

FOR SALE

16,186 SF OFFICE SPACE



1516 OLD TROLLEY RD, Summerville, SC 29485



PROPERTY DESCRIPTION

A rare opportunity to acquire a high-quality, freestanding office building in one of Summerville’s most established commercial corridors. Located on highly visible Old Trolley Road, this two-story brick office building offers an ideal combination of owner-occupancy, investment income, and long-term value.

Constructed in 2009, the 16,186 SF building sits on a 1.27-acre site with abundant parking surrounding the building. A prominent monument sign along Old Trolley Road provides outstanding visibility and branding opportunities for the future owner.

The second floor is available for occupancy, creating an opportunity for an owner-occupant to establish its headquarters while benefiting from favorable owner-occupied financing options. The ground floor is fully leased to Palmetto Primary Care Physicians, providing stable in-place income to offset ownership costs and enhance investment returns.

Whether for a law firm, accounting firm, engineering company, financial services firm, healthcare provider, or other professional office user, 1516 Old Trolley Road offers the rare opportunity to combine corporate identity, investment stability, and long-term ownership in one of Summerville’s most desirable business locations.

THE OFFERING

SIZE	LIST PRICE
16,186 SF	\$4,100,000

PROPERTY SPECS

LIST PRICE	\$4,100,000
BUILDING SIZE	16,186 SF
LOT ACREAGE	1.27 AC
TAX ID/APN	153-00-00-133
COUNTY	Dorchester
YEAR BUILT	2009
PARKING	60 Spaces; Surface
FLOORS	2
ELEVATORS	1
ZONING	GC - General Commercial

PHOTOS

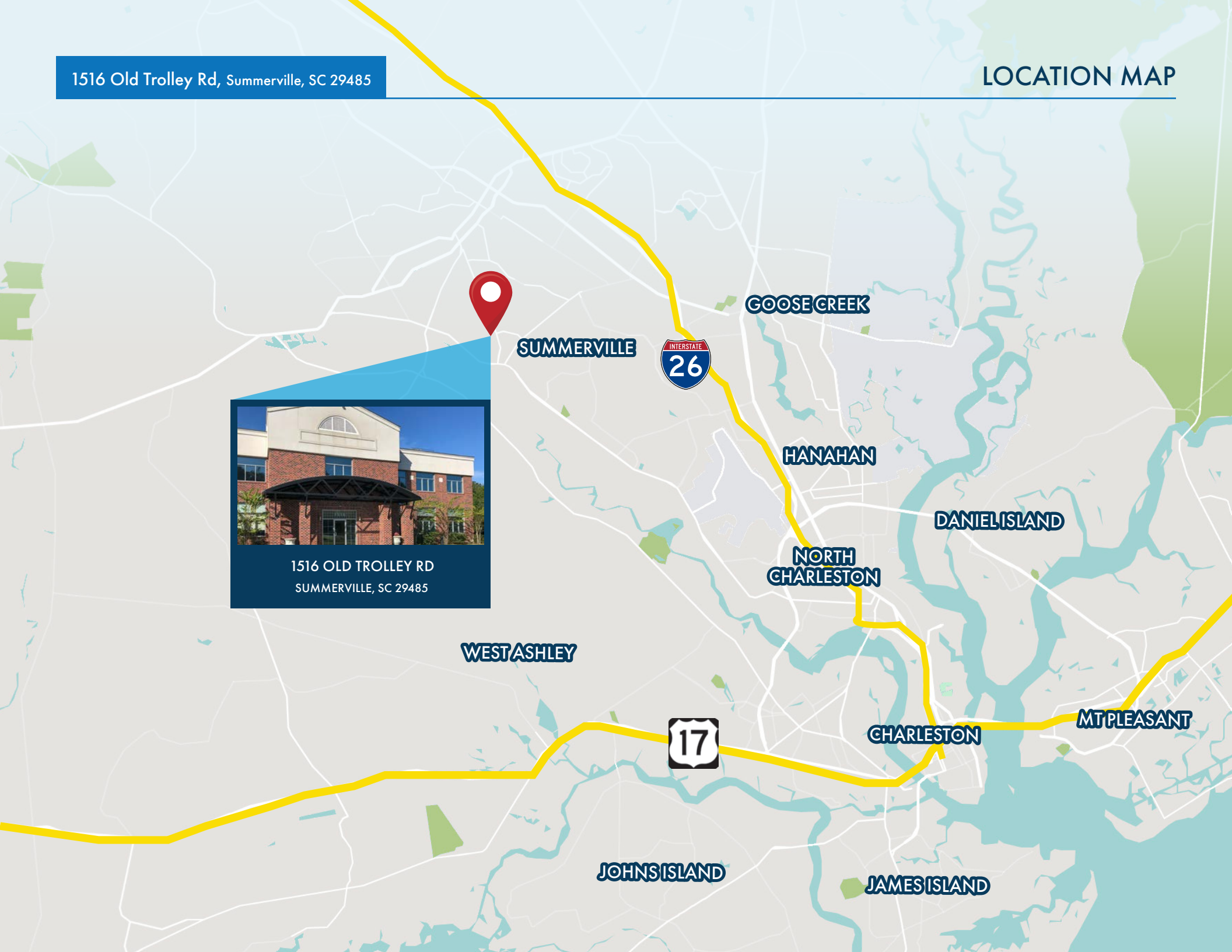


1516 Old Trolley Rd, Summerville, SC 29485

LOCATION MAP



1516 OLD TROLLEY RD
SUMMERVILLE, SC 29485



AMENITIES MAP

1516 Old Trolley Rd, Summerville, SC 29485



1516 OLD TROLLEY RD
SUMMERVILLE, SC 29485

A map of the area around 1516 Old Trolley Rd, Summerville, SC 29485. The map highlights several nearby businesses and amenities. A red location pin marks the property. Surrounding businesses include:

- YE OLE FASHIONED (Ice Cream & Sandwich Cakes)
- BIGGBY COFFEE
- TOAST! ALL DAY
- tropical SMOOTHIE CAFE
- CVS
- DQ
- Publix
- CRUNCH FITNESS
- BURGER KING
- DOG & DUCK FOOD & SPIRITS
- SWIG & SWINE
- Lowes FOODS
- CINEMARK
- ALDI

The map also shows major roads like County Rd S-18-199, Old Trolley Rd, and Dorchester Rd, as well as landmarks like the Ashley River and Ashborough East.



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