

# FOR LEASE

826 SF - 4,280 SF  
FREE STANDING STORE



1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



## PROPERTY DESCRIPTION

Price improvement on all units.

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

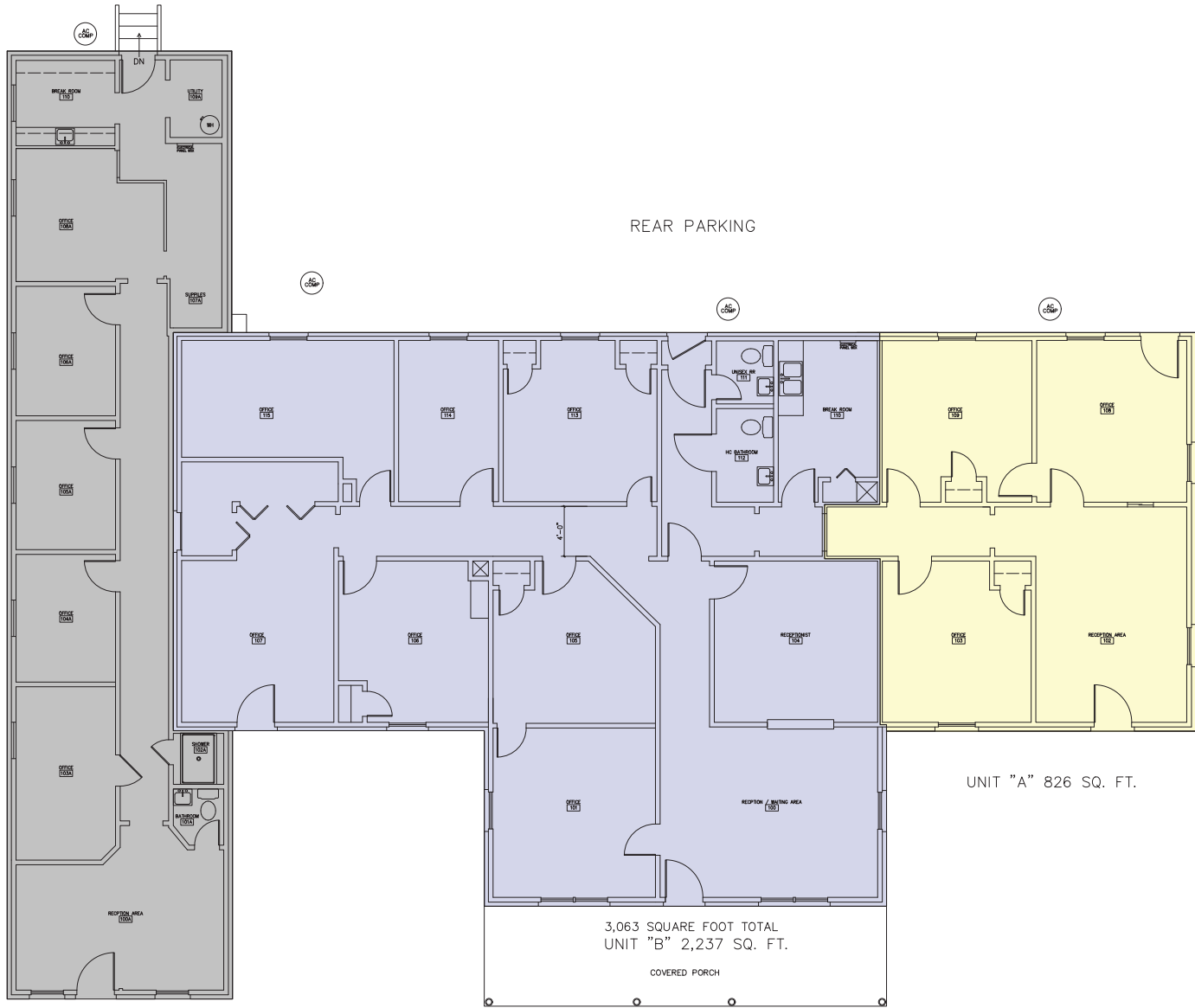
UNITS	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
A-C	4,280 SF	\$22.00 - \$24.00 PSF	NNN	Now
A	826 SF	\$24.00 PSF	NNN	Now
B	2,237 SF	\$22.00 PSF	NNN	Now
C	1,217 SF	\$24.00 PSF	NNN	Now

## PROPERTY SPECS

TAX ID/APN	418-01-00-300
AVAILABLE SPACE	826 SF - 4,280 SF
LEASE RATE	\$22.00 - \$24.00 PSF
LEASE TYPE	NNN
NNN	\$4.72 PSF
COUNTY	Charleston
PARKING	Surface
ZONING	LB
YEAR BUILT	1969
TRAFFIC COUNT	36,120 VPD

# FLOOR PLAN

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"

3,063 SQUARE FOOT TOTAL  
UNIT "B" 2,237 SQ. FT.

UNIT "A" 826 SQ. FT.

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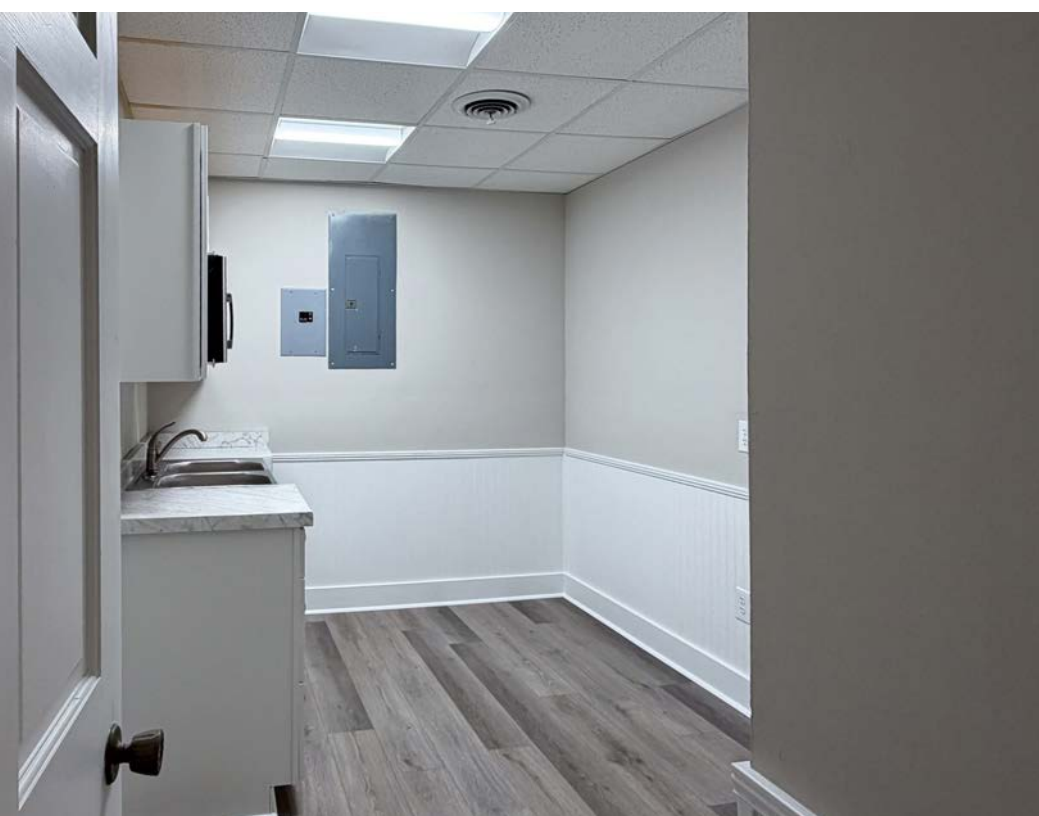
UNIT A



UNIT B



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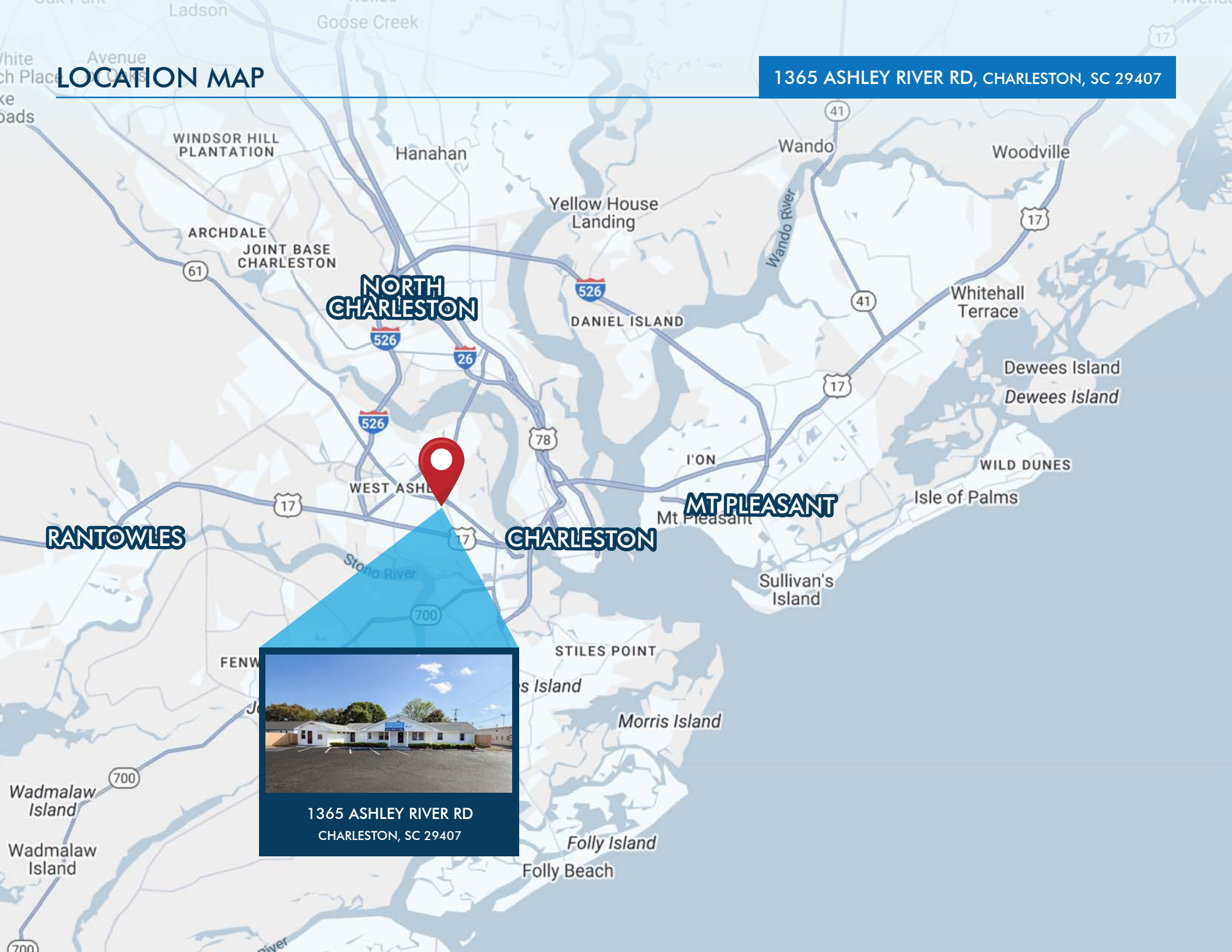


UNIT C



# LOCATION MAP

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# AMENITIES MAP



Total Wine & More

Harris Teeter Neighborhood Food & Pharmacy  
ULTA BEAUTY  
BARNES & NOBLE  
TJ-maxx

ExtraSpace Storage

526

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

Little Caesars Pizza

TACO BELL



17

TOYOTA

Chick-fil-z



CHRYSLER DODGE  
Jeep RAM



ST ANDREWS BLVD

Holiday Inn

SAVANNAH HWY

HONDA

Krispy Kreme DOUGHNUTS

WHOLE FOODS MARKET

17

EST. 2012  
SWIG & SWINE  
CHARLESTON, SC

petco  
Harris Teeter Neighborhood Food & Pharmacy

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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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