

RETAIL/OFFICE FOR LEASE OR SALE

CHARLESTON, SC



3955 & 3961 WEST ASHLEY CIRCLE



DANIEL PELLEGRINO

Executive Vice President

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

MCKENZIE DEUTSCH

Senior Associate

+1 540 287 4914

mckenzie.deutsch@bridge-commercial.com

THE OVERVIEW



PROPERTY SUMMARY

Bridge Commercial is pleased to present 1,500 - 4,000 SF for Lease or Sale. The project contains just over 15,000 SF of mixed use development located in the heart of West Ashley. With a growing demand for services, the Bee's Ferry submarket presents a unique opportunity for retail and office users, with over 85,000 residential units and multiple large scale communities

PROJECT SF 15,000 SF

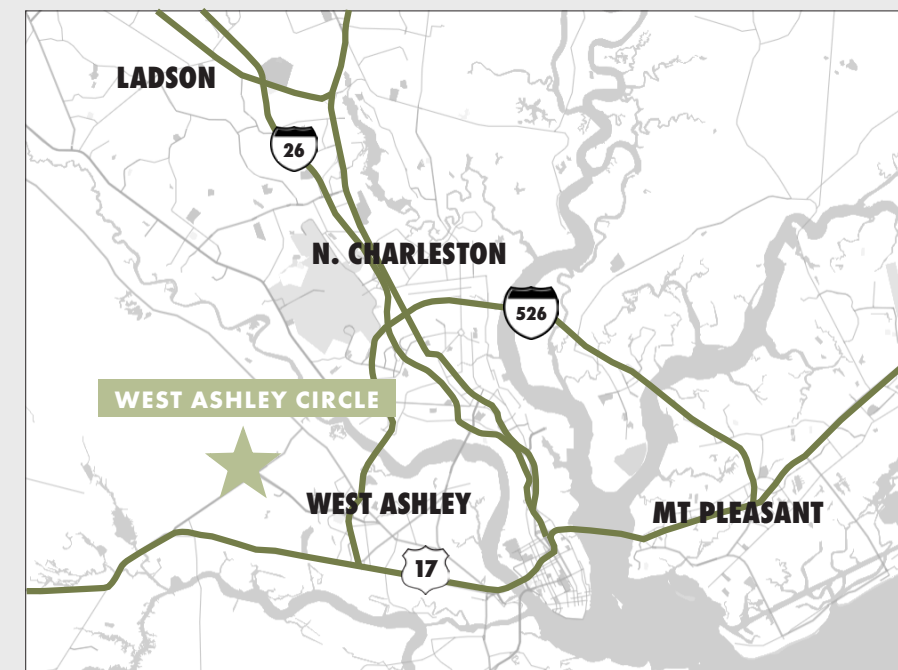
AVAILABLE SF 1,500 - 4,000 SF

BASE RENT \$42 PSF

NNN RENT \$9.50 PSF

DELIVERY Warm Dark Shell

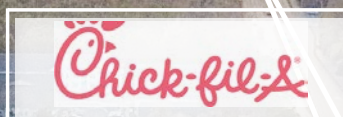
EST DELIVERY Q2 2027





MADISON HARPER PLACE
MULTIFAMILY

RETAIL DEVELOPMENT
FUTURE



PROXIMATE RESIDENCES
MULTIFAMILY



FUTURE DEVELOPMENT
TBD



3955 & 3961 WEST ASHLEY CIRCLE
1,500 - 4,000 SF FOR LEASE OR SALE

WEST ASHLEY CIRCLE CENTER
RETAIL

WEST ASHLEY CIRCLE

GLENN MCCONNELL PKWY

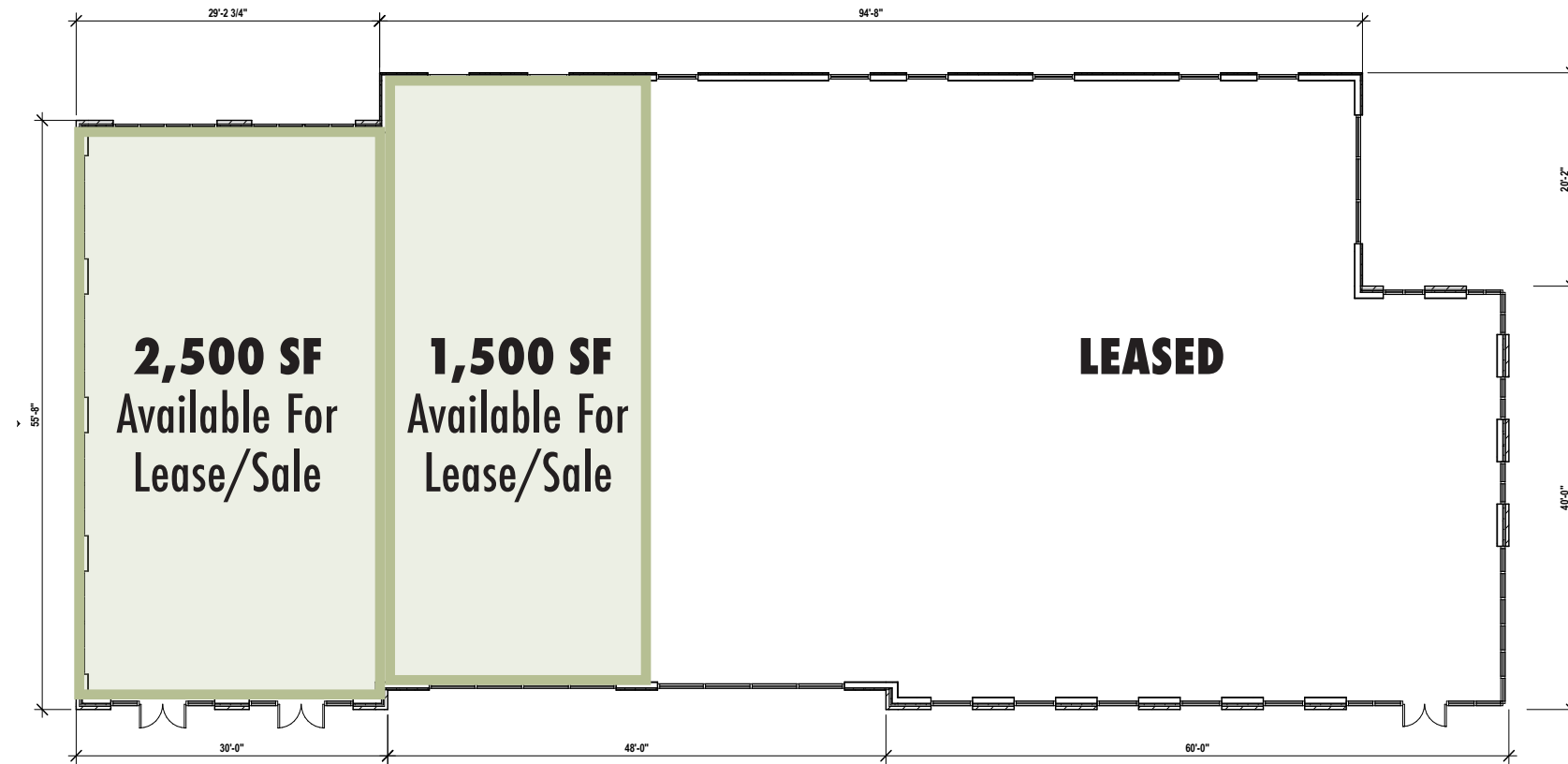
BEE FERRY ROAD

GLENN MCCONNELL EXT
TO LONG SAVANNAH

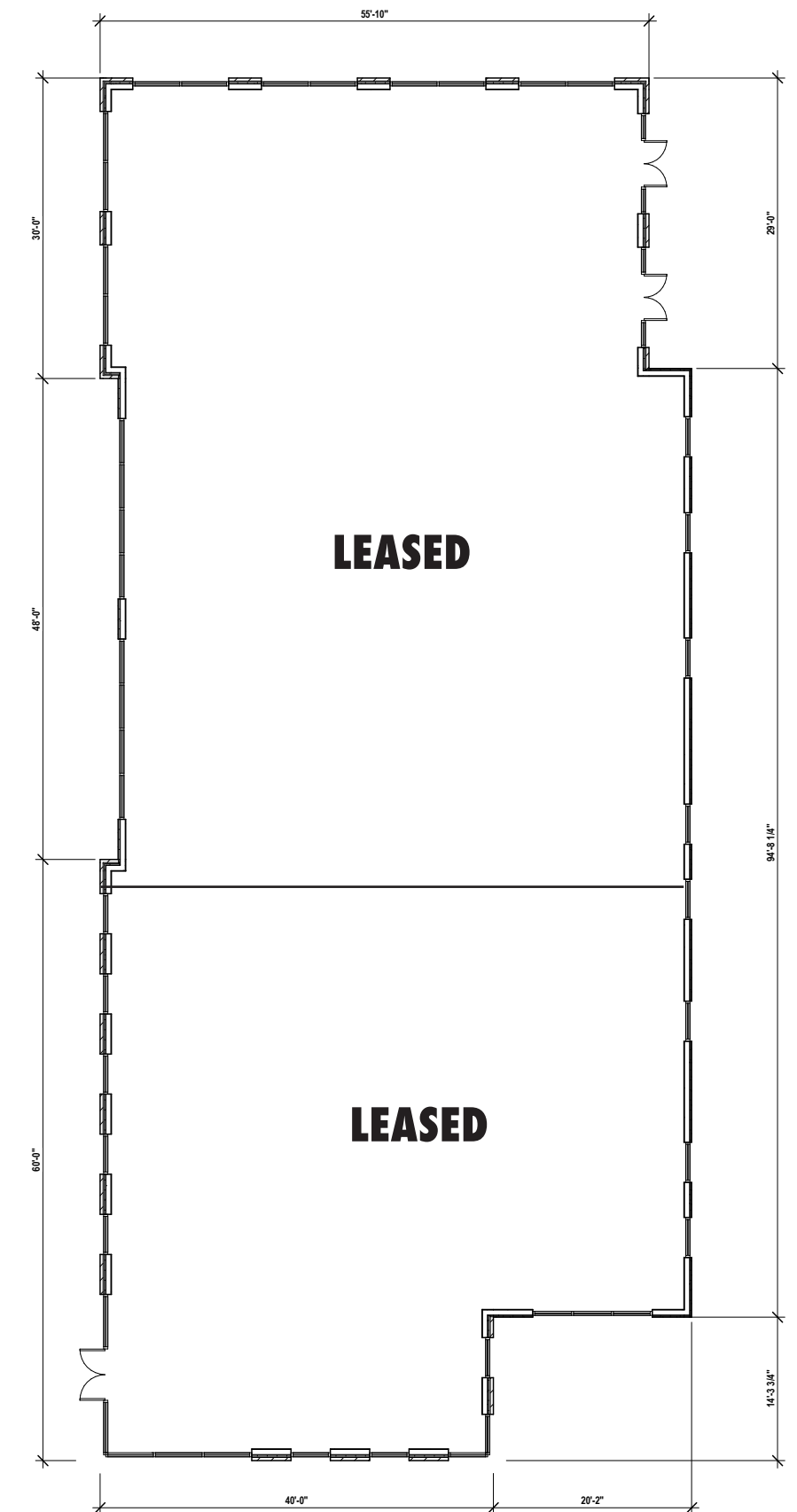
3955 & 3961 WEST ASHLEY CIRCLE

THE PLAN

3955 WEST ASHLEY CIRCLE



3961 WEST ASHLEY CIRCLE



3955 & 3961 WEST ASHLEY CIRCLE
RENDERINGS



SURROUNDING AREA OVERVIEW

BRIDGE
COMMERCIAL

DUTCH BROS
ALDI
CHIPOTLE
PANDA EXPRESS
CHASE

CITY FIRE TRAINING
& POLICE

BEES FERRY ROAD
30,676 VPD

GLENN MCCONNELL PKWY
32,810 VPD

15,032 VPD

WEST ASHLEY CIRCLE

PROXIMITY DR

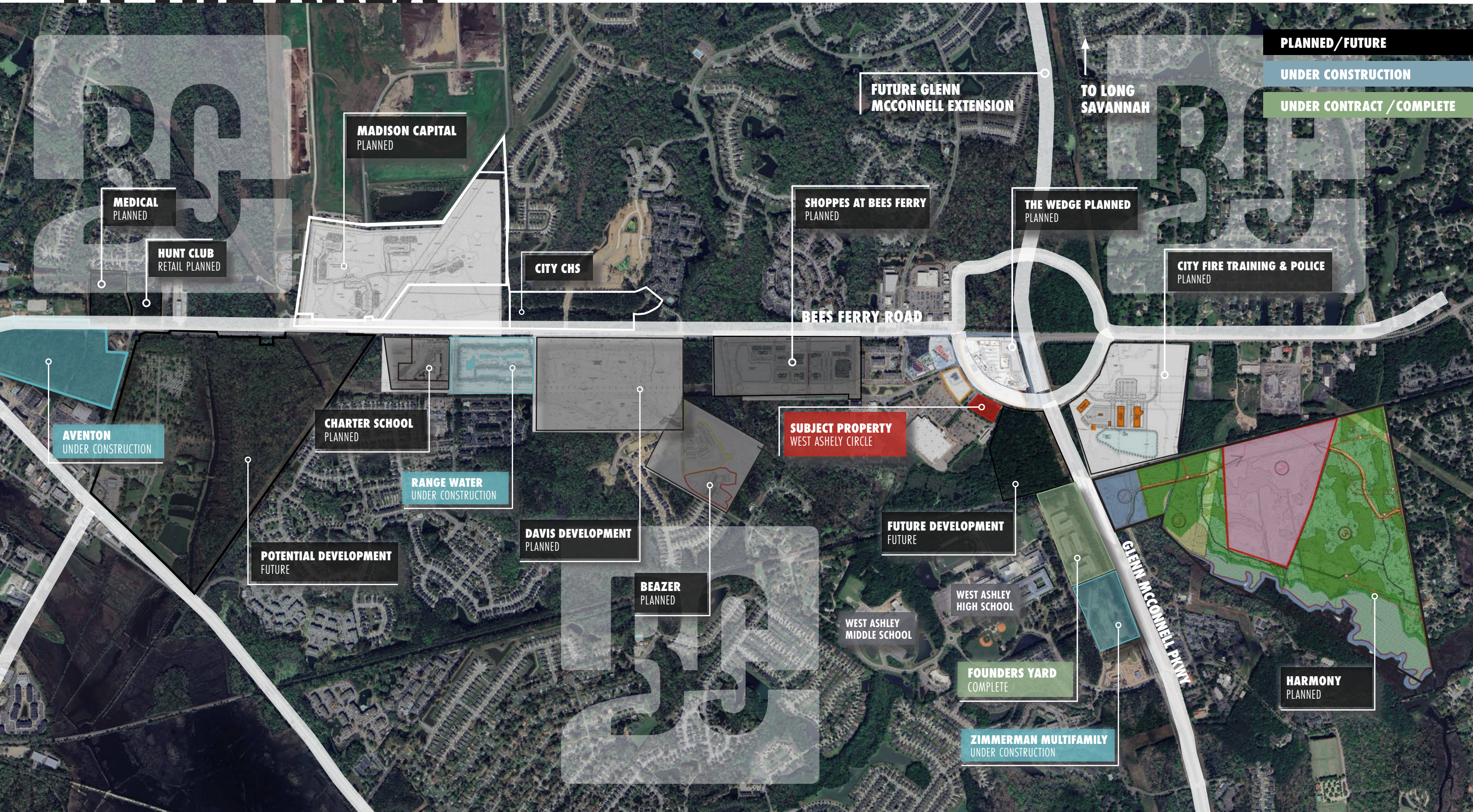
FUTURE GLENN
MCCONNELL EXTENSION

TO LONG
SAVANNAH

GRAND OAK BLVD

STARBUCKS COFFEE
tropical CAFE
Jersey Mike's
AGAVES CANTINA
REKBOX
SHUCKIN' SHACK
ROPER ST. FRANCIS HEALTHCARE
Harris Teeter

IN THE AREA



PLANNED / FUTURE

UNDER CONSTRUCTION

UNDER CONTRACT / COMPLETE

↑
TO LONG SAVANNAH

FUTURE GLENN MCCONNELL EXTENSION

MADISON CAPITAL
PLANNED

MEDICAL
PLANNED

HUNT CLUB
RETAIL PLANNED

CITY CHS

SHOPPES AT BEES FERRY
PLANNED

THE WEDGE PLANNED

CITY FIRE TRAINING & POLICE
PLANNED

BEES FERRY ROAD

AVENTON
UNDER CONSTRUCTION

CHARTER SCHOOL
PLANNED

RANGE WATER
UNDER CONSTRUCTION

SUBJECT PROPERTY
WEST ASHLEY CIRCLE

POTENTIAL DEVELOPMENT
FUTURE

DAVIS DEVELOPMENT
PLANNED

FUTURE DEVELOPMENT
FUTURE

BEAZER
PLANNED

WEST ASHLEY
MIDDLE SCHOOL

WEST ASHLEY
HIGH SCHOOL

FOUNDERS YARD
COMPLETE

GLENN MCCONNELL PKWY

HARMONY
PLANNED

ZIMMERMAN MULTIFAMILY
UNDER CONSTRUCTION

DRIVE TIME MAP

5 minutes

10 minutes

15 minutes

SUBJECT PROPERTY
WEST ASHELY CIRCLE

NORTH CHARLESTON

WEST ASHELY

JOHNS ISLAND

LONG SAVANNAH

LONG SAVANNAH

4,500 Units
3,300 Gross Acres
1,628 Acre County Park
203 Acre City Park

FUTURE GLENN
MCCONNELL EXTENSION

TO LONG
SAVANNAH

BEES FERRY ROAD

SUBJECT PROPERTY
WEST ASHELY CIRCLE

GLENN MCCONNELL PKWY



RETAIL/OFFICE FOR LEASE OR SALE

3955 & 3961 WEST ASHLEY CIRCLE

CHARLESTON, SOUTH CAROLINA

DANIEL PELLEGRINO

Executive Vice President

+1 850 728 1050

daniel.pellegrino@bridge-commercial.com

MCKENZIE DEUTSCH

Senior Associate

+1 540 287 4914

mckenzie.deutsch@bridge-commercial.com




SL SHAW

 **BRIDGE
COMMERCIAL**