



**FOR SALE**

# ±2,982 SF Office Condo Available at First Citizens Plaza on Daniel Island

**126 Seven Farms Drive, Charleston, SC 29492**

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# Property Summary

The First Citizens Plaza is situated at 126 Seven Farms Drive, in the commercial district of Daniel Island. This well-established business area offers immediate access to Interstate 526, making commutes convenient from Mount Pleasant, downtown Charleston, North Charleston and West Ashley.

Suite 170 is situated on the first-floor end-cap space with direct access from both the parking lot and Seven Farms Drive. Signage facing Seven Farms is allowed with prior approval.



<b>Address</b>	126 Seven Farms Drive Charleston, SC 29492
<b>Available Suite 170 For Sale</b>	<ul style="list-style-type: none"><li>• ±2,982 SF</li><li>• Available immediately</li><li>• Sale price: \$1,400,000</li><li>• NNN expenses, including capital reserves, are estimated at \$5.76/SF</li></ul>
<b>Parking</b>	Free surface parking on site
<b>TMS #</b>	271-00-00-019



### Recreational Amenities

nearby parks, trails and scenic views



### Dining and Retail

within walking distance

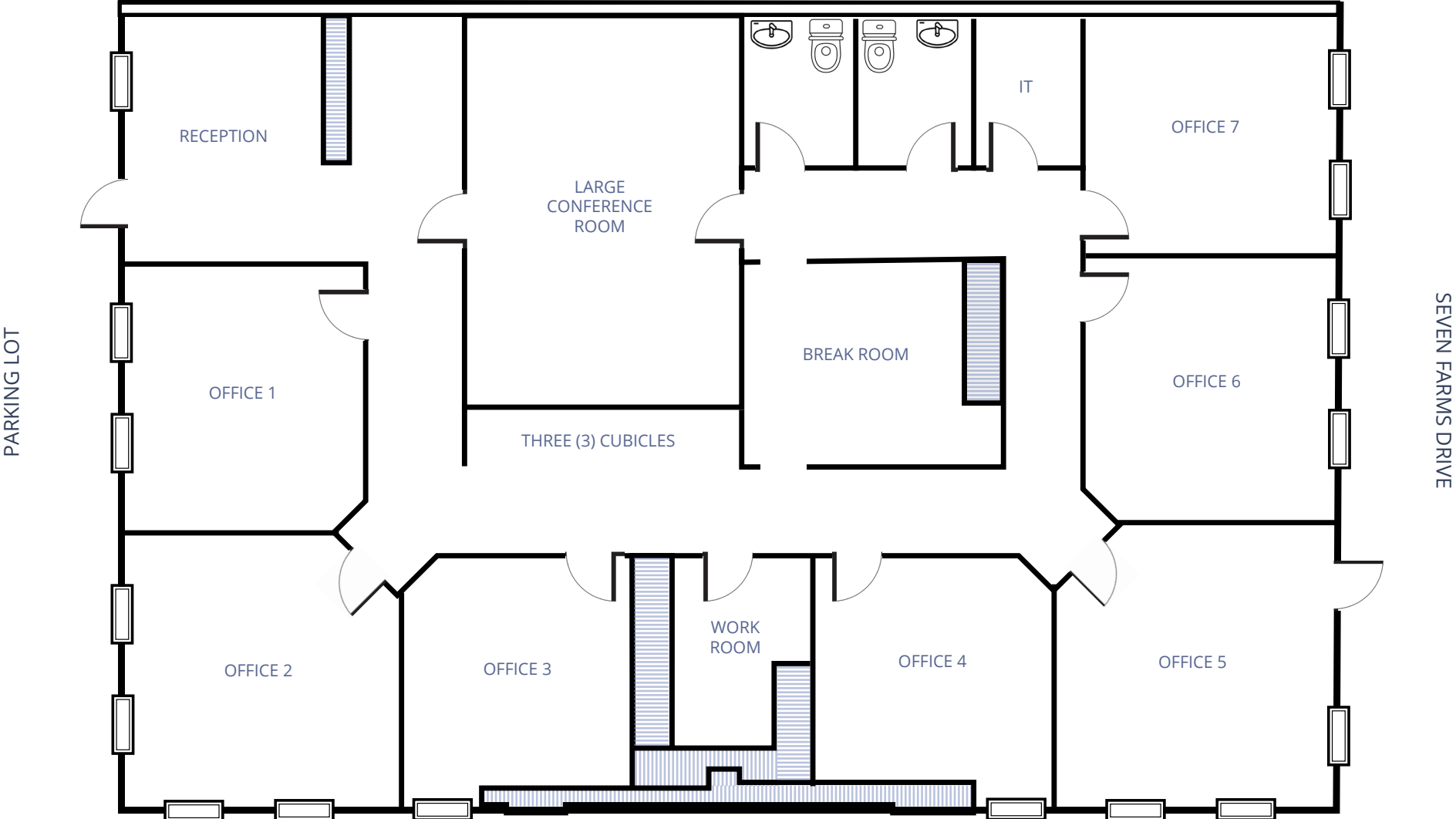


### Desirable Location

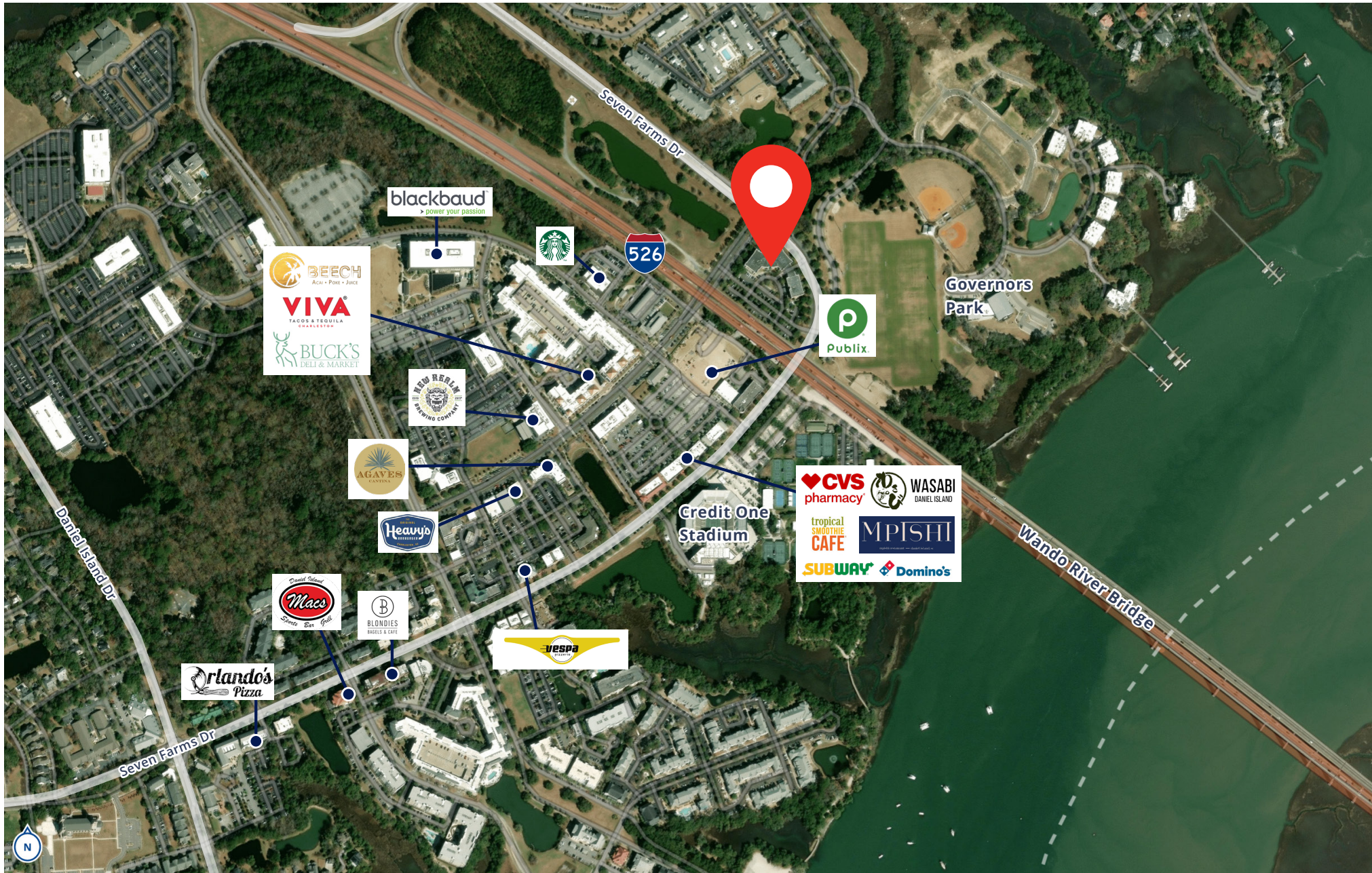
on Daniel Island in Charleston

# Suite 170

Featuring a reception area, seven offices all with windows, a large conference room off the reception area, a work room, break area and two restrooms.



# Market Overview



# Location Overview



DEMOGRAPHICS 2025 EST | 5 MILES

**75,815**

Total population

**33,720**

Total households

**96,939**

Daytime population

**5,087**

Total businesses

**\$156,278**

Avg household income

## CONTACT

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