

FOR LEASE

826 SF & 1,217 SF
OFFICE SPACES



1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



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PROPERTY DESCRIPTION

Price improvement on all units.

Property is a former stand-alone State Farm office with various-sized opportunities next to Omega Guard Services LLC. 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

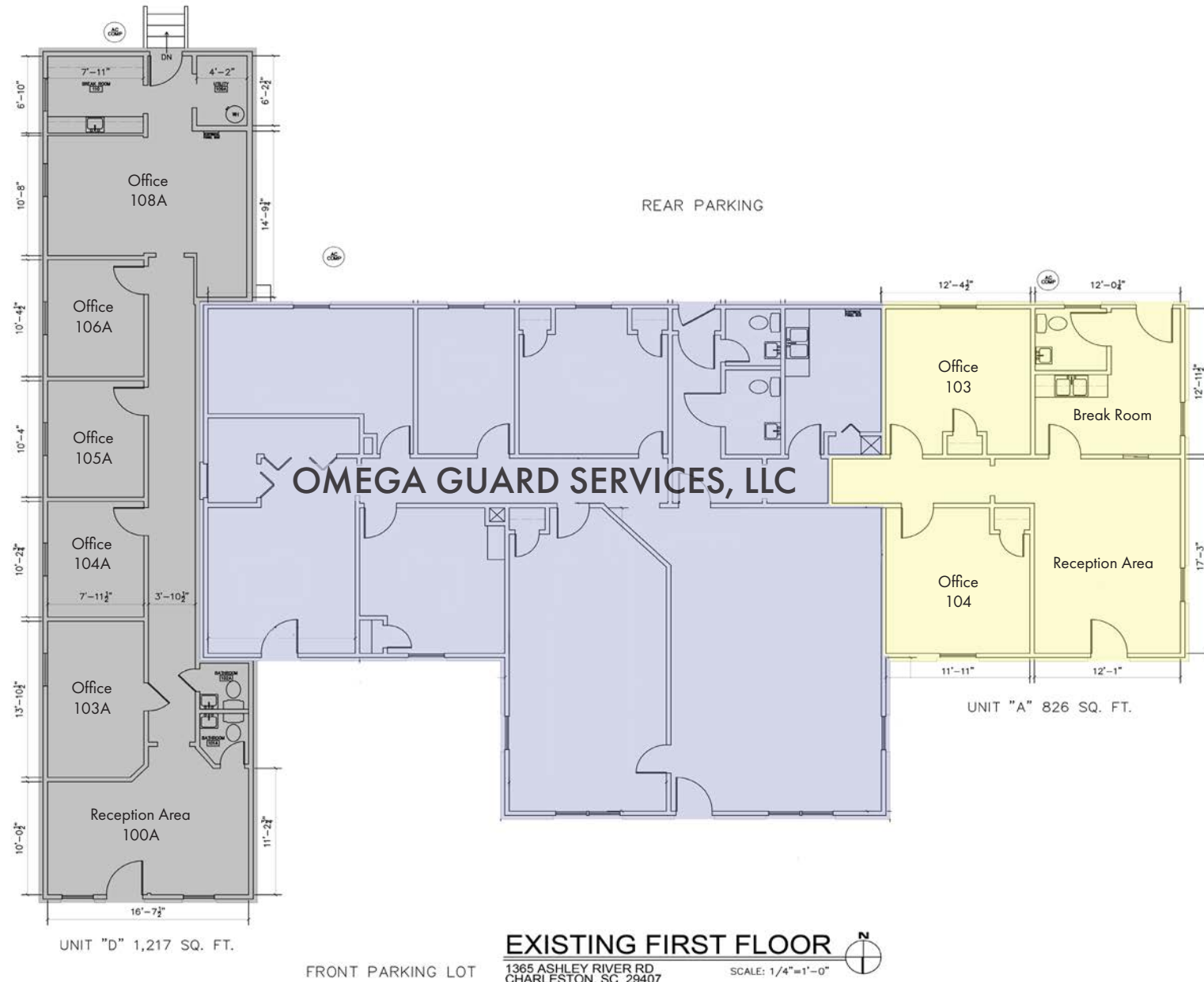
UNITS	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
A	826 SF	\$24.00 PSF	NNN	Now
C	1,217 SF	\$24.00 PSF	NNN	Now

PROPERTY SPECS

TAX ID/APN	418-01-00-300
AVAILABLE SPACE	826 SF & 1,217 SF
LEASE RATE	\$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

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UNIT A



UNIT D

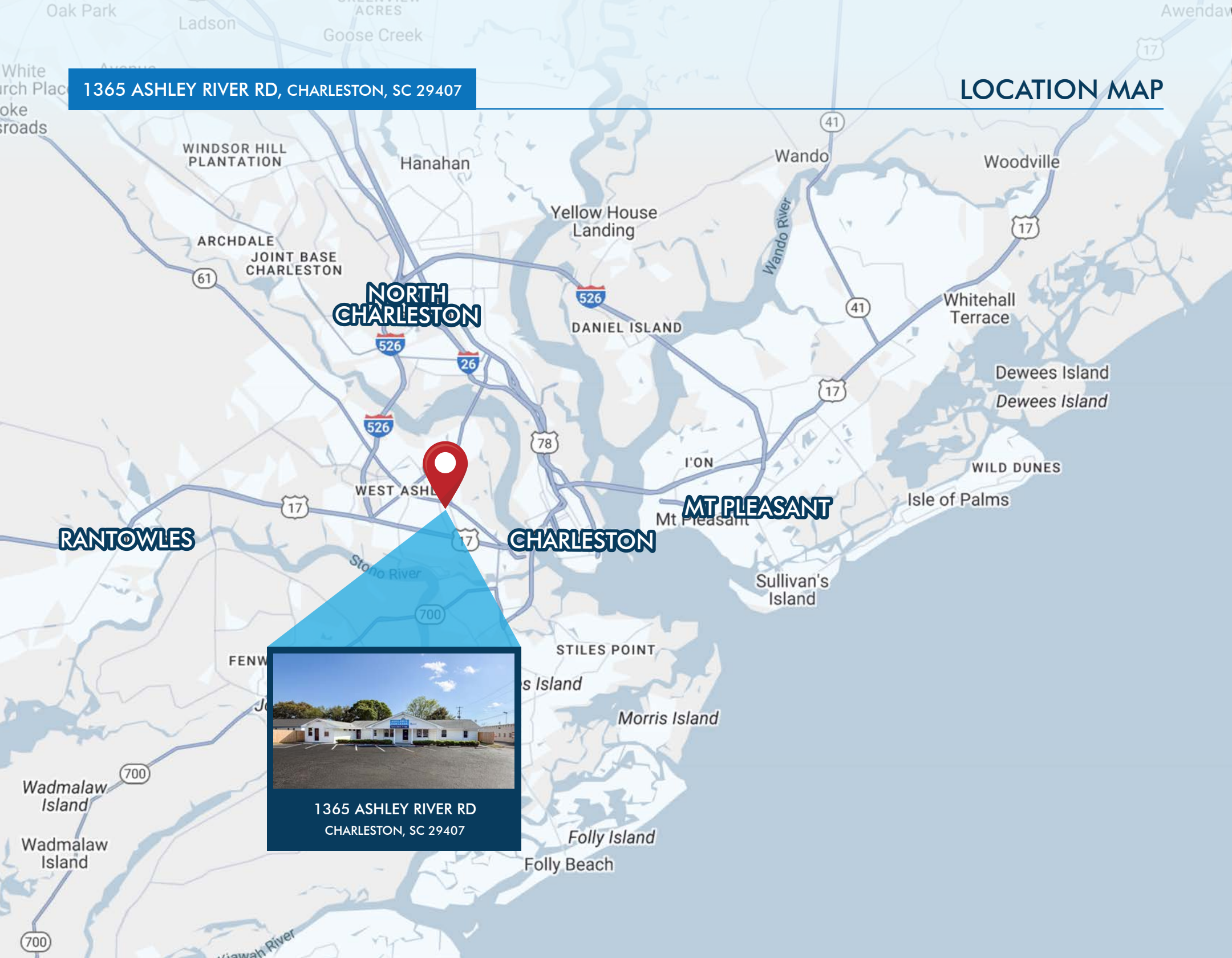


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LOCATION MAP



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CHARLESTON, SC 29407

AMENITIES MAP

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Total Wine & MORE

Harris Teeter
Neighborhood Food & Pharmacy
ULTA BEAUTY
BARNES & NOBLE
T.J. MAXX

ExtraSpace Storage

SAM RITTENBERG BLVD

ASHLEY RIVER RD

INTERSTATE 526

COSTCO WHOLESALE
FOOD LION

DICK'S SPORTING GOODS
Dillard's
The Style of Your Life.
belk
Target
BEST BUY

Little Caesars Pizza

HOMES TEAM BBQ
SINCE 1906

TACO BELL

UNITED STATES POSTAL SERVICE

MEX 1

ST ANDREWS BLVD

17

TOYOTA

Holiday Inn

SAVANNAH HWY

Chick-fil-A

BMW

CHRYSLER DODGE
Jeep RAM

HONDA

Krispy Kreme DOUGHNUTS

WHOLE FOODS MARKET

petco
Harris Teeter
Neighborhood Food & Pharmacy

17

HY | LO

EST. 2002
SWIG & SWINE
CHARLESTON, SC

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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