



3025 Ashley Phosphate Rd
North Charleston, SC



GARDEN
BUSINESS CENTER

Retail/Office Space
Available

PATRICK NEALON
843-367-7055
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HAL SWANSON
803-530-5334
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- **Space C-2B:** 1,161 SF
- **Space A3:** 1,212 SF
- **TRAFFIC COUNT:** Ashley Phosphate Rd (41,513 VPD)
- **RENTAL RATE:** \$17/SF NNN

1,161- 1,212 SF located at a signalized intersection along Ashley Phosphate Rd, offering outstanding visibility to over 41,000+ vehicles per day. These versatile suites are ideal for boutique retail, personal services, or professional office use. Surrounded by national retailers and dense rooftops, the site offers strong co-tenancy and excellent signage opportunities.

DEMOGRAPHICS

3-mile Population 57,220	3-mile MED HH Income \$53,941	3-mile AVG HH Income \$73,825
5-mile Population 143,952	5-mile MED HH Income \$61,313	5-mile AVG HH Income \$80,079

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DOLLAR GENERAL



Bojangles

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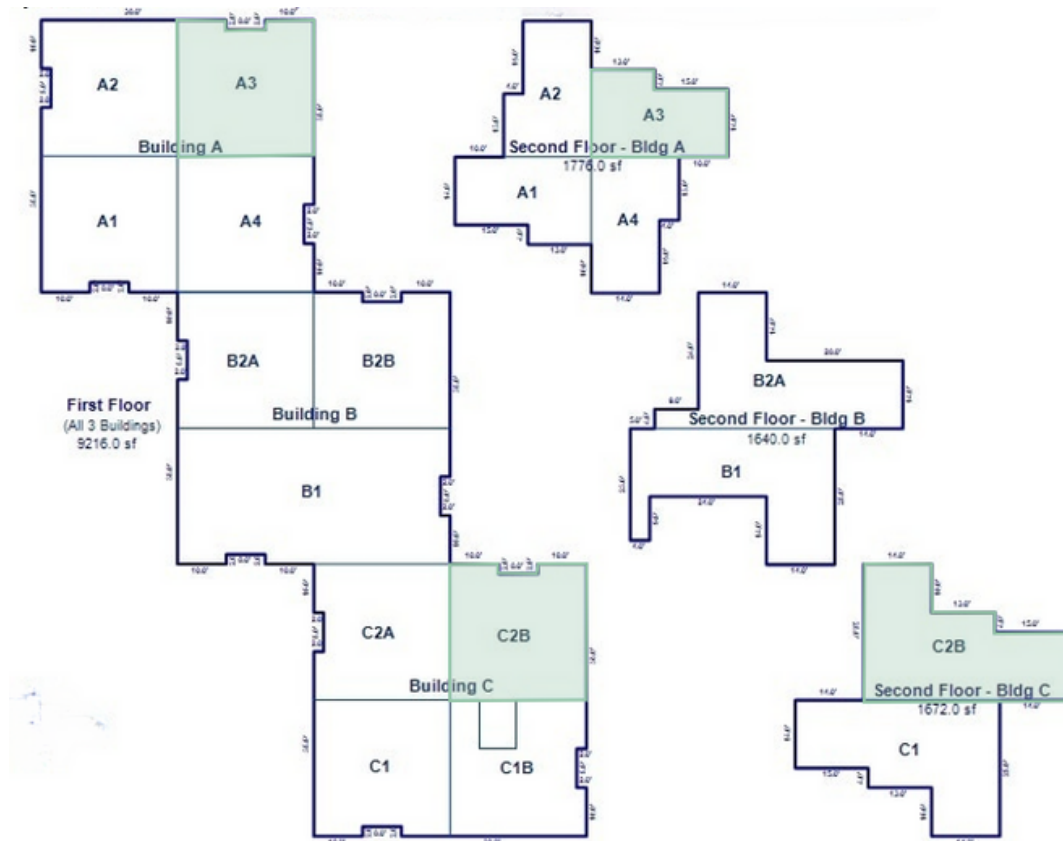


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FLOOR PLANS





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