

**RETAIL/OFFICE  
SPACE FOR  
LEASE**

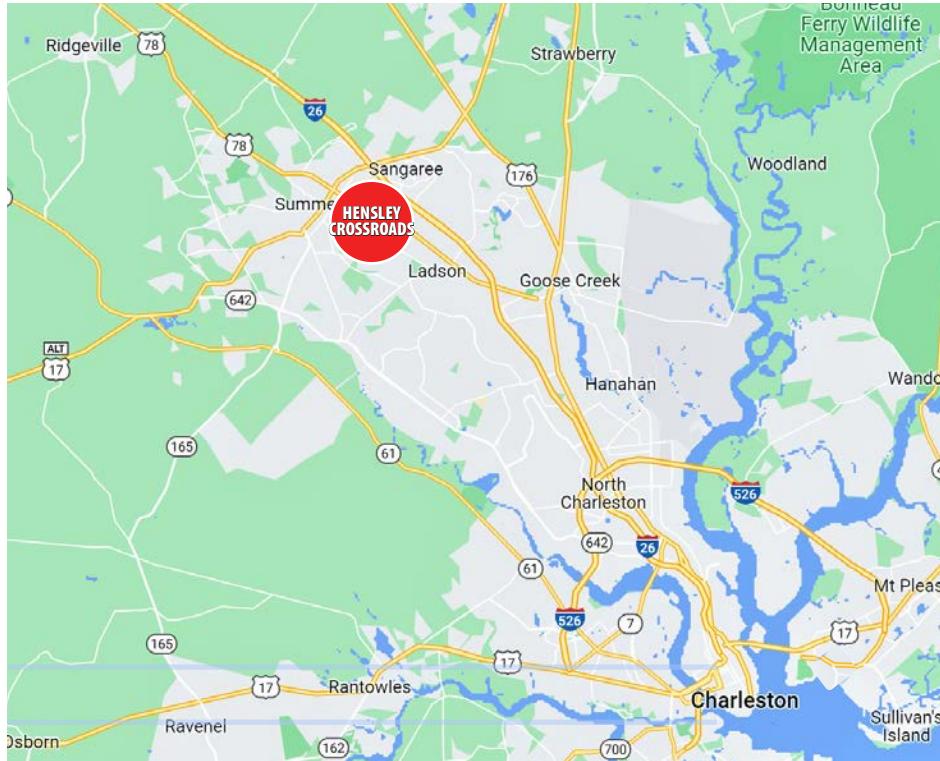
**MILL STREET  
BUSINESS CENTER**

3208 Mill Street  
SUMMERTVILLE, SC 29485



**Grace Moring, Leasing**  
843.518.6808  
[gmoring@wrsrealty.com](mailto:gmoring@wrsrealty.com)

# THE PROPERTY



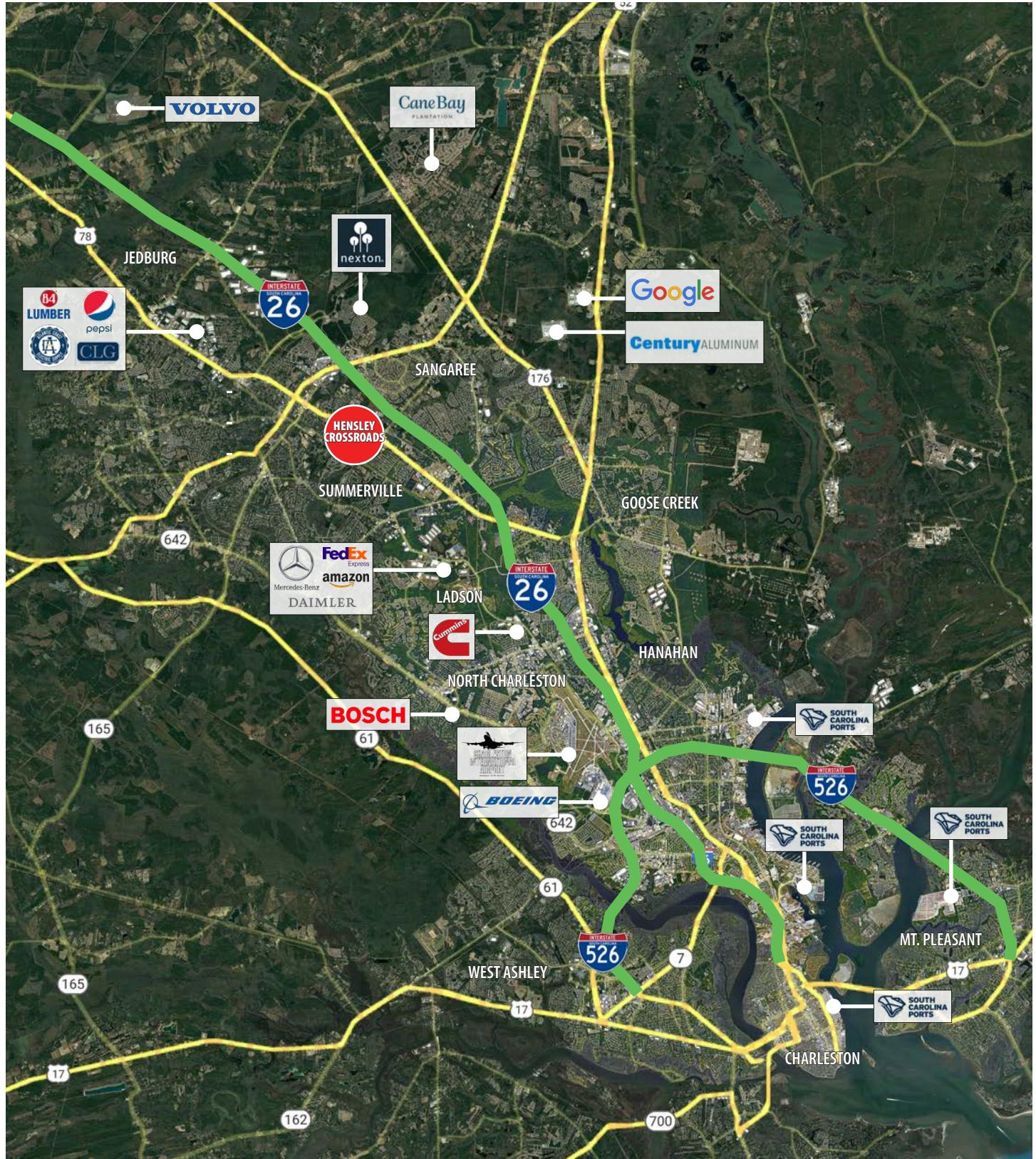
## OFFERING SUMMARY

<b>Address</b>	<b>3208 Mill Street, Summerville, SC 29485</b>
<b>Zoning</b>	<b>Community Commercial</b>
<b>County</b>	<b>Charleston County</b>
<b>Municipality</b>	<b>North Charleston</b>
<b>Lease Type</b>	<b>NNN</b>
<b>Available SF</b>	<b>Suite 500 - 1,191 SF</b>

## THE PROPERTY

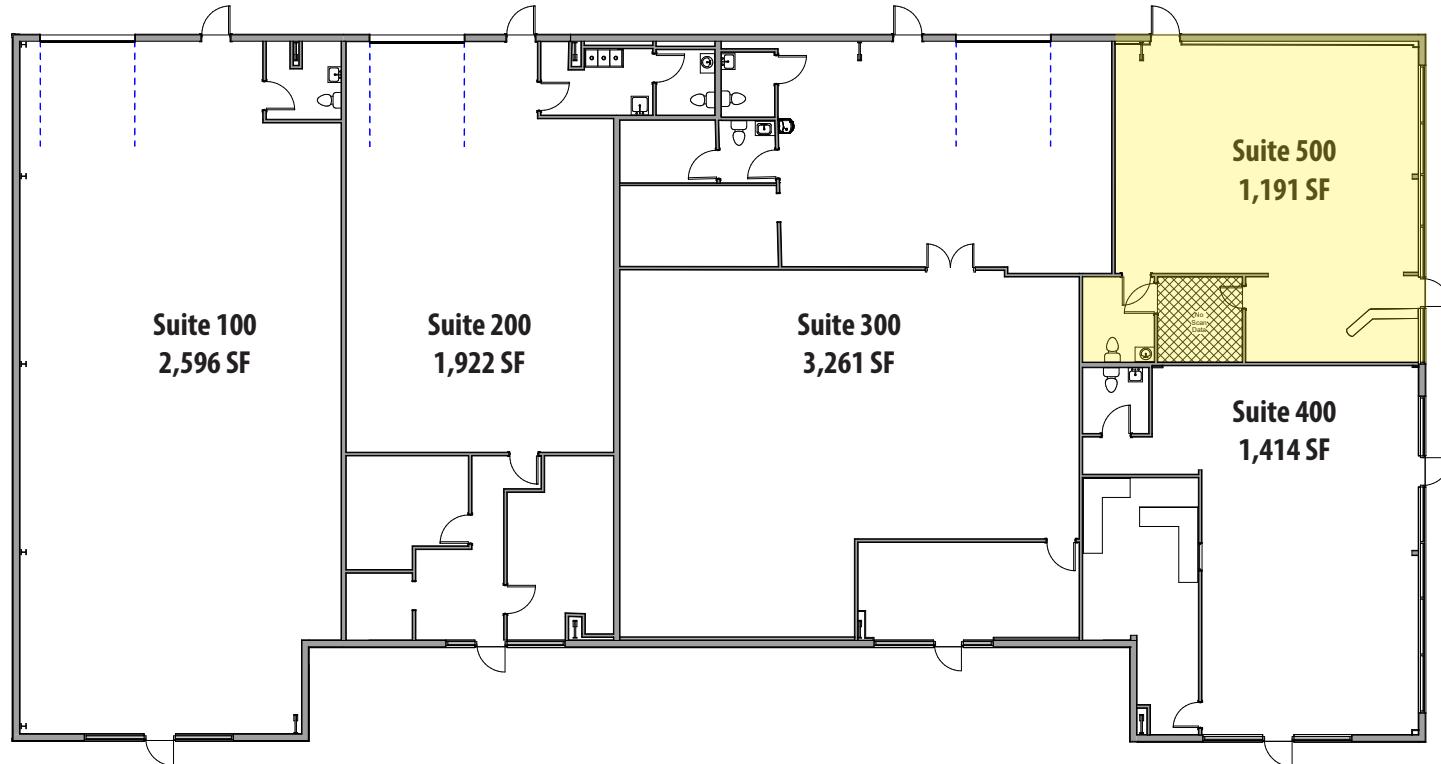
Hensley Crossroads is located just off of Highway 78 in Summerville, 4 miles South of Exit 199 on I-26. The flex center is in close proximity to I-26 connecting it to The Charleston Port Terminals, The Charleston International Airport and local manufacturers, Mercedes, Boeing, Volvo and Bosch.

Suite 500, 1,191 SF is vacant and available now. This space is ideal for a retail or office tenant. Offering excellent street visibility from Highway 78, monument signage, ample parking, and a shared loading dock.



# 3208 MILL STREET FLOOR PLAN

**WRS** INC  
REAL ESTATE INVESTMENTS



3208 Mill St Summerville SC

3208 Mill St, Summerville, SC 29485, USA

First Floor Plan

December 5, 2024

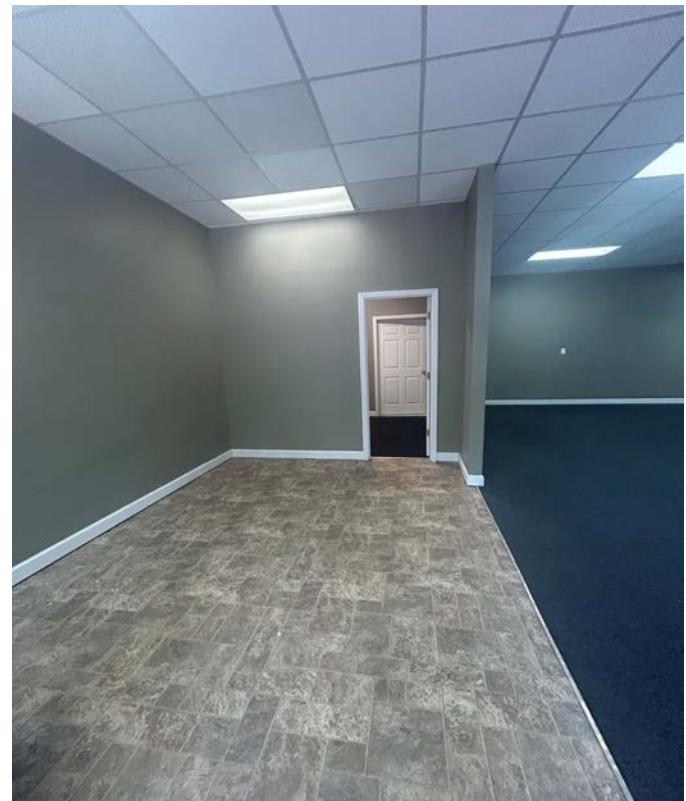
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The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

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# SUITE 500 PHOTOS





# WRS INC

REAL ESTATE INVESTMENTS

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