

THE WEDGE  
@ West Ashley Circle

COMING SOON

Bees Ferry Road and  
West Ashley Circle

- ◆ Anchor Opportunities
- ◆ Outparcels
- ◆ Inline Space

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OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



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# Highlights

ADDRESS	Bees Ferry Road and West Ashley Circle Charleston, SC
ZONING	Planned Development (Pending)
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	30,676 VPD (Bees Ferry Road) 32,810 VPD (Glenn McConnell)

Sitting at the intersection of Bees Ferry Road & Glenn McConnell Parkway, the Wedge at West Ashley Circle brings long awaited development to one of Charleston's most prolific undeveloped intersections. With decades of pent-up retail demand, The Wedge will serve as home for tenants looking to take advantage of the booming growth blanketing the Bees Ferry Corridor. 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.

Please e-mail [thewedge@oswaldcooke.com](mailto:thewedge@oswaldcooke.com) for additional information regarding this unique opportunity.



# Aerial

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

Blue Water

EGGS UP GRILL

Great Clips

CINNABON

AGAVES CANTINA

Jersey Mike's SUBS

STARBUCKS COFFEE

Pink Polish NAIL SALON

PREMIER EYE CARE

SHUCKIN' SHACK OYSTER BAR

tropical CAFE SMOOTHIE

MURPHY USA

Walmart



Chick-fil-A

Time To Shine CAR WASH

MADISON AT HARPER PLACE

HARPER PLACE AT BEES FERRY

Floyd Drive West Ashley Cir

# Site Plan



\*Disclaimer: All plans are tentative and subject to change.

# Retail Aerial

Long Savannah  
6,000 Acre Planned Development

Harris Teeter  
STARBUCKS COFFEE  
SHUCKIN' SHACK OYSTER BAR  
TROPICAL CAFE SMOOTHIE  
EGGS UP GRILL  
Great Clips

Chick-fil-A

Blue Water

Time To Shine CAR WASH

Walmart

West Ashley High School

MUSC Development

SPINX  
Making Life Easier

ZAXBY'S

Doctors Care

SHERWIN WILLIAMS.  
SONIC

Lowe's FOODS

THE HOME DEPOT

KOHL'S expect great things  
Marshalls  
JOANN  
SHOE CARNIVAL  
Chick-fil-A  
McDonald's

West Ashley Medical Center

CIRCLE K

Bees Ferry Road  
30,676 VPD

Carolina Voyager Charter School

Publix

Parker's

Wegmans

Small logo with a yellow circle

Glenn McConnell Pkwy  
45,300 VPD

Lowe's

ROPER ST. FRANCIS HEALTHCARE

COSTCO WHOLESALE

526

Citadel Mall  
TARGET belk

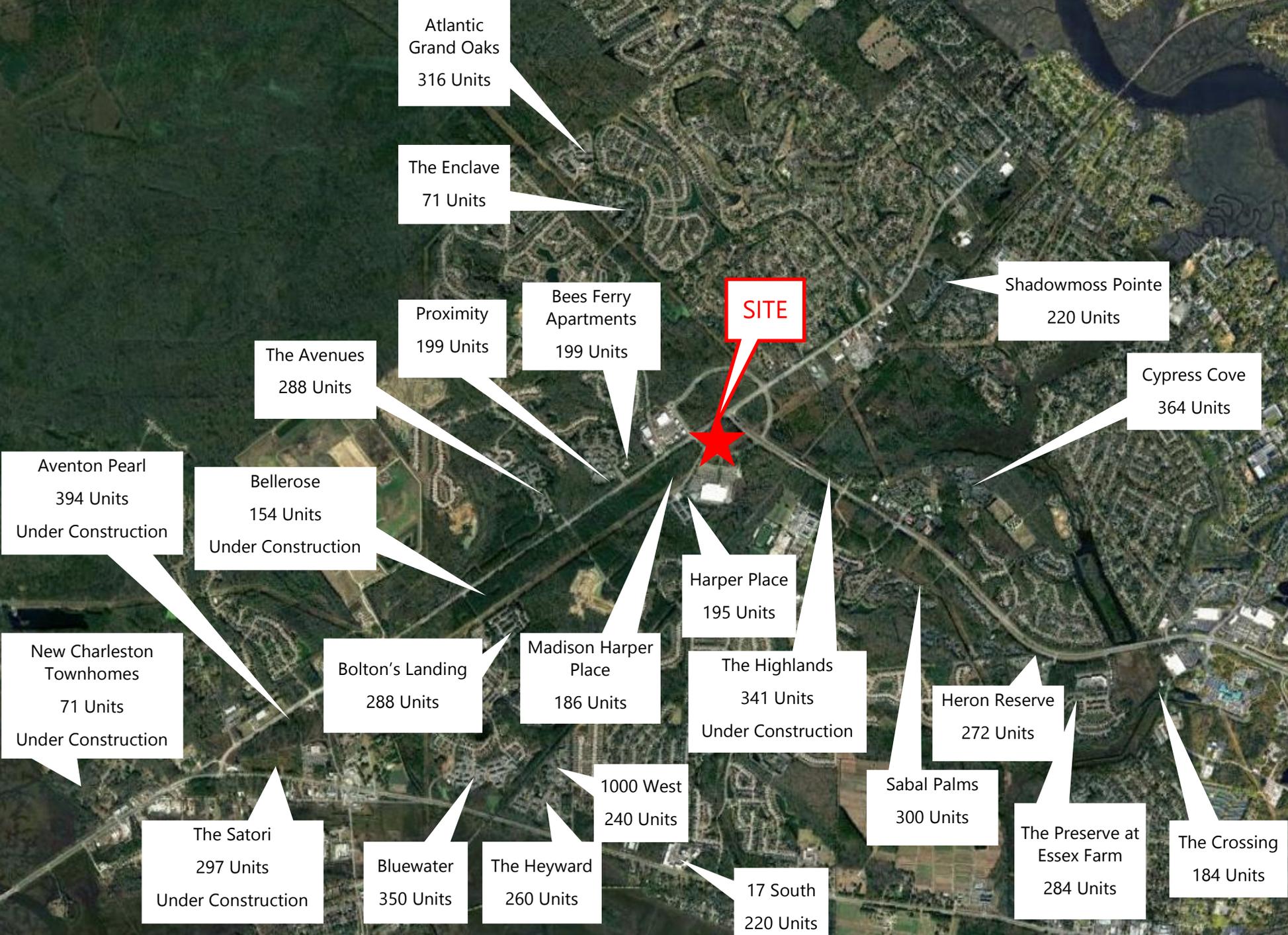
Savannah Hwy

Image © 2024 Airbus

# Apartment Aerial



OSWALD COOKE  
LAND AND MARINE SURVEYORS



# Upcoming Surrounding Projects

Long Savannah Proposed  
Community Development  
4,500 Homes Planned  
3,300 AC Mixed Use Development

140+/- Townhomes

320 Multi-Family Units

101 Single Family Units

155 Single Family Units

Bees Ferry Road 30,676 VPD

SITE



Beazer Homes  
57+/- Townhomes

Ashton Woods  
165+/- Single Family Units



358 Multi-Family Units



# Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

 3.1 Miles to Interstate 526

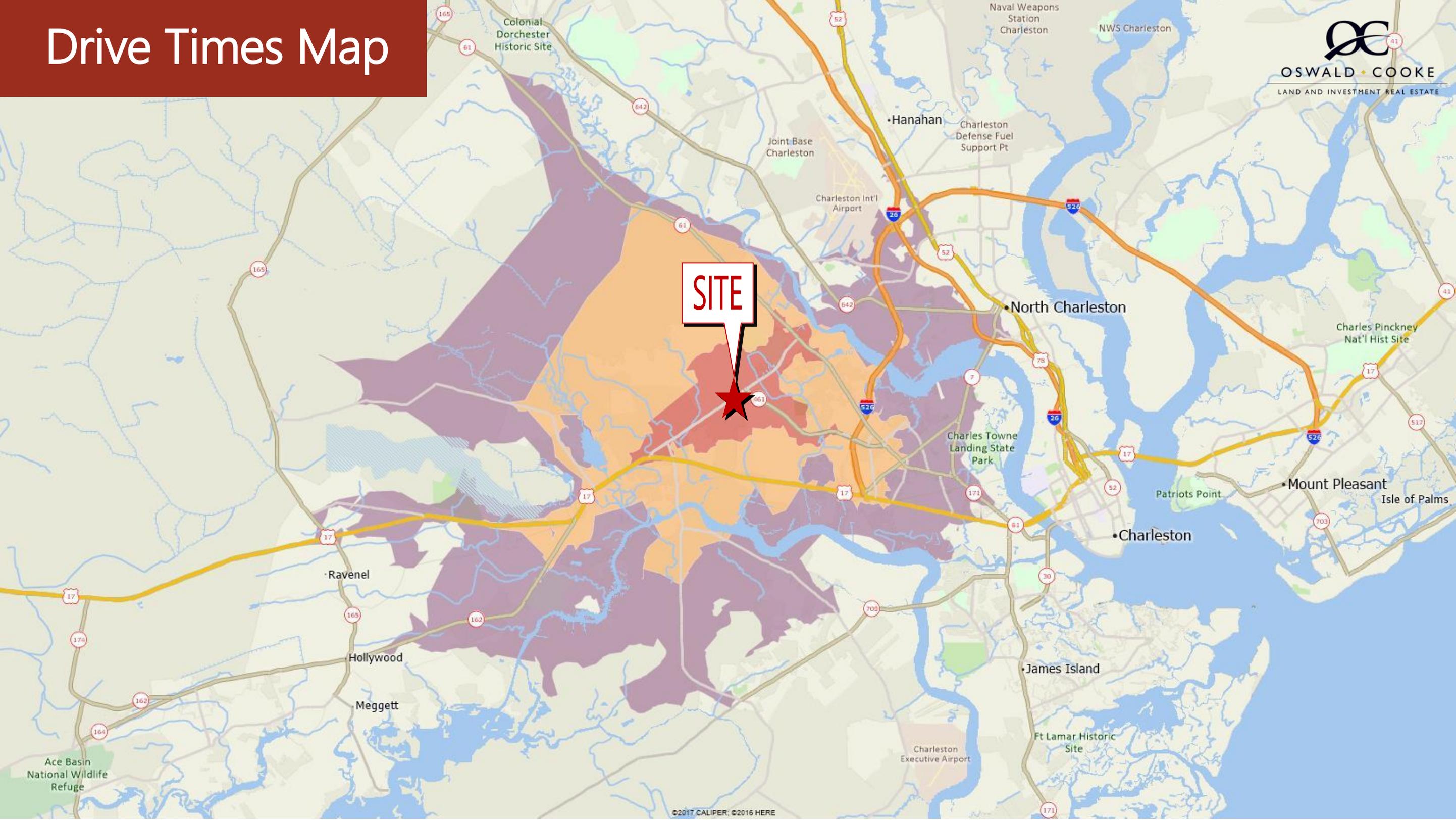
 9 Miles to Downtown Charleston

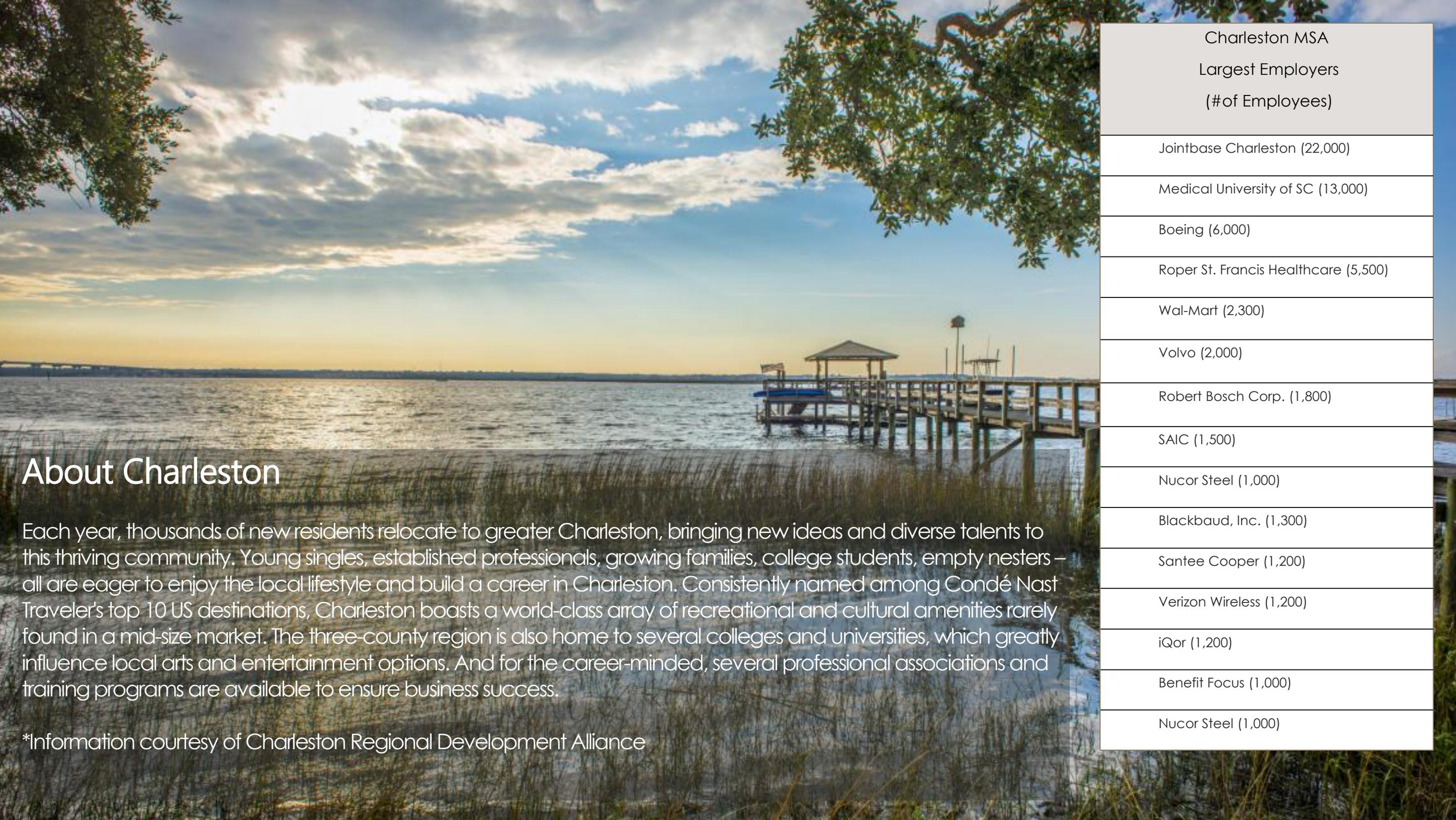
## DEMOGRAPHICS

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



# Drive Times Map





# 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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