

West Ashley Circle Shopping Center

Retail spaces for lease | Charleston, South Carolina

#1 visited Harris Teeter
in SC



For more information

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Property overview

Lease rate	\$33.00 psf
NNN	\$10.80 psf
Tax map	301-00-00-048; -688
Available sf	1,256 - 2,622 sf
Year built	2019
GLA	91,809 sf
Zoning	General Business
County	Charleston
Municipality	City of Charleston
Traffic count	Bees Ferry Rd: 25,800 VPD Glenn McConnell Pkwy: 44,000 VPD

TENANT MIX



WEST ASHLEY CIRCLE CENTER

Property overview

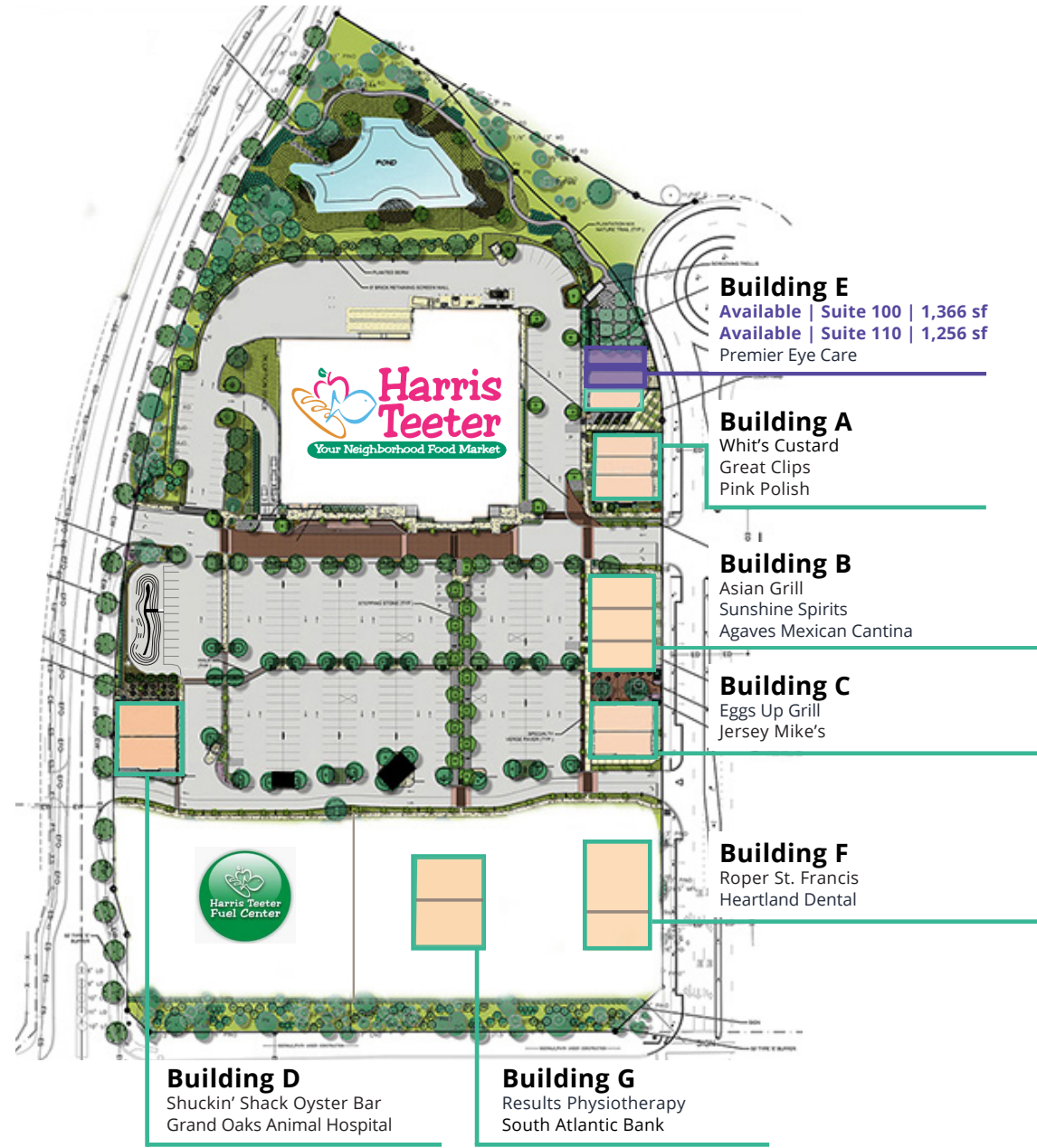
HIGHLIGHTS

- Shopping center anchored by the #1 visited Harris Teeter in the state, located at signalized intersection of Bees Ferry Road, Grand Oaks Boulevard, and West Ashley Circle
- Situated in high growth residential area in West Ashley 44,021 housing units within 5 miles and 4,500 proposed homes at Long Savannah planned development
- Easy access with multiple points of ingress/egress
- Close proximity to a variety of other shops, schools, recreation facilities, and Walmart Supercenter
- 4.7:1,000 parking ratio

AVAILABILITIES

LEASE RATE | \$33/SF/YR NNN, \$10.80

BUILDING	Suite	SIZE
Building E	100	1,366 sf
Building E	110	1,256 sf



Location



North Charleston

Shadowmoss

Grand Oaks

Lowes

Springfield

West Ashley Circle Center

Bees Landing Rec Center

ExtraSpace Storage tropical CAFE Starbucks

ZAXBY'S NOVA HEALTH

Davis Development apartments 337 homes Affordable housing 180 homes

SHERWIN WILLIAMS SONIC

Magnolia Ranch

Toll Brothers at Verdier Pointe 101 homes

Chick-fil-A CAR WASH

Walmart Save money. Live better.

West Ashley Park

Ashley Crossing KOHL'S Marshalls Chick-fil-A FOOD LION

Aventon Pearl 394 homes 1, 2, 3-bedroom apartments learn more here

Bees Ferry Road: 25,800 VPD

Ashley Walk Townes 57 homes

Founders Yard

The Beckett

CIRCLE K

Bellrose at Bees Ferry 155 homes

Publix

Boston's Landing

Carolina Bay

West Ashley

LOWE'S

ROPER ST. FRANCIS HEALTHCARE

Westwood Plaza TJ-maxx BARNES & NOBLE ULTA Harris Teeter

17

Parker's kitchen Walgreens

17

Gateway Apartments 69 homes

17

COSTCO WHOLESALE

Citadel Mall Dillard's TARGET. belk DICK'S SPORTING GOODS MUSC Health Medical University of South Carolina

Availabilities

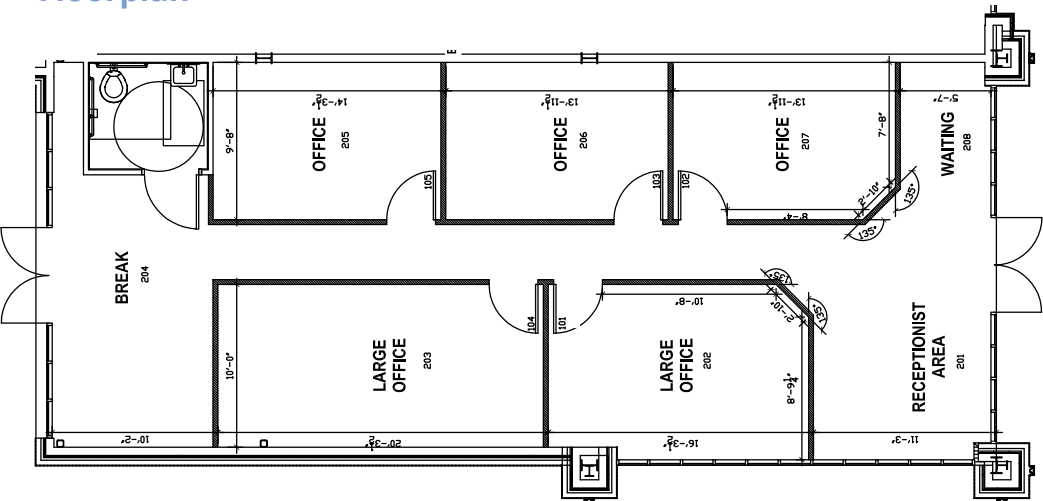
Building E | Suite 100
3861 West Ashley Circle, Charleston SC

Size	Rate	NNN	TI allowance	Available
1,366 sf	\$33/sf/yr	\$10.80	Negotiable	Now

Highlights

- End cap unit situated next to small park area with covered seating and access to walking trails
- Contiguous with Suite 110 for up to ±2,622 sf
- Dual storefronts with excellent visibility
- Park facing windows provide an abundance of natural light
- Ample shared parking

Floorplan



Availabilities

Building E | Suite 110

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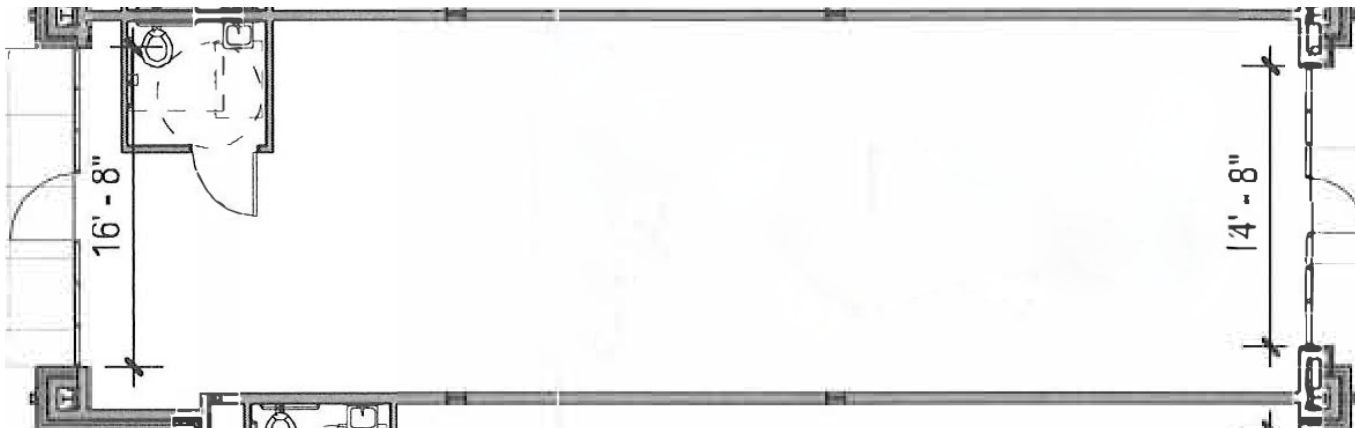
Size	Rate	NNN	TI allowance	Available
1,256 sf	\$33/sf/yr	\$10.80	Negotiable	Now

Highlights

- Dual storefronts
- Contiguous with Suite 100 for up to ±2,622 sf
- Conveniently located off Grand Oaks bike/walking path
- Space includes slab floor, bathroom with plumbing, no electrical or HVAC; no alcohol sales are permitted
- Offers businesses flexibility and design freedom to customize the space



Floorplan

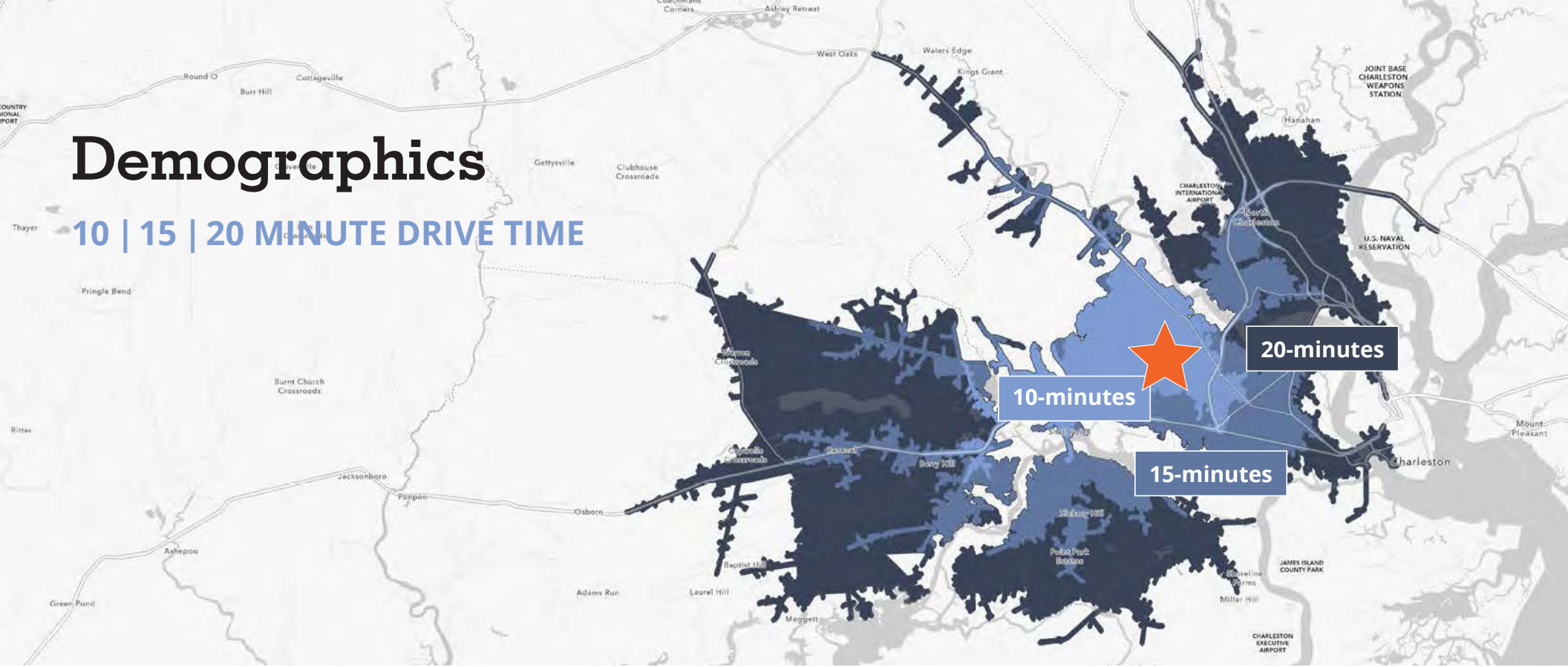


Photos



Demographics

10 | 15 | 20 MINUTE DRIVE TIME



165,387

POPULATION
20 minute drive



72,588

HOUSEHOLDS
20 minute drive



\$116,419

AVG HH INCOME
10 minute drive



8,628

BUSINESSES
20 minute drive

Population	10 min	15 min	20 min
2024 Total population	42,233	87,965	165,387
2029 Total population (est.)	45,145	91,957	175,103
Median age	37.2	38.5	37.9
Households & Income	10 min	15 min	20 min
Total households	19,017	39,356	72,588
Average HH income	\$116,419	\$109,344	\$103,308
Average house value	\$461,072	\$502,910	\$506,072
Businesses	10 min	15 min	20 min
Total businesses	1,311	4,370	8,628
Total employees	14,316	56,368	127,387

For more information, please contact:

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