

FOR LEASE

826 SF - 4,280 SF
FREE STANDING STORE



1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



PROPERTY DESCRIPTION

Property is a former stand-alone State Farm office with various-sized opportunities ranging from 826 SF to 4,280 SF. Parking is available in the front and rear, and there is a pylon available on Ashley River Road.

Property is located on heavily traveled Ashley River Road with 36,120 cars per day between Playground Road and Heathwood Drive, also located between New Horizons Therapy and Wespanee Center, home to Little Caesars, Burn Boot Camp, and many others.

THE OFFERING

UNITS	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
A-C	4,280 SF	\$23.00 - \$25.00 PSF	NNN	Now
A	826 SF	\$25.00 PSF	NNN	Now
B	2,237 SF	\$23.00 PSF	NNN	Now
C	1,217 SF	\$25.00 PSF	NNN	Now

PROPERTY SPECS

TAX ID/APN418-01-00-300

AVAILABLE SPACE826 SF - 4,280 SF

LEASE RATE\$23.00 - \$25.00 PSF

LEASE TYPENNN

NNN\$3.40 PSF

COUNTYCharleston

PARKINGSurface

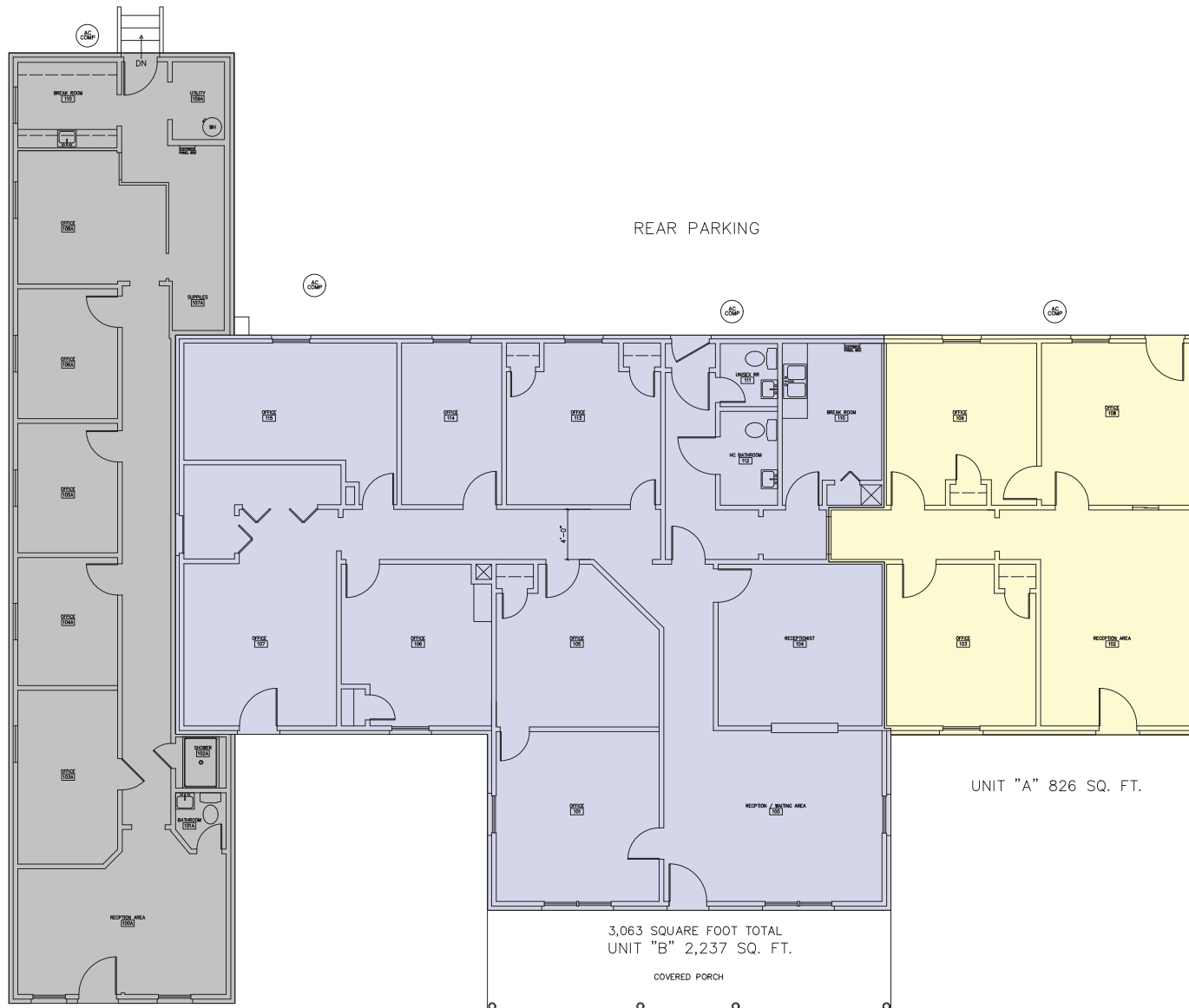
ZONINGLB

YEAR BUILT1969

TRAFFIC COUNT36,120 VPD

FLOOR PLAN

1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



UNIT "C" 1,217 SQ. FT.

FRONT PARKING LOT

EXISTING FIRST FLOOR

1365 ASHLEY RIVER RD
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SCALE: 1/4"=1'-0"



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UNIT A



UNIT B



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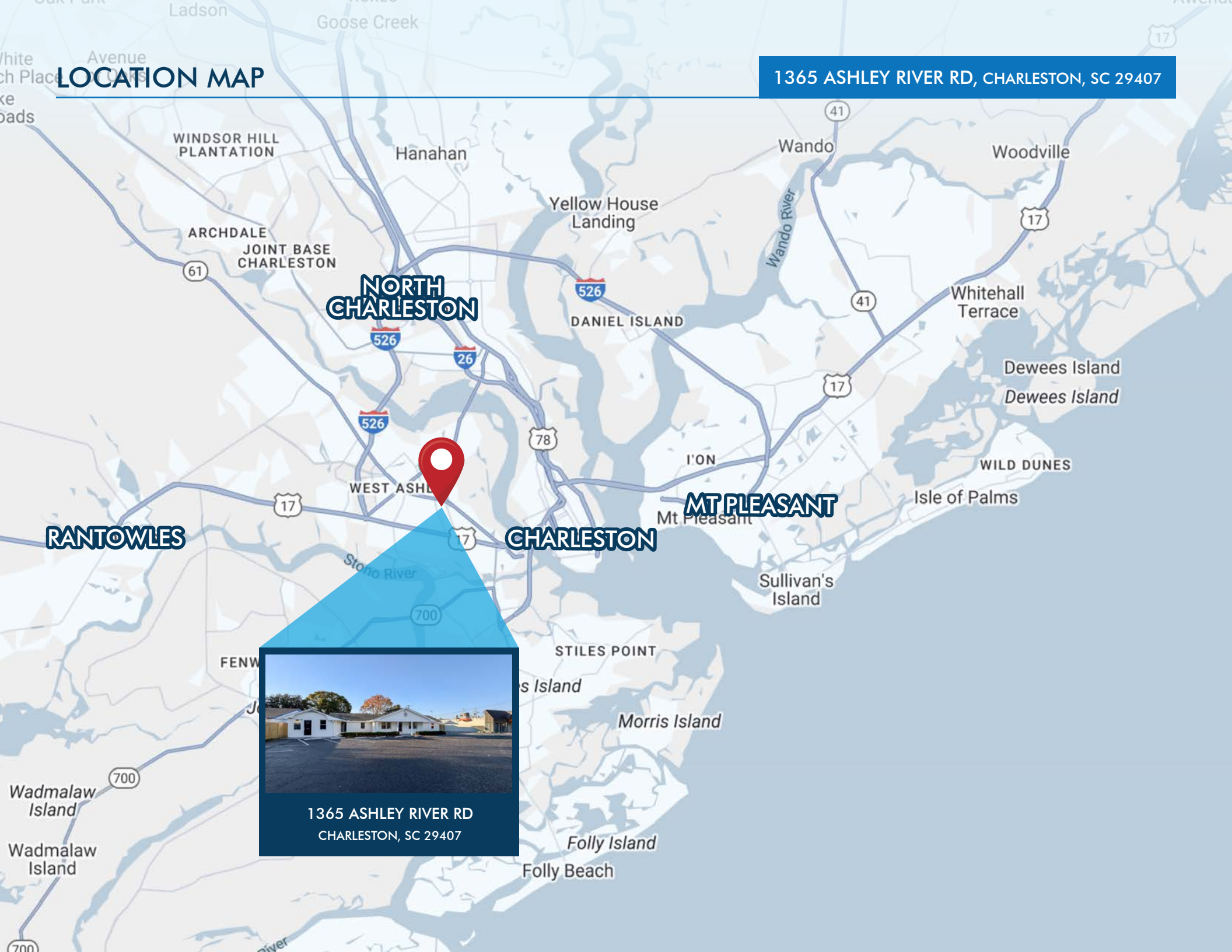


UNIT C



LOCATION MAP

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AMENITIES MAP



Total Wine & More

Harris Teeter
Neighborhood Food & Pharmacy

ULTA
BEAUTY

BARNES & NOBLE

TJ MAXX

ExtraSpace
Storage

SAM RITTENBERG BLVD

ASHLEY RIVER RD



TACO BELL

COSTCO
WHOLESALE

FOOD LION

DICK'S
SPORTING GOODS

Dillard's
The Style of Your Life.

belk

Target

BEST BUY

Little Caesars Pizza



ST ANDREWS BLVD



CHRYSLER DODGE

Jeep RAM

17

TOYOTA

Holiday Inn

SAVANNAH HWY

Chick-fil-A

HONDA

Krispy Kreme
DOUGHNUTS

WHOLE
FOODS
MARKET

petco

Harris Teeter
Neighborhood Food & Pharmacy

EST. 2012
SWIG & SWINE
CHARLESTON, SC

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DEMOGRAPHICS

1365 ASHLEY RIVER RD, CHARLESTON, SC 29407

One mile

Three mile

Five mile



POPULATION

9,946

58,487

144,844



TOTAL BUSINESSES

1,032

5,314

14,893



MEDIAN AGE

39.5

38.4

37.4



MEDIAN HOUSEHOLD INCOME

\$52,584

\$68,727

\$65,234



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