

**BACK ON MARKET!**

**3325 ASHLEY PHOSPHATE RD  
NORTH CHARLESTON, SC 29456**



**FOR SALE**

**OFFICE SPACE**

**10,000 SF SPACE AVAILABLE AT NORTHPOINTE II**

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

This property, located at 3325 Ashley Phosphate Road in North Charleston, South Carolina, was previously home to the Carolina Eye Center. Situated within the Northpointe II office building, it offers a prime location in a vibrant and family-oriented community. North Charleston is known for its residential neighborhoods, schools, and essential services, making it an ideal area for both businesses and residents. The property is part of a well-established corridor with convenient access to amenities and healthcare facilities, providing an excellent opportunity for owner-occupants seeking convenience and community engagement.

Within a two-mile radius, you'll find a variety of dining options, including Chill-N-Grill, a local favorite for American cuisine and live music; Los Reyes, offering authentic Mexican fare; and Ruby Tuesday, a casual American chain with a salad bar. For Italian cravings, Amici's Italian Bistro serves up delicious pasta dishes, while Mei Thai provides a selection of traditional Thai cuisine. Priced at \$895,000, this 10,000 SF space is an excellent investment or owner-user opportunity.

<b>ADDRESS</b> 3325 Ashley Phosphate Road North Charleston, SC 29418	<b>SALE PRICE</b> \$895,000
<b>SPACE AVAILABLE</b> 10,000 SF	<b>LAND SIZE</b> 0.67 Acres
<b>TMS #</b> 397-00-00-208, 397-00-00-099, 397-00-00-414	<b>PARKING</b> 25 Surface Spaces Available





# AERIAL OVERVIEW





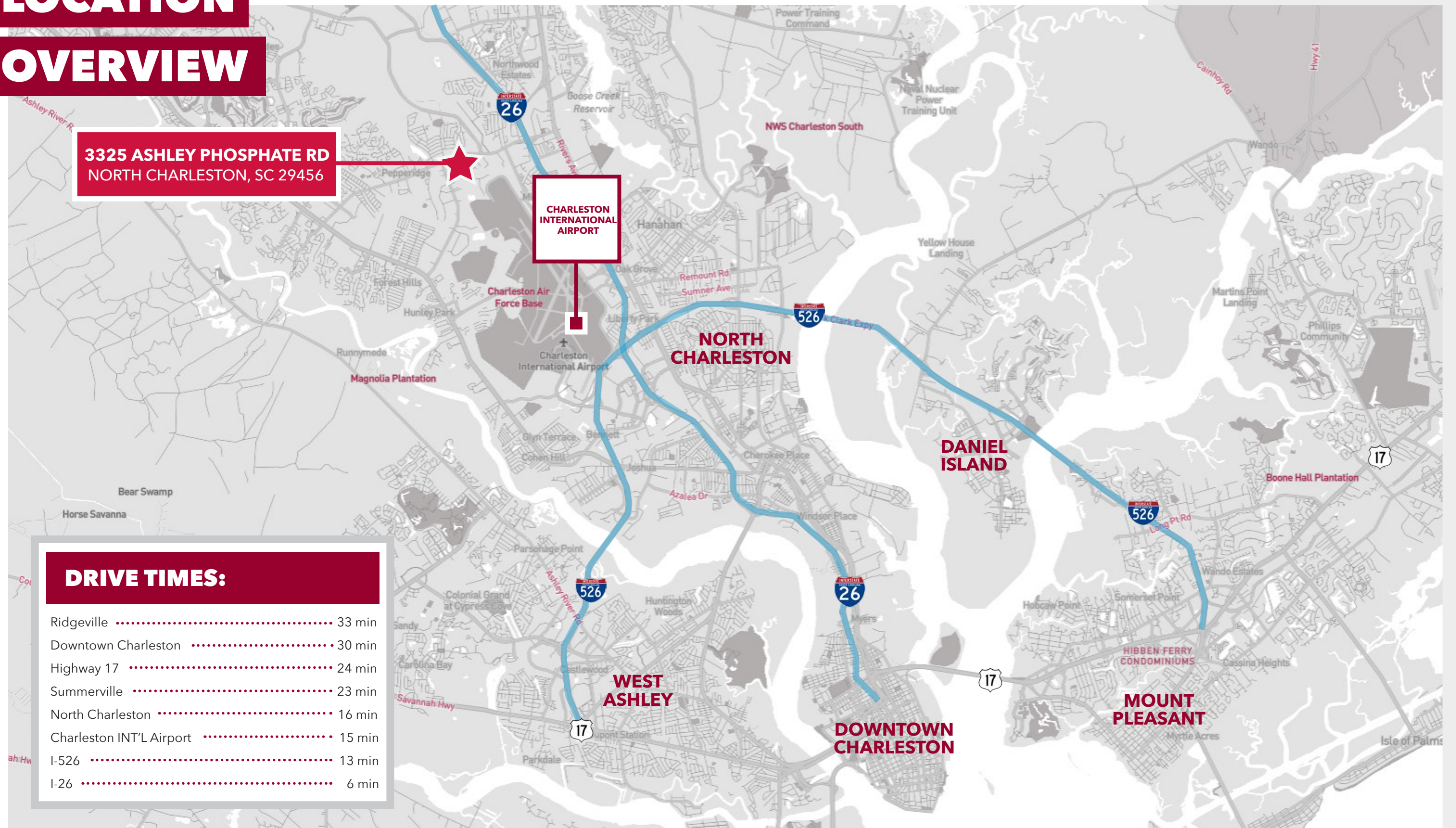
# LOCATION OVERVIEW

**3325 ASHLEY PHOSPHATE RD**  
NORTH CHARLESTON, SC 29456

**CHARLESTON  
INTERNATIONAL  
AIRPORT**

## DRIVE TIMES:

Ridgeville	33 min
Downtown Charleston	30 min
Highway 17	24 min
Summerville	23 min
North Charleston	16 min
Charleston INT'L Airport	15 min
I-526	13 min
I-26	6 min







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