

WEST ASHLEY INVESTMENT OR OWNER-USER OPPORTUNITY

FOR SALE

REAL ESTATE ONLY OR REAL ESTATE AND CASH FLOWING BUSINESS

**\$1,300,000**

2707 IDAMOR DR CHARLESTON, SC 29407

3,000 SQ FT

0.4 ACRES

OPERATING BUSINESS WITH OPPORTUNITY FOR GROWTH



*Jillian Weatherford, CCIM*  
**KW COMMERCIAL**

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CHARLESTON

SOUTH CAROLINA

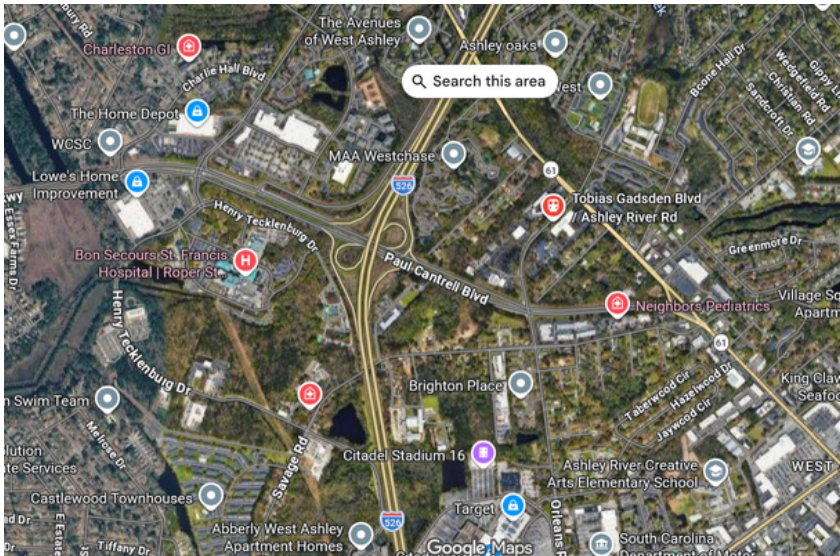
28,000+ VPD

EXCELLENT VISIBILITY ON ASHLEY RIVER RD

FOR SALE



- Prime West Ashley Location – Exceptional visibility and accessibility in one of Charleston's fastest-growing commercial corridors
- Established Childcare Facility – Existing childcare center available for purchase with or without the operating business
- Strong Demographics – Average household income exceeds \$100,000 within a one-mile radius
- Value-Add Opportunity – Current childcare operation is not at capacity, offering immediate upside for an owner-operator
- High-Growth Trade Area – Surrounded by established neighborhoods, schools, retail, and major employers.



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DIMENSIONS ARE APPROXIMATE

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WEST ASHLEY  
KELLERWILLIAMS<sup>®</sup>

