

FOR LEASE

Ground Lease
5+/- Upland Acres
Prime Retail/Residential
Corridor



Disclaimer

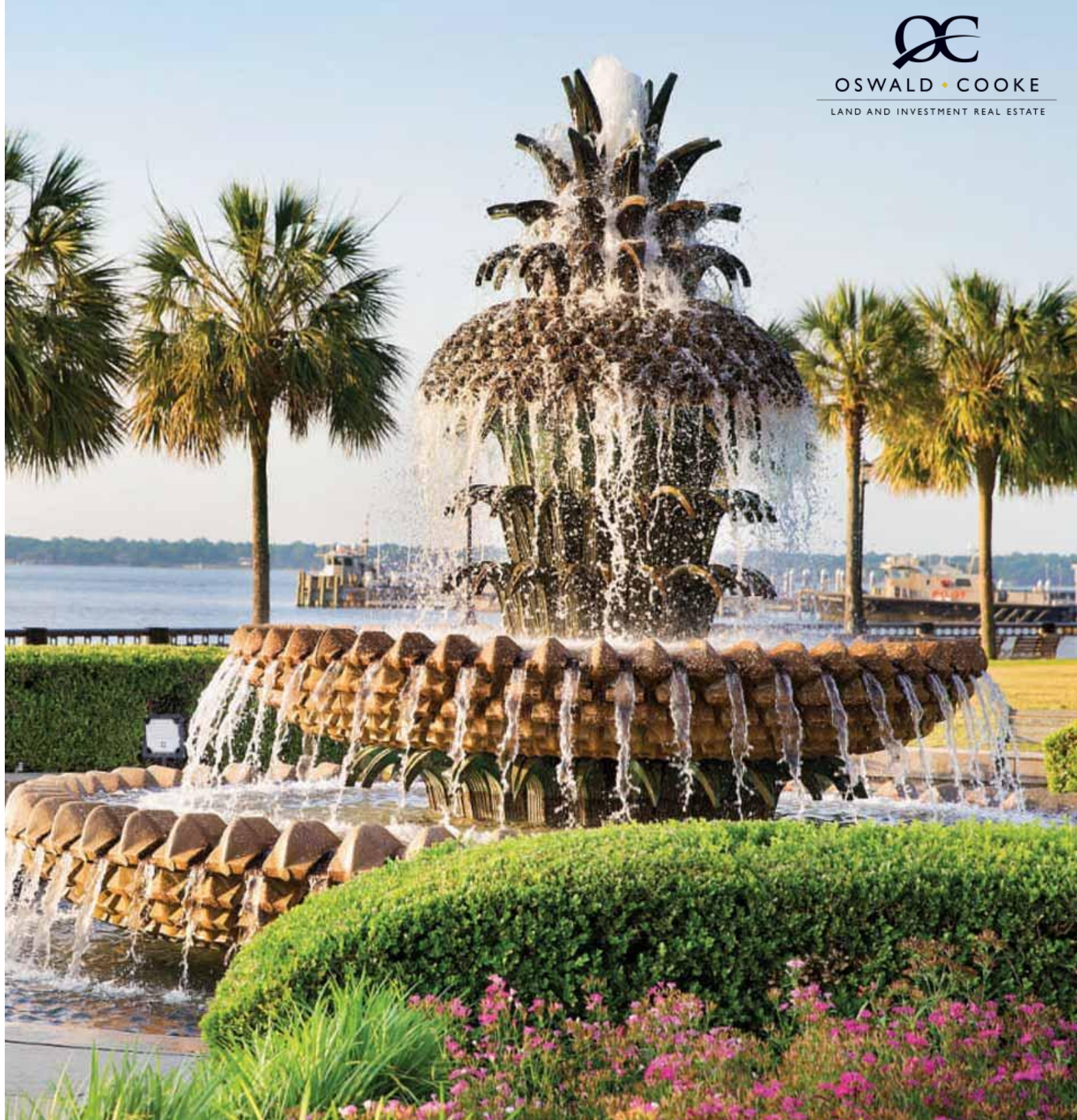
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Highlights

ADDRESS	Bees Ferry Road and West Ashley Circle Charleston, SC
PRICING	Call for details
LOT SIZE	Approximately 5+/- Upland Acres (9.59 Total Acres)
LEASE TYPE	Ground Lease
ZONING	General Business
MUNICIPALITY	City of Charleston
TMS	301-00-00-040
TRAFFIC COUNT	30,676 VPD (Bees Ferry Road) 45,300 VPD (Glenn McConnell)

Potential Layout

Building 1	9,800 SF
Building 2	16,100 SF
Building 3	5,950 SF

The site sits at the intersection of West Ashley Circle and Bees Ferry Road in a growing area of Charleston, SC. There are 85,000 residential units in the 5-mile radius, with multiple large communities just beginning to take shape in the immediate market. Sharing access and traffic with the only Wal-Mart in the sub-market, West Ashley Circle is the primary retail destination which carries traffic from the residential communities back to 526 and the City of Charleston.

PROPOSED LAYOUT

PROPOSED FULL ACCESS DRIVE

PROPOSED RIGHT IN RIGHT OUT CONNECTION TO WEST ASHLEY CIRCLE

WEST ASHLEY CIRCLE



Retail Aerial

Long Savannah
6,000 Acre Planned Development

Harris Teeter
YOUR NEIGHBORHOOD MARKET

STARBUCKS COFFEE

SHUCKIN' SHACK
OYSTER BAR

tropical CAFE
SMOOTHIE

EGGS UP GRILL

Great Clips

Blue Water

Proposed

Chick-fil-A

Car Wash

Walmart

West Ashley
High School

MUSC
Development

SPINX
Making Life Easier

ZAXBY'S

Doctors Care

SHERWIN WILLIAMS

SONIC

Lowes
FOODS

THE HOME
DEPOT

KOHL'S
expect great things

Marshall's

JOANN

SHOE CARNIVAL

Chick-fil-A

Joey Mize's

FOOD LION

South State

Bank of America

McDonald's

West Ashley
Medical Center

CIRCLE K

Bees Ferry Road
30,676 VPD

Carolina Voyager
Charter School

Publix

Parker's
Fresh, Fresh & Friendly

Wegmans

Wendy's

Savannah Hwy

LOWE'S

ROPER
ST. FRANCIS
HEALTHCARE

COSTCO
WHOLESALE

Citadel Mall

TARGET

belk

526

526

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LAND AND INVESTMENT REAL ESTATE

Retail Aerial

SITE

Future Charleston
Fire Department
Headquarters

The Wedge at West
Ashley Circle



Floyd Drive



Apartment Aerial



Upcoming Surrounding Projects



Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

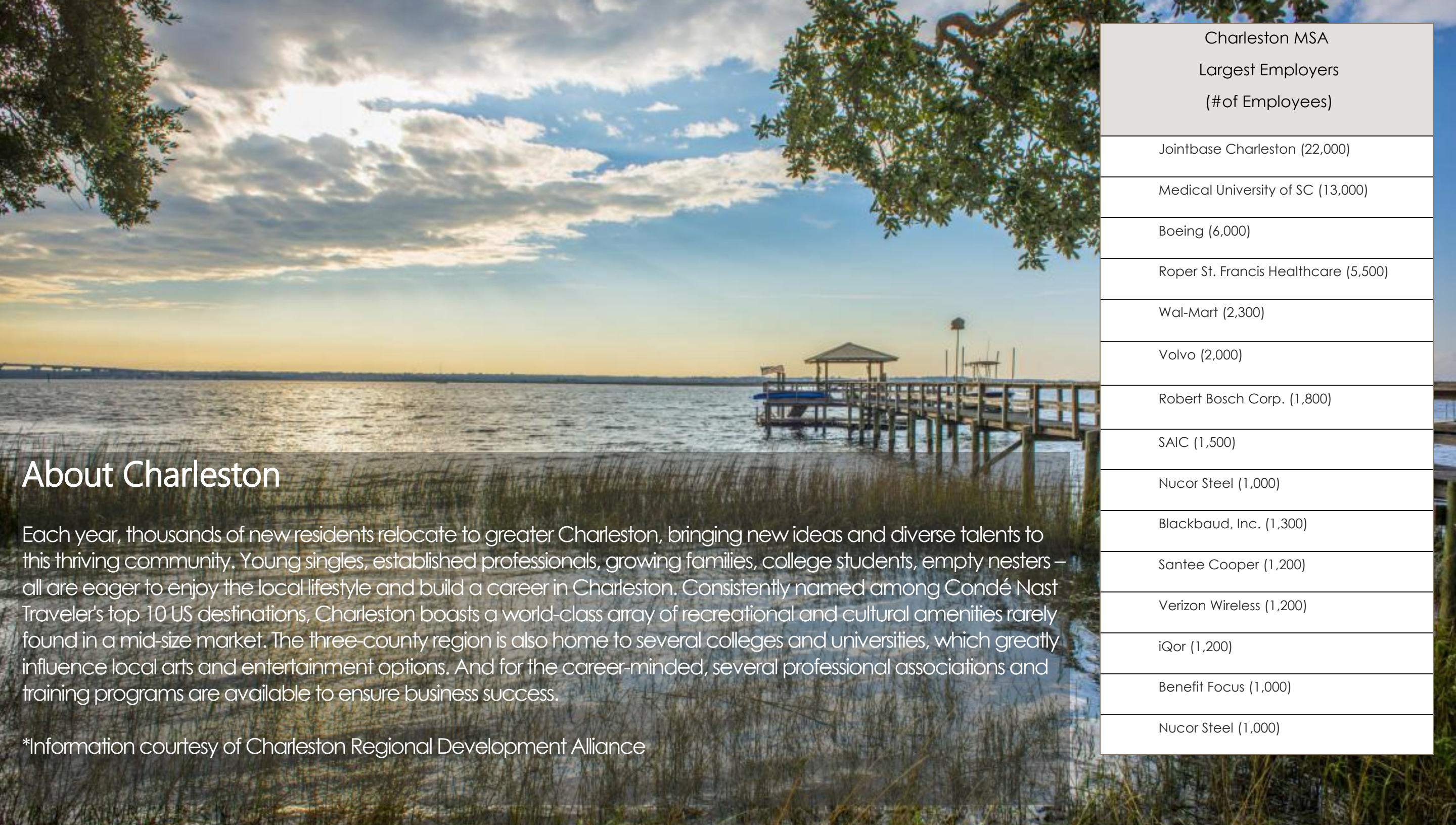
 3.1 Miles to Interstate 526

 9 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	5,464	40,961	85,571
Population Growth (2010-2023)	23.55%	18.53%	34.61%
2023 Average HH Income	\$114,567	\$98,380	\$88,443
Daytime Employments	1,509	9,764	48,985
Households (2023)	2,259	18,010	36,201
Traffic Count	30,676 VPD Bees Ferry Road		





About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (6,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

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