

FOR LEASE

2,013 SF

FREE STANDING OFFICE



1321 ASHLEY RIVER RD, CHARLESTON, SC 29407

Harbor
COMMERCIAL PARTNERS

1321 ASHLEY RIVER RD, CHARLESTON, SC 29407

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

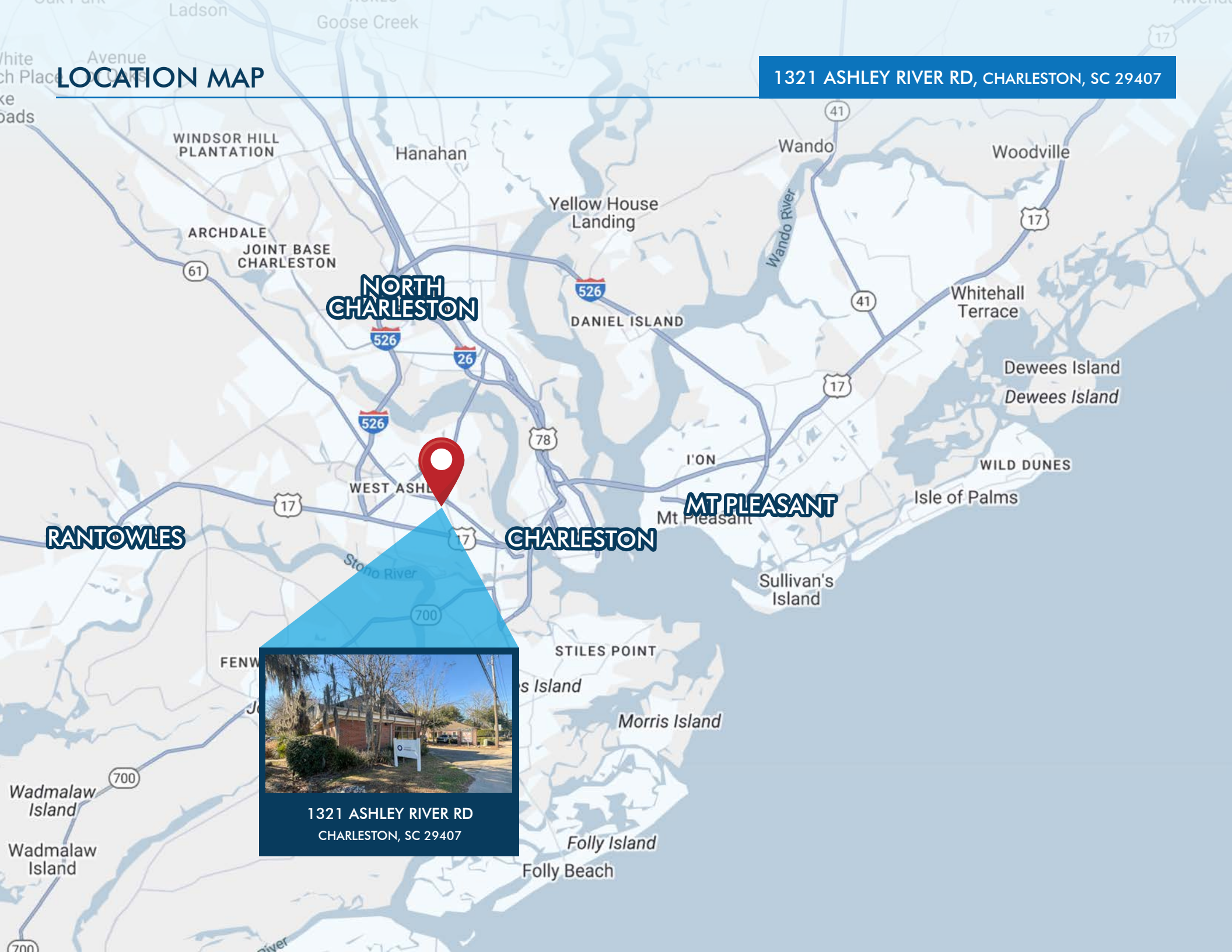


1321 ASHLEY RIVER RD, CHARLESTON, SC 29407



LOCATION MAP

1321 ASHLEY RIVER RD, CHARLESTON, SC 29407



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CHARLESTON, SC 29407

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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



COSTCO WHOLESALE

FOOD LION

DICK'S SPORTING GOODS

Dillard's
The Style of Your Life.

belk

TARGET

BEST BUY



TACO BELL



TOYOTA

Chick-fil-ly



Jeep

RAM

CHRYSLER DODGE



ST ANDREWS BLVD

Holiday Inn

SAVANNAH HWY

HONDA

Krispy Kreme
DOUGHNUTS

WHOLE FOODS MARKET



petco

Harris Teeter
Neighborhood Food & Pharmacy

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SWIG & SWINE
EST. 2012
CHARLESTON, SC

DEMOGRAPHICS

1321 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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Harbor
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