

FOR LEASE

826 SF & 1,217 SF
OFFICE SPACES



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 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
D	1,217 SF	\$24.00 PSF	NNN	Now

PROPERTY SPECS

TAX ID/APN418-01-00-300

AVAILABLE SPACE826 SF & 1,217 SF

LEASE RATE\$24.00 PSF

LEASE TYPENNN

NNN\$5.03 PSF

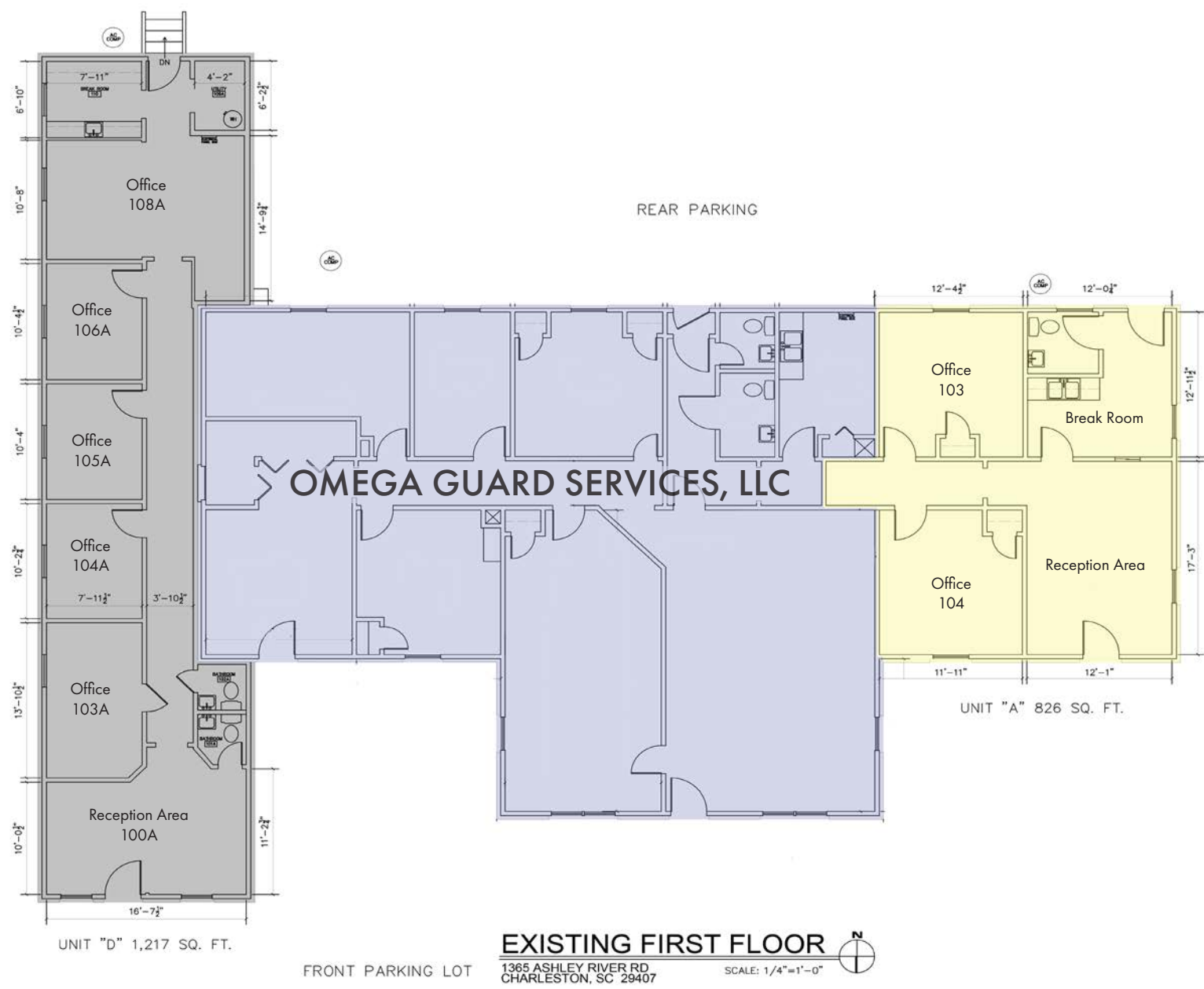
COUNTYCharleston

PARKINGSurface

ZONINGLB

YEAR BUILT1969

TRAFFIC COUNT36,120 VPD



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UNIT A



UNIT D

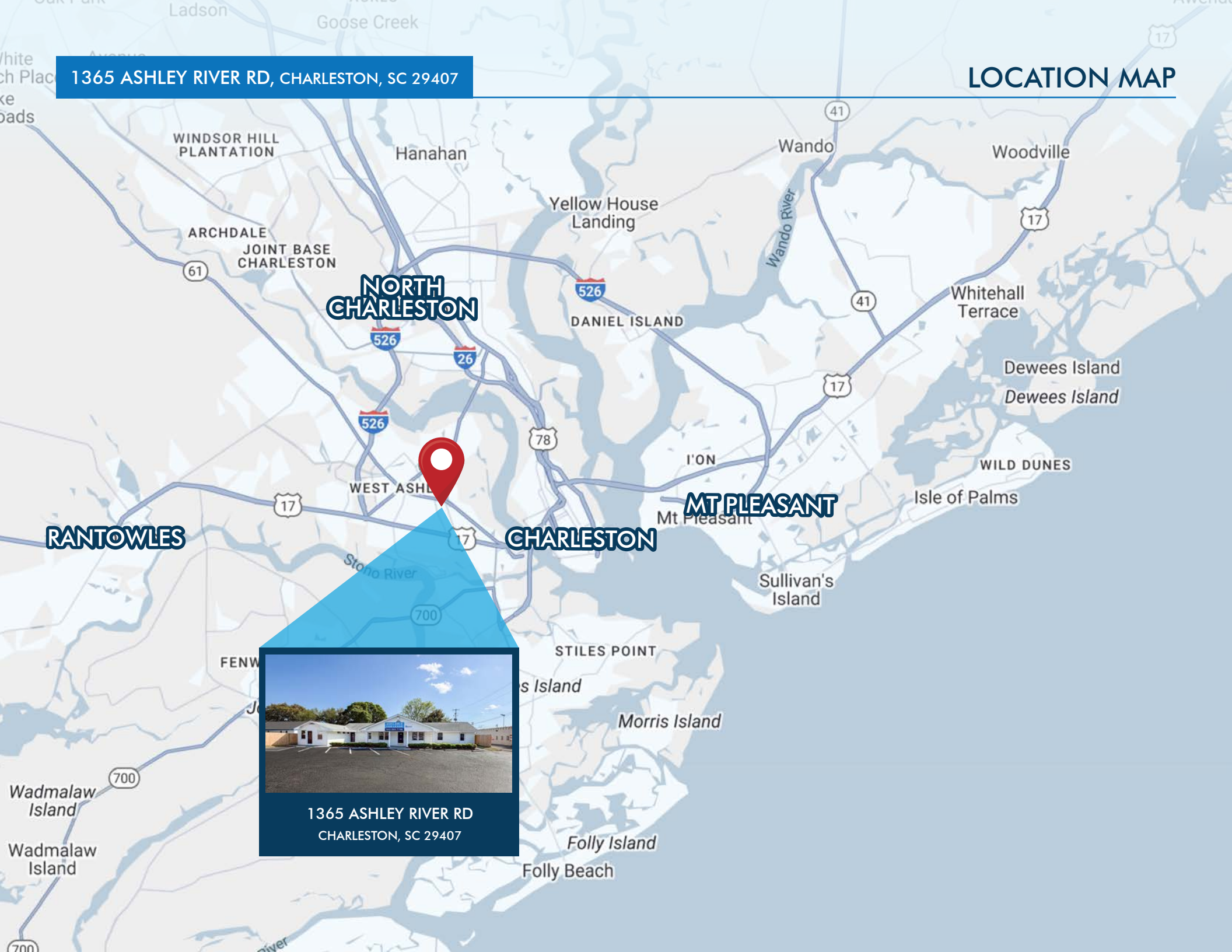


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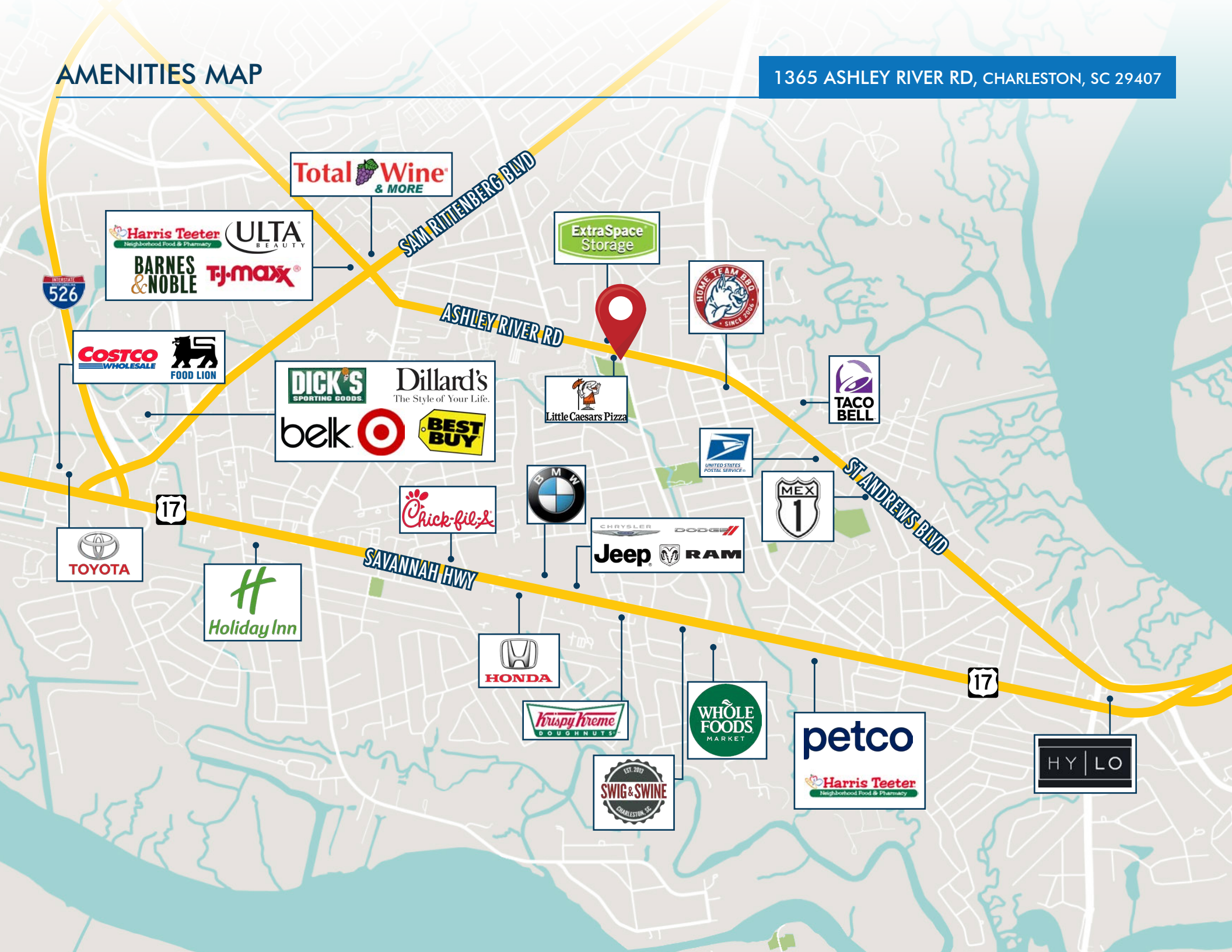
LOCATION MAP



1365 ASHLEY RIVER RD
CHARLESTON, SC 29407

AMENITIES MAP

1365 ASHLEY RIVER RD, CHARLESTON, SC 29407



Total Wine & MORE

Harris Teeter
Neighborhood Food & Pharmacy

ULTA
BEAUTY

BARNES & NOBLE

TJ-MAXX

ExtraSpace
Storage

526

COSTCO
WHOLESALE

FOOD LION

ASHLEY RIVER RD

DICK'S
SPORTING GOODS

Dillard's
The Style of Your Life.

belk

Target

BEST BUY

Little Caesars Pizza

HOME TEAM BBQ
SINCE 1986

TACO BELL

UNITED STATES
POSTAL SERVICE

MEX
1

ST ANDREWS BLVD

17

TOYOTA

H
Holiday Inn

SAVANNAH HWY

Chick-fil-A

BMW

CHRYSLER DODGE
Jeep RAM

HONDA

Krispy Kreme
DOUGHNUTS

WHOLE
FOODS
MARKET

EST. 2012
SWIG & SWINE
CHARLESTON, SC

petco

Harris Teeter
Neighborhood Food & Pharmacy

HY | LO



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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