five dedicated offices, a conference room, a large open workspace or bullpen, two restrooms, a break room, reception area, and separate storage space. The combination of private offices and open workspace can support management, administrative, customer service, sales, training, therapy, or other professional teams.

Abundant windows provide natural light throughout the building, while the front and rear parking areas offer convenient access for employees, customers, and visitors. Access from both sides of the property supports efficient circulation and gives an owner-user flexibility in organizing daily operations.

The property is positioned near Jedburg Road, Highway 78, I-26, and Summerville Regional Airport, providing convenient connectivity throughout the Summerville and Charleston markets. Its freestanding design, acreage, parking, and adaptable floor plan make it a strong alternative to traditional office condominium space.

Zoned MUC - Mixed Use Community - the property may accommodate a broad range of office, commercial, service, and other approved business uses. The 1.87-acre site may also provide opportunities for an owner-user's future growth, subject to zoning, site conditions, and governmental approvals.

PROPERTY SPECS

BUILDING SIZE	4,000 SF
LOT SIZE	1.87 Acres
YEAR BUILT	1995
ROOF	Replaced 2024
ZONING	MUC
PRIVATE OFFICES	5
RESTROOMS	2
TMS	121-00-00-262
COUNTY	Dorchester



Aerial view of the 1.87-acre property



Front elevation and customer entrance

FUNCTIONAL OFFICE LAYOUT

Designed to support private work, collaboration, training, and team operations.

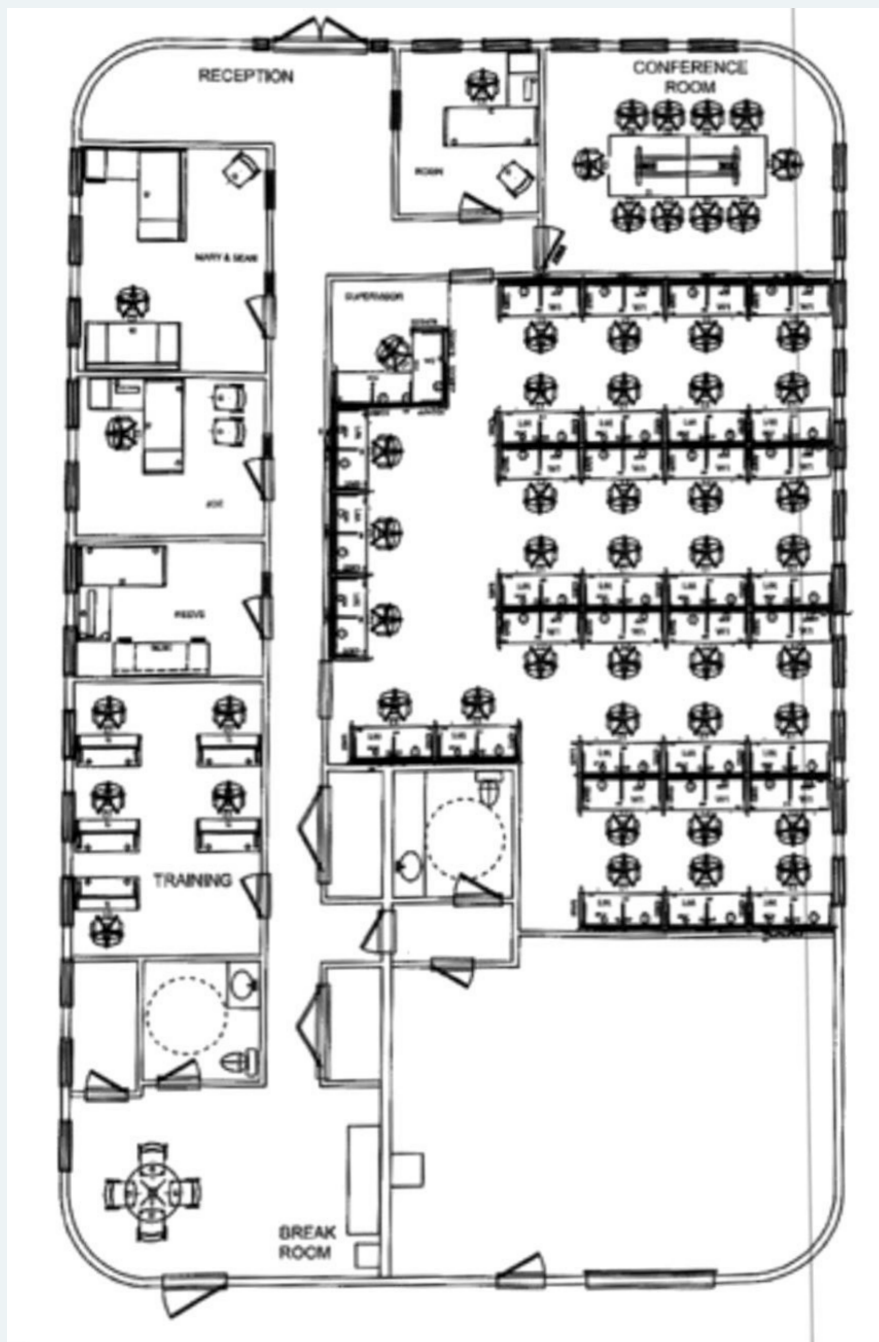
LAYOUT FEATURES

- Reception / lobby
- Private offices
- Conference room
- Large open bullpen
- Two restrooms
- Break room
- Storage area
- Multiple access points

BUSINESS-READY

A practical mix of private offices and open workspace gives an owner-user flexibility to accommodate management, administrative, customer service, training, sales, or professional teams.

Existing furnishings and cubicles shown in photographs are for illustration and should be verified for inclusion.



INTERIOR WORKSPACE

Abundant windows and a flexible mix of private and collaborative areas.



LARGE OPEN WORKSPACE / BULLPEN



CONFERENCE ROOM



PRIVATE OFFICE



LOBBY / RECEPTION

ACCESS, PARKING & ACREAGE

Front and rear parking with convenient access from both sides of the building.



1.87-ACRE SITE IN AN ESTABLISHED COMMERCIAL SETTING



Rear building access and parking area



Additional site area and maneuverability



105 LAMPLIGHT CIRCLE

Summerville, South Carolina 29483

FOR PROPERTY INFORMATION OR A PRIVATE TOUR

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Information is believed to be accurate but is not guaranteed. Buyers should independently verify square footage, acreage, zoning, permitted uses, parking, expansion potential, boundaries, easements, and all other material facts. Any future use or expansion is subject to applicable governmental approvals.