

FOR LEASE

826 SF - 4,280 SF
FREE STANDING STORE



1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



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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

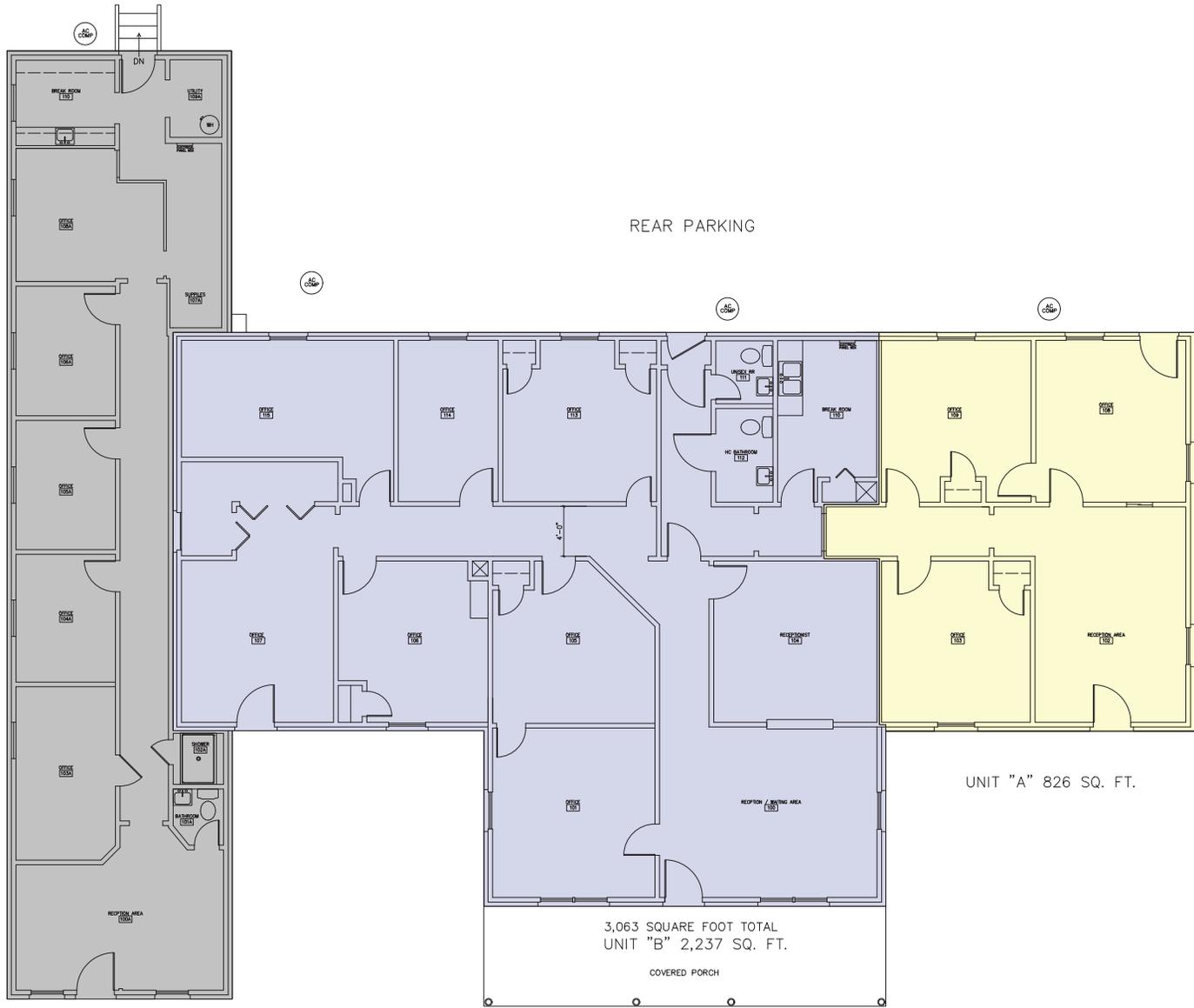
UNITS	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
A-C	4,280 SF	\$23.00 - \$25.00 PSF	NNN	Now
A	826 SF	\$25.00 PSF	NNN	Now
B	2,237 SF	\$23.00 PSF	NNN	Now
C	1,217 SF	\$25.00 PSF	NNN	Now

PROPERTY SPECS

TAX ID/APN	418-01-00-300
AVAILABLE SPACE	826 SF - 4,280 SF
LEASE RATE	\$23.00 - \$25.00 PSF
LEASE TYPE	NNN
NNN	\$4.72 PSF
COUNTY	Charleston
PARKING	Surface
ZONING	LB
YEAR BUILT	1969
TRAFFIC COUNT	36,120 VPD

FLOOR PLAN

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UNIT "C" 1,217 SQ. FT.

FRONT PARKING LOT

EXISTING FIRST FLOOR
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SCALE: 1/4"=1'-0"



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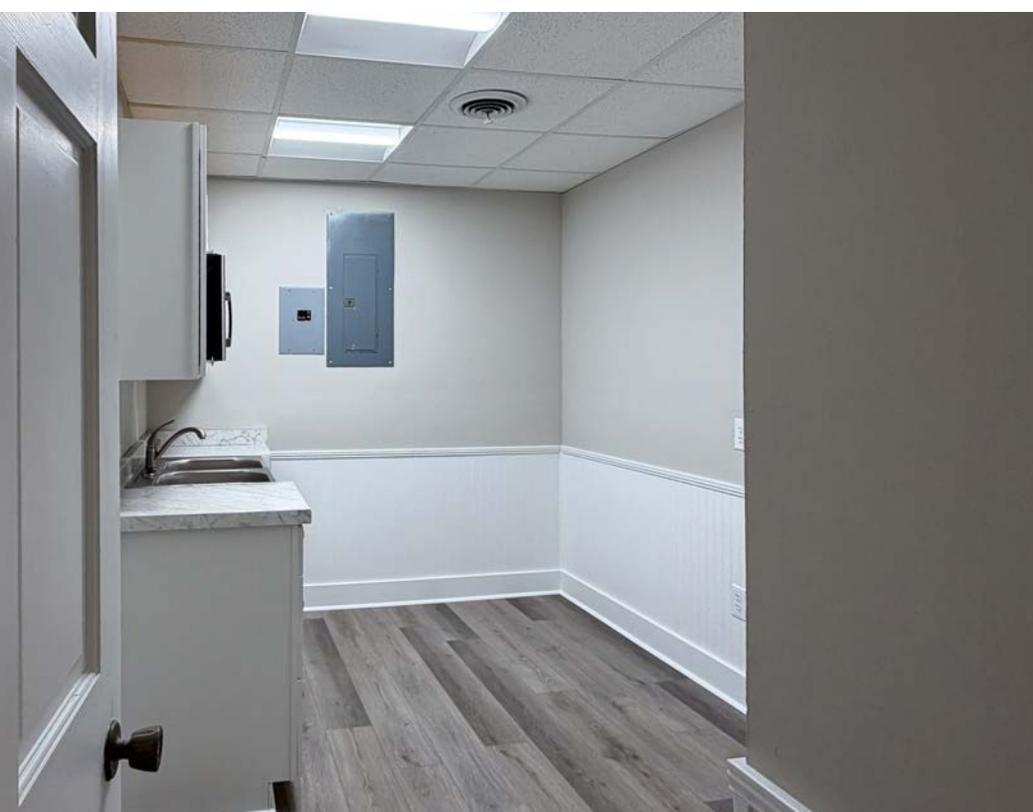
UNIT A



UNIT B



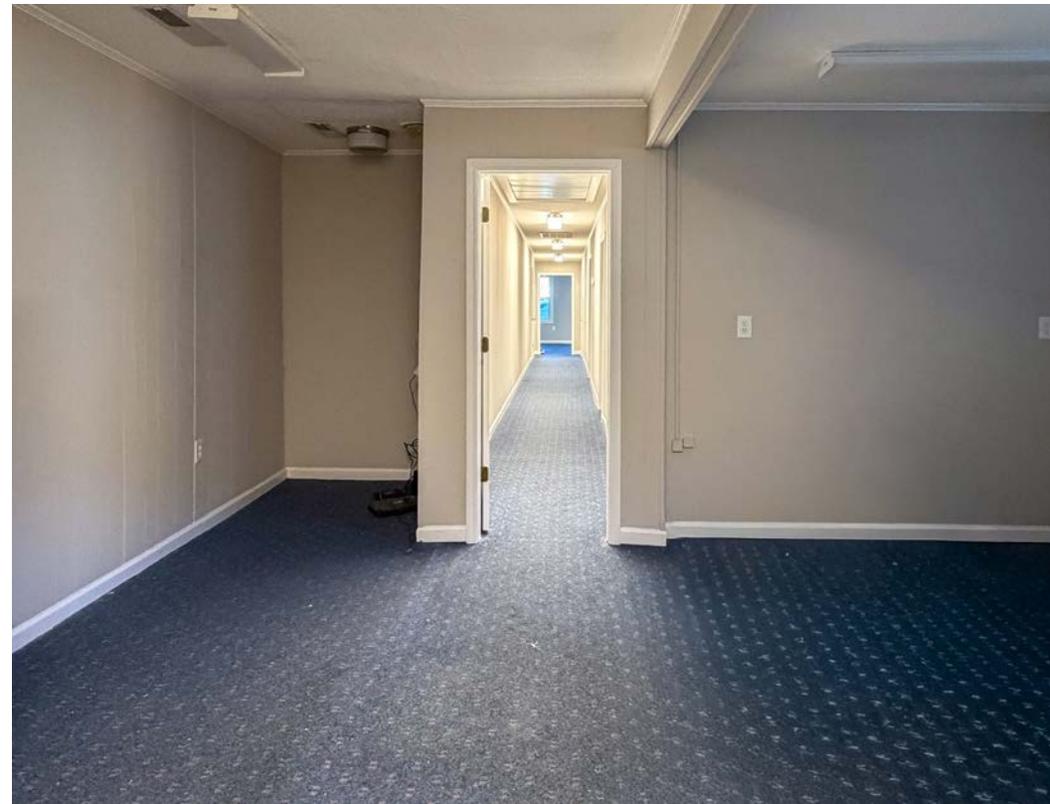
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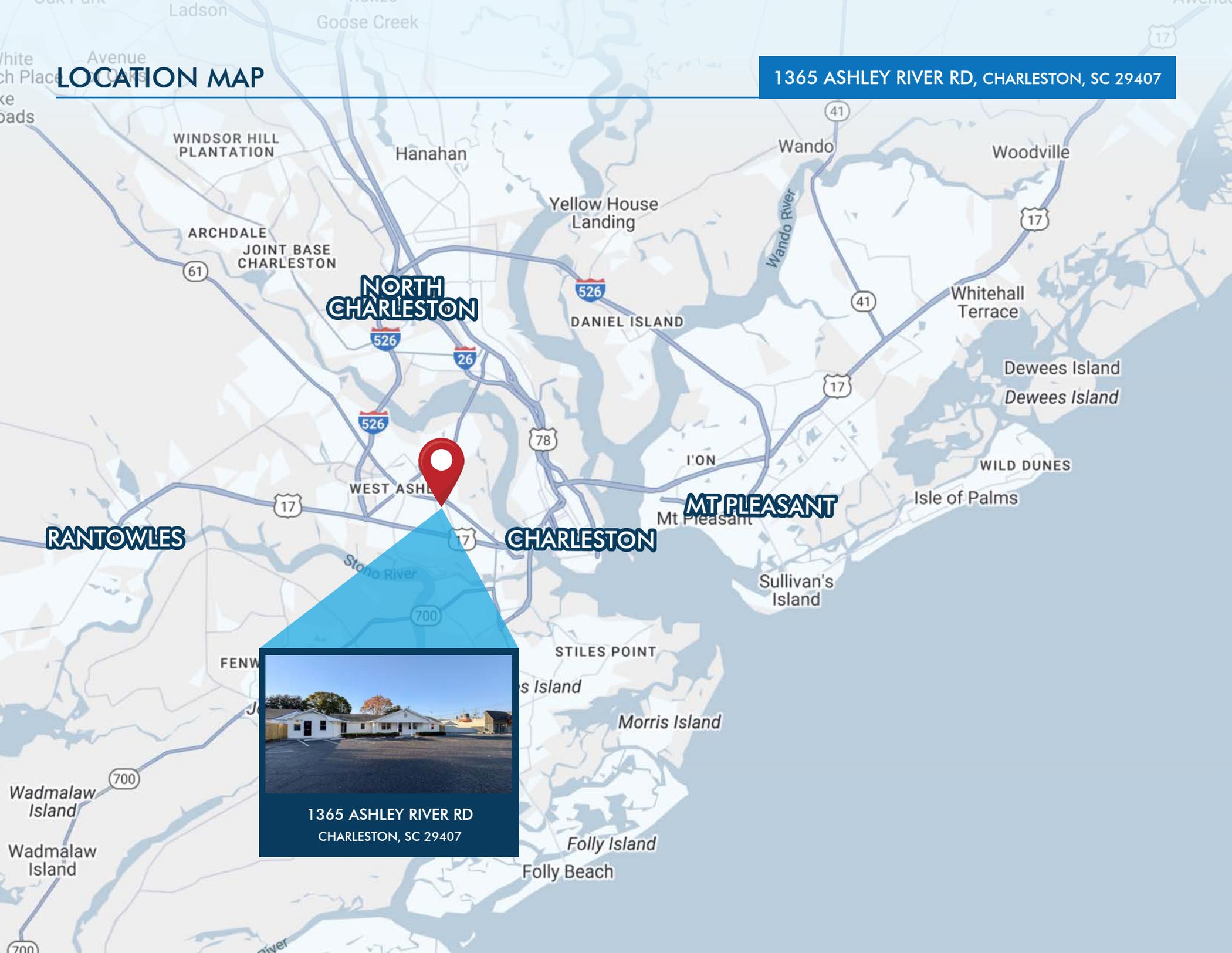


UNIT C



LOCATION MAP

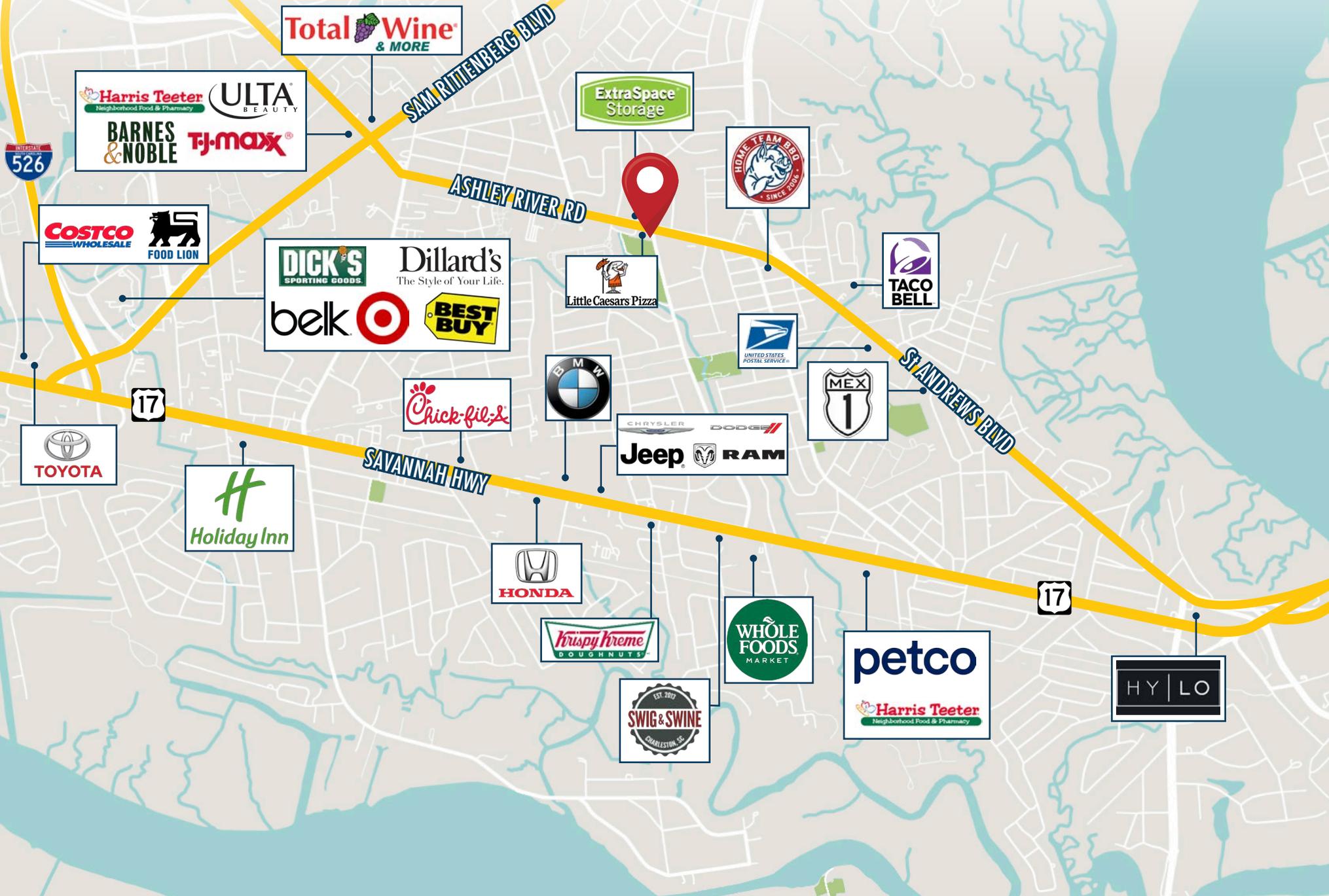
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AMENITIES MAP



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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