

# 1114 Morrison Drive



# Disclosure



Charleston Commercial is pleased to offer this Exclusive Listing for 1114 Morrison Drive Charleston, SC 29401.

This Offering Memorandum has been prepared by Charleston Commercial of South Carolina ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

Charleston Commercial, South Carolina is the exclusive Listing Broker. By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.



# Property Overview



## PROPERTY SPECIFICATIONS

|                    |                            |
|--------------------|----------------------------|
| SIZE               | 1569 SF                    |
| PARCEL             | 132-00-00-262              |
| SITE               | +/- .19                    |
| YEAR BUILT         | 1978                       |
| RENOVATED          | 2021                       |
| AUTO PARKING       | 9                          |
| LIGHTING           | LED/Incandescent           |
| CONSTRUCTION Walls | Block/Brick Construction   |
| ROOF               | Membrane                   |
| POWER              | Dominion                   |
| NATURAL GAS-       | Dominion At the Road       |
| SEWER              | City of Charleston         |
| WATER-             | City of Charleston At Road |



**1114 Morrison Drive | Charleston, SC 29403**

**Lease: \$108,000 Annual**

±1,569 SF Freestanding Commercial Building Positioned prominently on a lighted hard corner along the thriving Morrison Drive corridor, this former bank branch offers exceptional visibility and accessibility in the rapidly growing Upper Peninsula of Charleston. The property features a drive-up/walk-up teller window, which may be reactivated for a variety of uses—banking, service-oriented retail, or F&B concepts such as a coffee, beverage, or quick-serve food operation.

The existing concrete pad fronting Brigade Street provides an opportunity for outdoor seating or patio-style activation to enhance customer engagement and street presence. The site includes nine (9) deeded parking spaces, providing valuable convenience in this high-demand submarket. The current owner has utilized the building as a corporate office, and the layout readily accommodates professional office, boutique retail, financial services, or medical use.

*Please note: The listing price shown online is not \$1.00. It is a placeholder.*

*The property is being offered for sale or lease, and ownership invites market rate offers reflective of current Charleston commercial conditions.*



# Photos





# Zoning

## City of Charleston:

### Base Zoning Layer

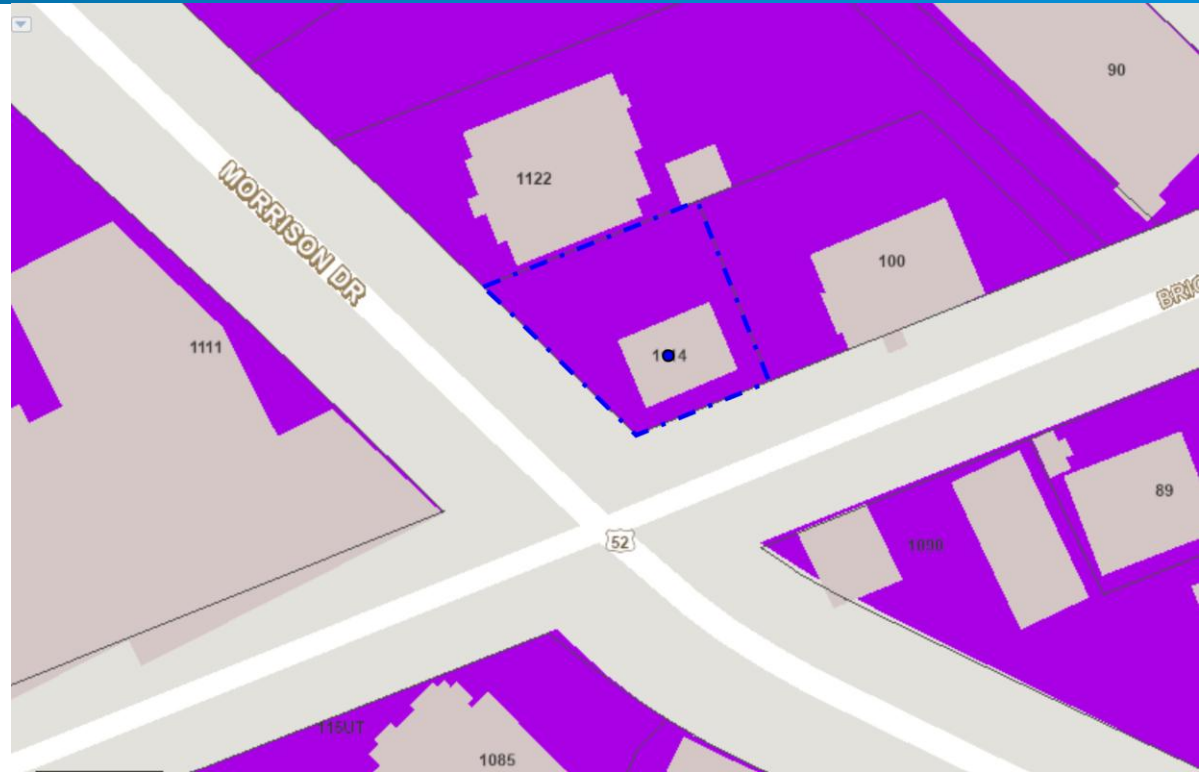
Property may be included in additional zoning districts.

**Code : UP** - [view description](#)

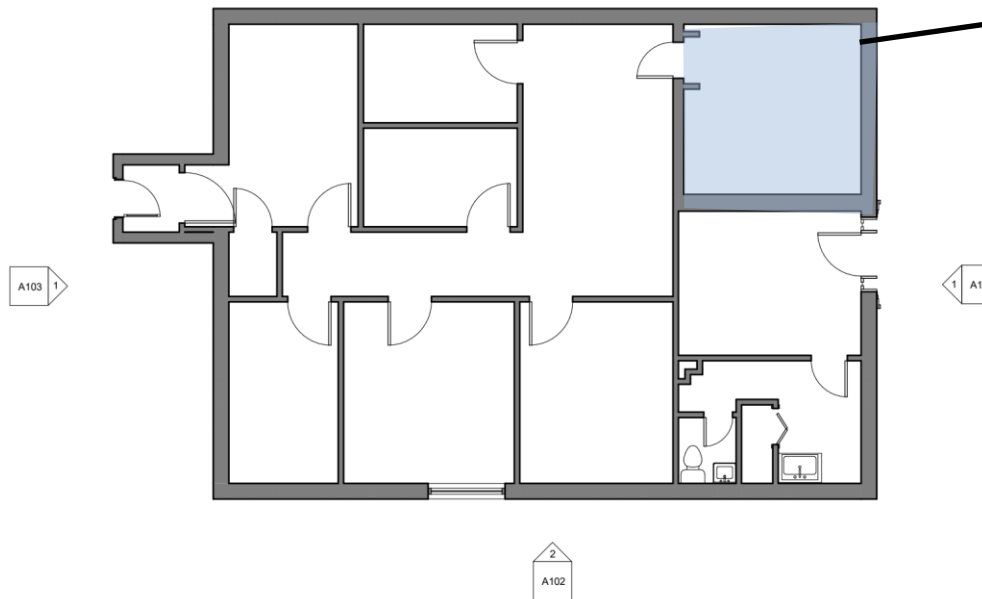
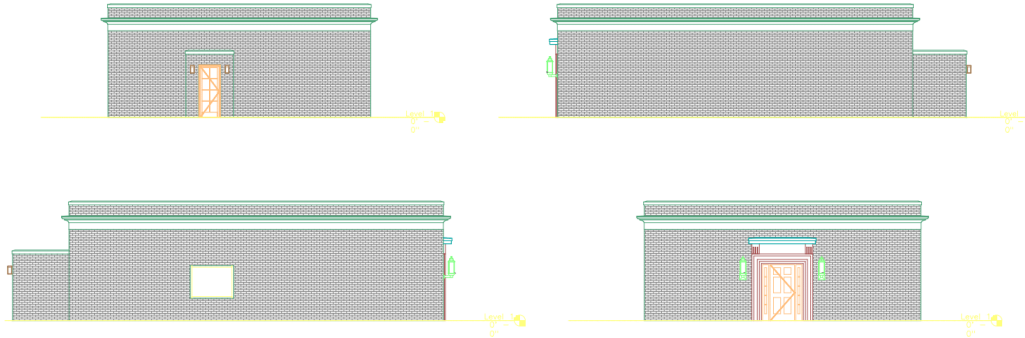
*The Upper Peninsula, UP District is intended to accommodate a mixture of dense residential and commercial uses and taller buildings in the upper portion of the peninsula through the use of incentives designed to promote ecology, mobility, energy efficiency, diverse housing and privately maintained outdoor spaces accessible to the public.*

Please refer to City of Charleston for full details  
[Link to Municode](#)

Permitted Uses in Up Zoning  
[Use Table City of Charleston](#)



# Floor Plan



Building is 1569 sf  
including entrance

Highlighted area is  
an Existing Vault  
Interior 12\*12  
144 sf

SCALE: 3/16" = 1'-0"



**1114 Morrison Drive As-Built**

1114 Morrison Drive Charleston, SC 29403

**Existing Floor Plan**

June 28, 2021

**A101**



# Contact



Chad Billings  
VP Brokerage and Development  
[chad@charlestoncommercial.com](mailto:chad@charlestoncommercial.com)  
843.329.3232