

# West Ashley Circle Shopping Center

Retail spaces for lease | Charleston, South Carolina

#1 visited Harris Teeter in SC



## For more information

**Taylor Sekanovich**

Vice President

+1 843 812 8407

[taylor.sekanovich@avisonyoung.com](mailto:taylor.sekanovich@avisonyoung.com)

**AVISON  
YOUNG**

# Property overview

Tax Map	301-00-00-048; -688
Available sf	1,256 -2,983 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
Lease rate	\$33.00 psf

## TENANT MIX



**WEST ASHLEY CIRCLE CENTER**

# Property overview

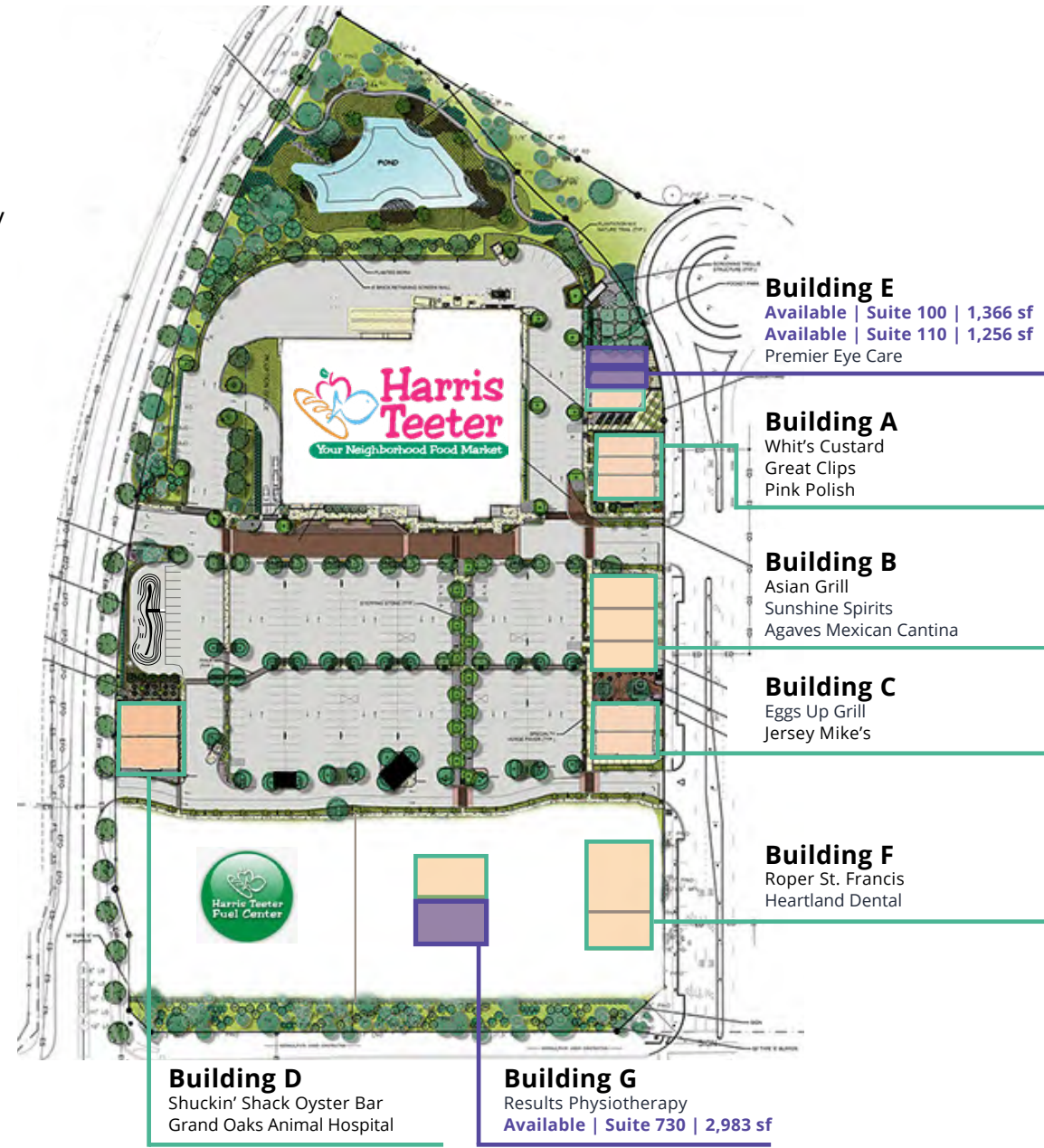
## HIGHLIGHTS

- 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, \$10.50

BUILDING	Suite	SIZE
Building E	100	1,366 sf
Building E	110	1,256 sf
Building G	730	2,983 sf



# Location



North Charleston

Shadowmoss

**Long Savannah**  
4,500 proposed homes  
3,300 acres mixed-use development  
[learn more here](#)

Grand Oaks

Bees Landing  
Rec Center

**West Ashley  
Circle Center**

Lowe's  
FOOD

Springfield

ExtraSpace  
Storage tropicalCAFE Starbucks

ZAXBY'S Restore  
Energy

Davis Development apartments  
337 homes  
Affordable housing  
180 homes

SHERWIN  
WILLIAMS SONIC

Magnolia Ranch

Toll Brothers at Verdier Pointe  
101 homes

Walmart  
Save money. Live better.

West Ashley Park

Ashley Crossing  
KOHLS  
Marshalls  
JOANN FOOD LION

Proposed development  
236 apts / 14 townhomes

Chick-fil-  
c  
CAR WASH

Ashley Walk Townes  
57 homes

**Aventon Pearl**  
394 homes  
1, 2, 3-bedroom apartments  
[learn more here](#)

CIRCLE K

Bellerose at Bees Ferry  
155 homes

West Ashley

LOWE'S

ROPER  
ST. FRANCIS  
HEALTHCARE

Westwood Plaza  
TJ-maxx BARNES  
& NOBLE  
ULTA Harris  
Teeter

Publix

Boston's Landing

Carolina Bay

Gateway Apartments  
69 homes

17

Parker's  
kitchen Walgreens

17

17

COSTCO  
WHOLESALE

Citadel Mall  
Dillard's TARGET.  
belk DICK'S  
SPORTING GOODS

# Availabilities

## Building E | Suite 100

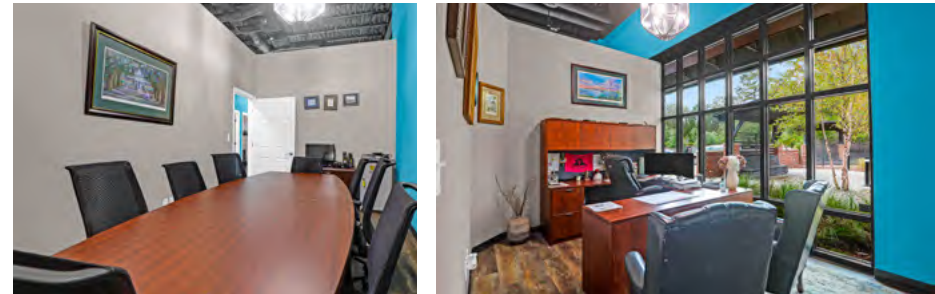
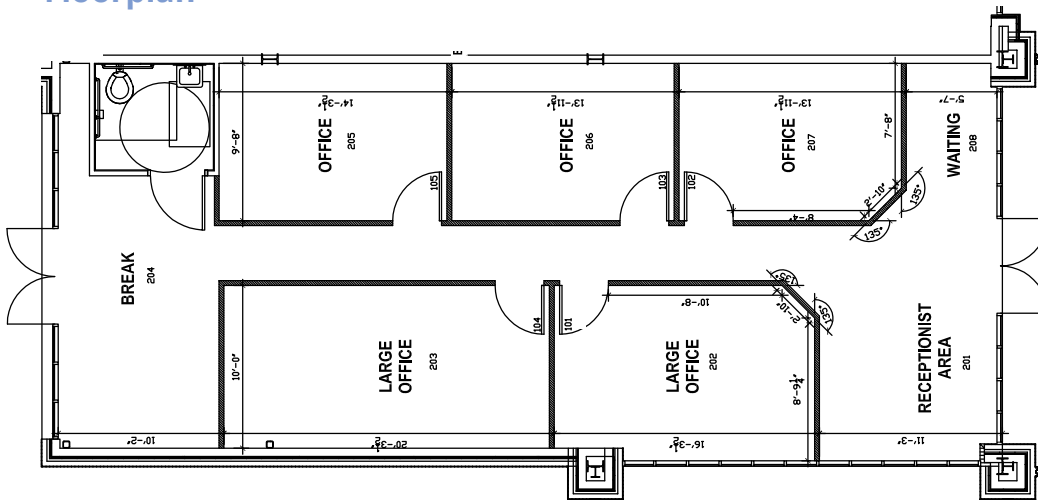
3861 West Ashley Circle, Charleston

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

3861 West Ashley Circle, Charleston

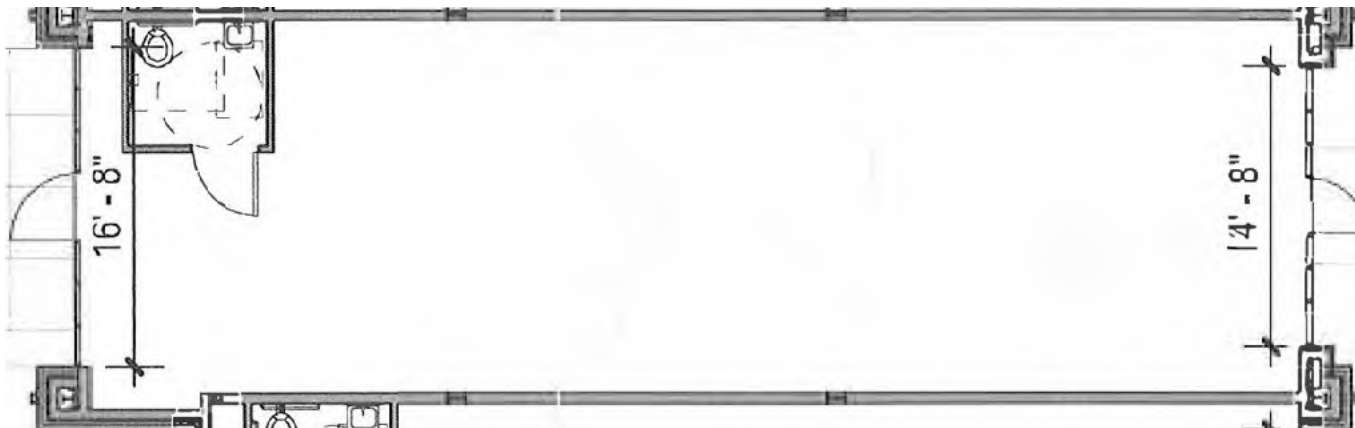
Size	Rate	NNN	TI allowance	Available
1,256 sf	\$33/sf/yr	\$10.80	Negotiable	Now

### 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



# Availabilities

## Building G | Suite 730

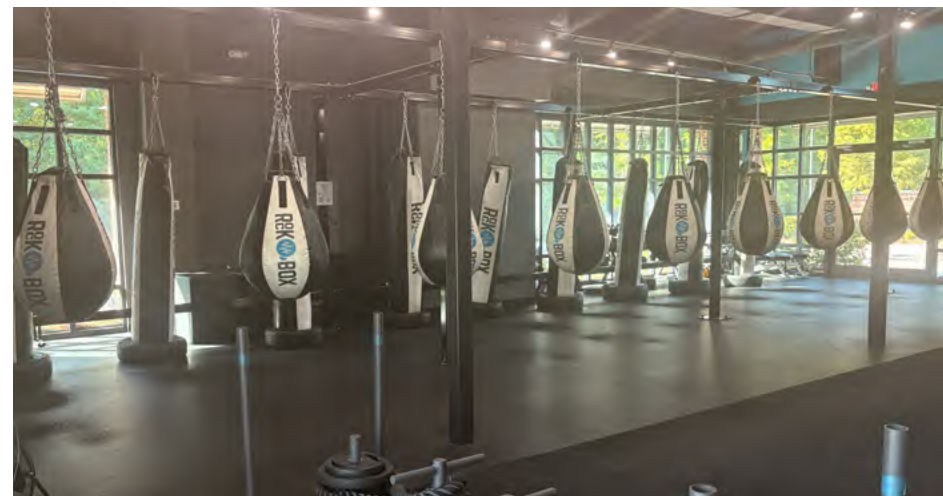
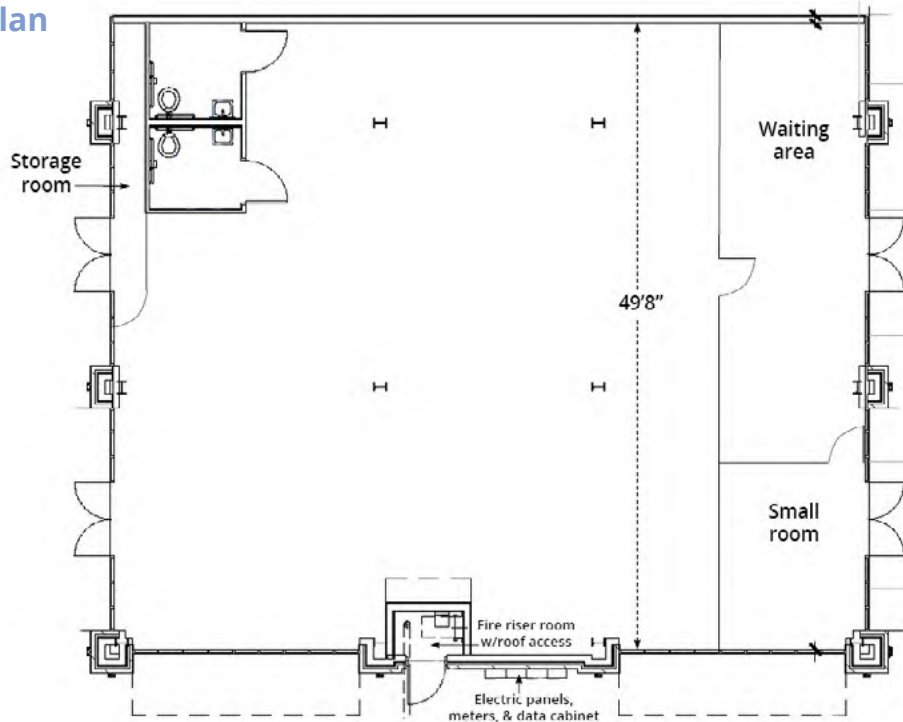
3879 West Ashley Circle, Charleston

Size	Rate	NNN	TI allowance	Available
2,983 sf	\$33/sf/yr	\$10.80	Negotiable	Now

### Highlights

- Suite has a **grease trap** and **sprinklers**
- Conveniently located off **Grand Oaks bike/walking path**
- Space offers **open floor plan**
- Provides **flexibility and design freedom** to customize the space

### Floorplan

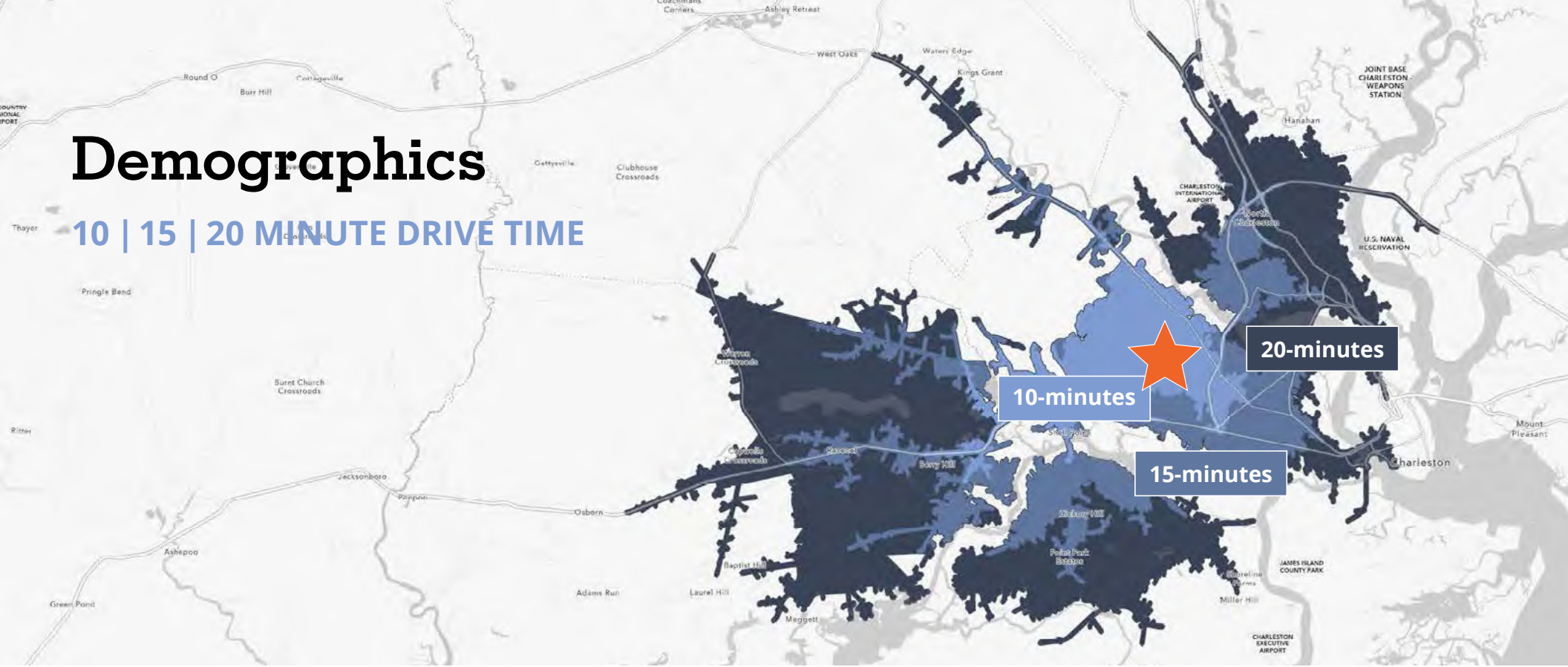


# Photos



# 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:

## **Taylor Sekanovich**

Vice President

+1 843 812 8407

taylor.sekanovich@avisonyoung.com

## **Ashley Jackrel, SIOR, CCIM**

Senior Vice President

+1 843 327 0124

ashley.jackrel@avisonyoung.com



## **Visit us online**

[avisonyoung.com](http://avisonyoung.com)

---

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

**AVISON  
YOUNG**