

FOR LEASE

Two Suites Available at Windsor Hill Crossing

3748 & 3752 Ashley
Phosphate Road,
North Charleston, SC 29420

- Suite 3748: ±1,500 SF
Suite 3752: ±1,750 SF
- Located in ±68,000 SF
neighborhood center



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Property Overview

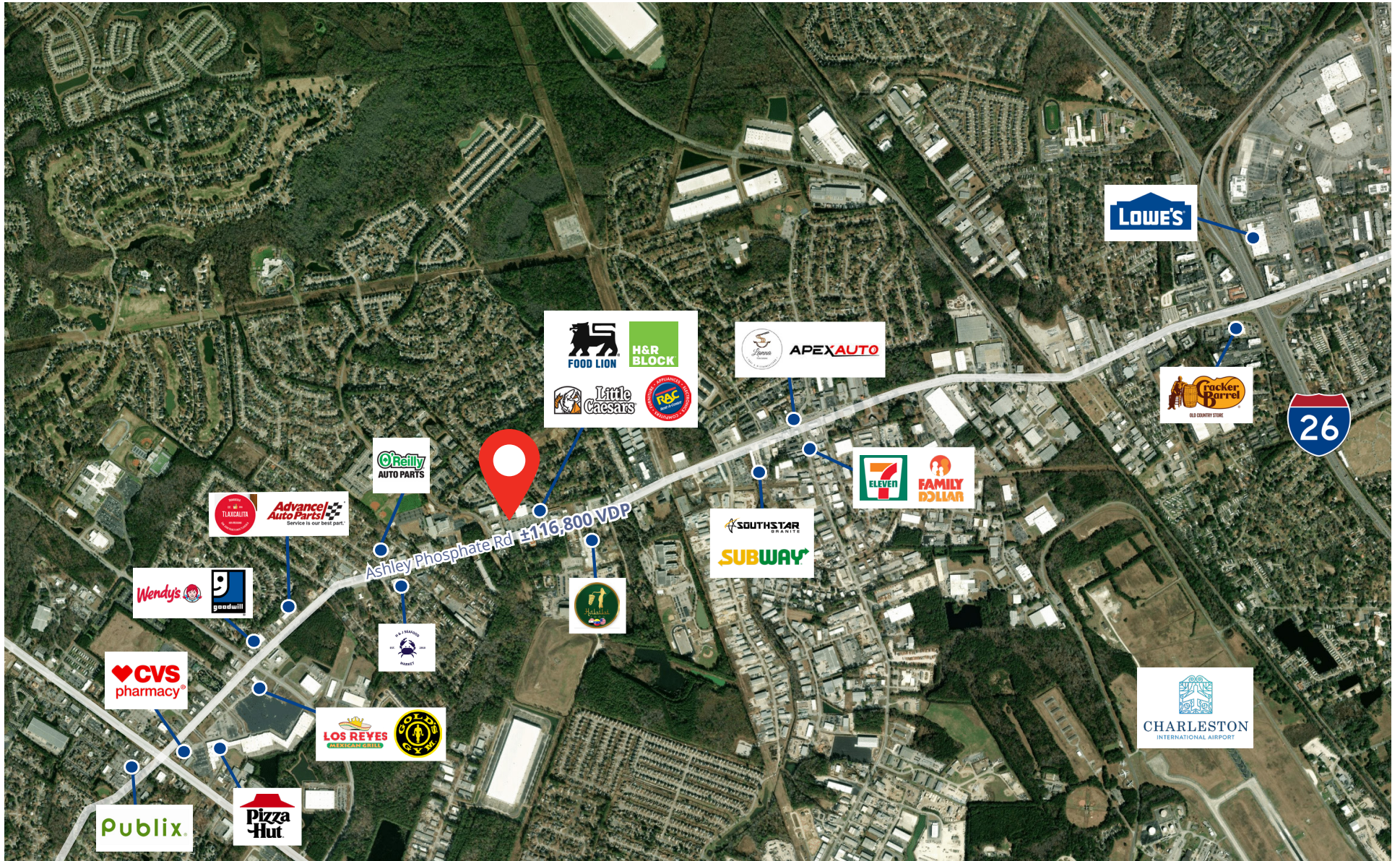
Windsor Hill Crossing is an approximately 68,000 SF neighborhood center anchored by a Food Lion grocery store. PM side of the road and at the stop-lit intersection with Windsor Hill Boulevard, giving easy access to the property. Well-established center with solid demographics and excellent traffic counts.

From I-26, take Ashley Phosphate Road South, Center is on your right approximately 1 mile past Cross Country Road at the entrance to Windsor Hill.

Address	3740 Ashley Phosphate Rd North Charleston, SC 29420
Available For lease	Suite 3748: ±1,500 SF (available immediately) Suite 3752: ±1,750 SF (available September 2027)
Lease rate	\$27.00/SF, NNN
Parking	Surface parking on-site
TMS #	172-00-00-102



Market Overview



Location Overview

DEMOGRAPHICS 2025 EST | 5 MILES

133,303

Total population

54,554

Total households

\$95,039

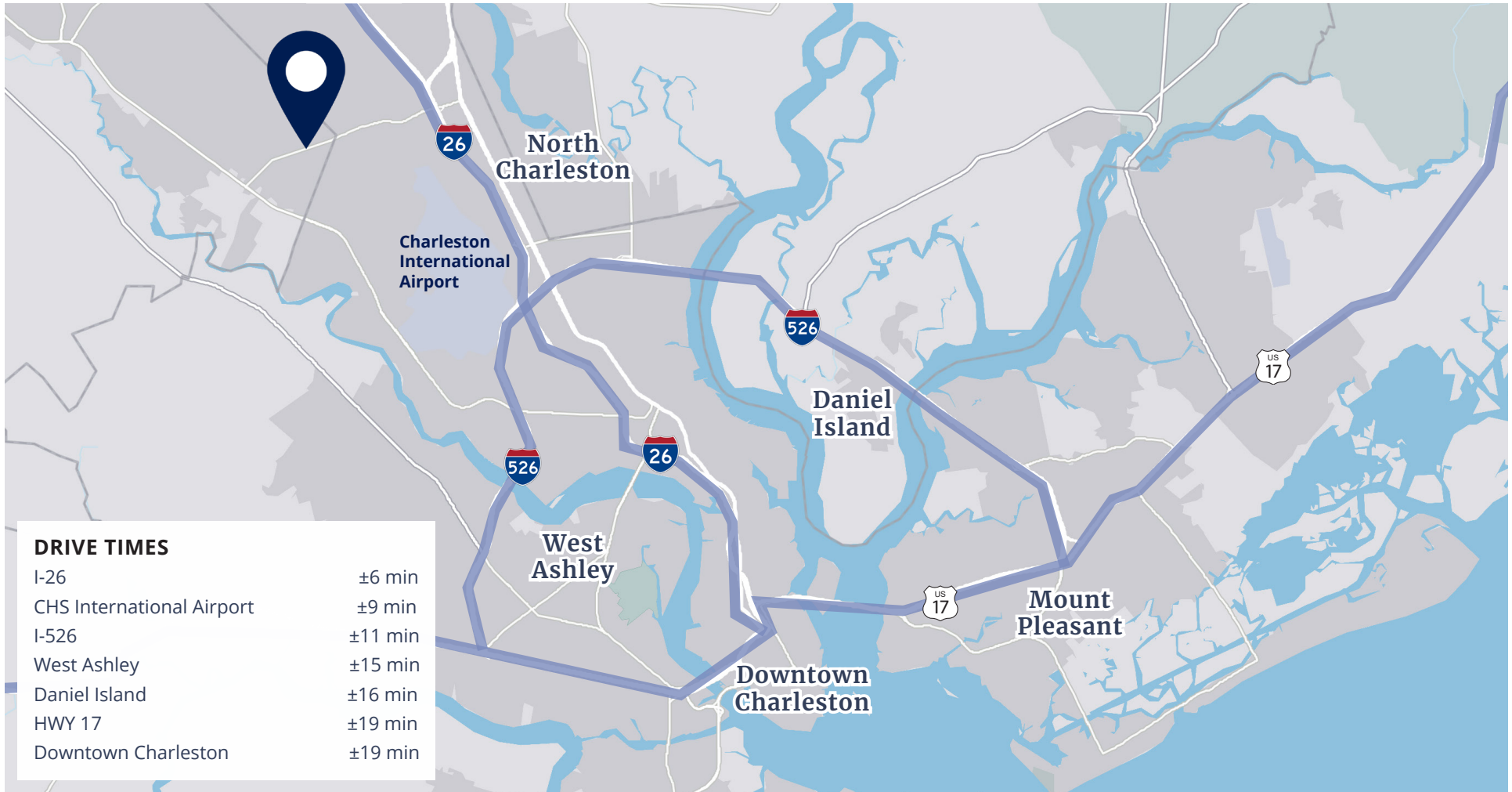
Avg household income

137,720

Daytime population

4,315

Total businesses



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