

FOR LEASE

2,013 SF
FREE STANDING OFFICE



1321 ASHLEY RIVER RD, CHARLESTON, SC 29407

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

1321 Ashley River Road is 2,013-sf freestanding building on a 0.26-ac lot perfect for office use. It has great visibility and road frontage, a private entry, excellent signage visibility and on-site parking. It is zoned General Business in the City of Charleston, which allows a broad range of commercial uses. The current buildout includes various offices, two restrooms and a reception area.

Tenant handles their own lawn maintenance, parking lot sweeping, utilities, internet and janitorial. Tenant will pay base rent plus real estate taxes and insurance on a monthly basis to the Landlord.

The site is in the middle of West Ashley on a highly traveled Ashley River Road which has 36,102 cars per day. It is located near the lighted intersection of Ashley River Rd and Carriage Lane and the Playground Rd intersection. It is walkable and close to Carriage Lane Shops, Home Team BBQ, Tin Roof, and Wespanee Center. The location makes it convenient to access Hwy 17, Sam Rittenberg, I-526, and downtown.

THE OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
2,013 SF	\$22.00 PSF	Mod Gross	Now

PROPERTY SPECS

TAX ID/APN **418-05-00-011**

AVAILABLE SPACE **2,013 SF**

LEASE RATE **\$22.00 PSF**

LOT SIZE **0.26 AC**

LEASE TYPE **Modified Gross**

NNN **\$6.82 PSF**

COUNTY **Charleston**

PARKING **10 Spaces**

ZONING **GB- General Business**

YEAR BUILT **2005**

TRAFFIC COUNT **36,120 VPD**

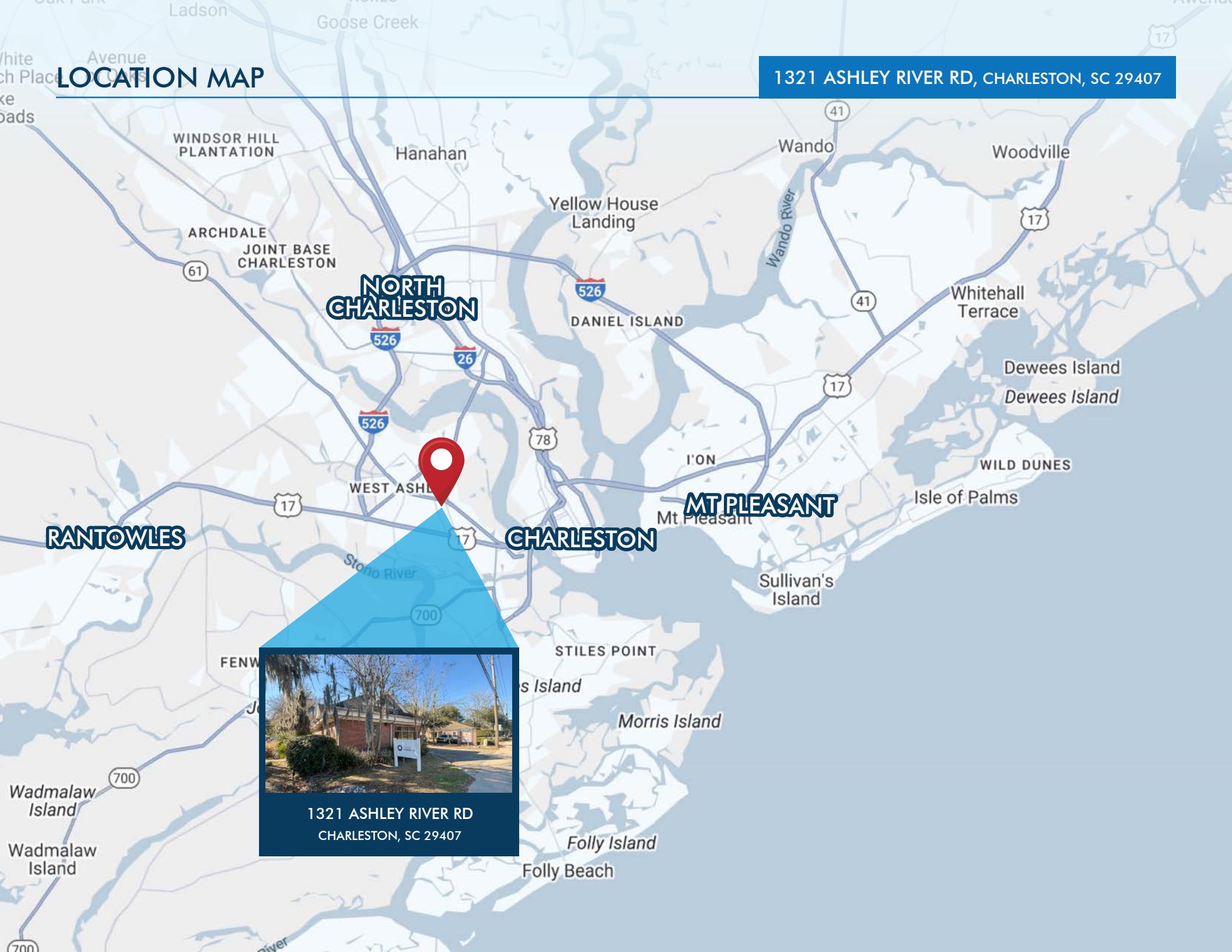


1321 ASHLEY RIVER RD, CHARLESTON, SC 29407



LOCATION MAP

1321 ASHLEY RIVER RD, CHARLESTON, SC 29407







POPULATION

One mile

Three mile

Five mile

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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