

West Ashley Circle Shopping Center

retail spaces for lease | Charleston, South Carolina

#1 visited Harris Teeter in SC



For more information

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**AVISON
YOUNG**

Property overview

Tax Map	301-00-00-048; -688
Available sf	1,256 -1,581 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
NNN	\$10.00 psf

TENANT MIX

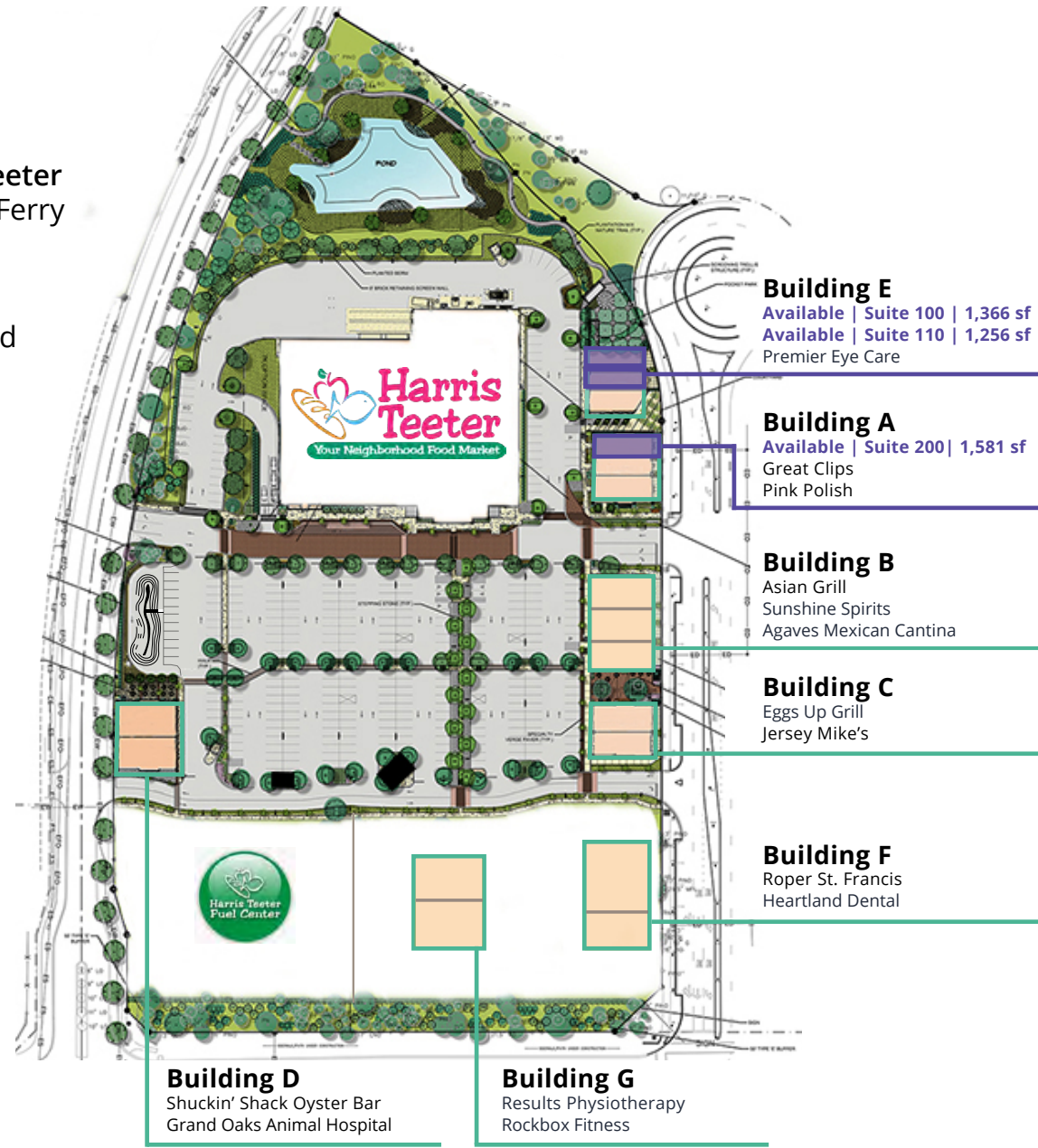


WEST ASHLEY CIRCLE CENTER

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

BUILDING	SIZE	DATE AVAILABLE
Building A Suite 200	1,581 sf	Now
Building E Suite 100	1,366 sf	6/1/2025
Building E Suite 110	1,256 sf	Now

Location



North Charleston

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

Shadowmoss

Grand Oaks

Bees Landing
Rec Center

**West Ashley
Circle Center**

Lowe's

Springfield

ExtraSpace Storage tropicalCAFE Starbucks

ZAXBY'S

Magnolia Ranch

Proposed
Chick-fil-Steak 'n Shake

Walmart
Save money. Live better.

SHERWIN WILLIAMS. SONIC

West Ashley Park

Bees Ferry Road: 29,800 VPD

Proposed development
236 apts / 14 townhomes

Glenn McConnell Pkwy: 44,000 VPD

Ashley Crossing
KOHLS expect great things Marshalls
JOANN FOOD LION

CIRCLE K

Publix

Boston's Landing

Carolina Bay

West Ashley

LOWE'S

ROPER ST. FRANCIS HEALTHCARE

Westwood Plaza
TJ-maxx BARNES & NOBLE
ULTA Harris Teeter

Parker's kitchen Walgreens

17

526

COSTCO WHOLESALE

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

17

Availabilities

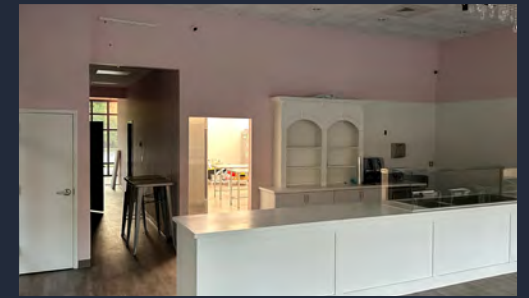
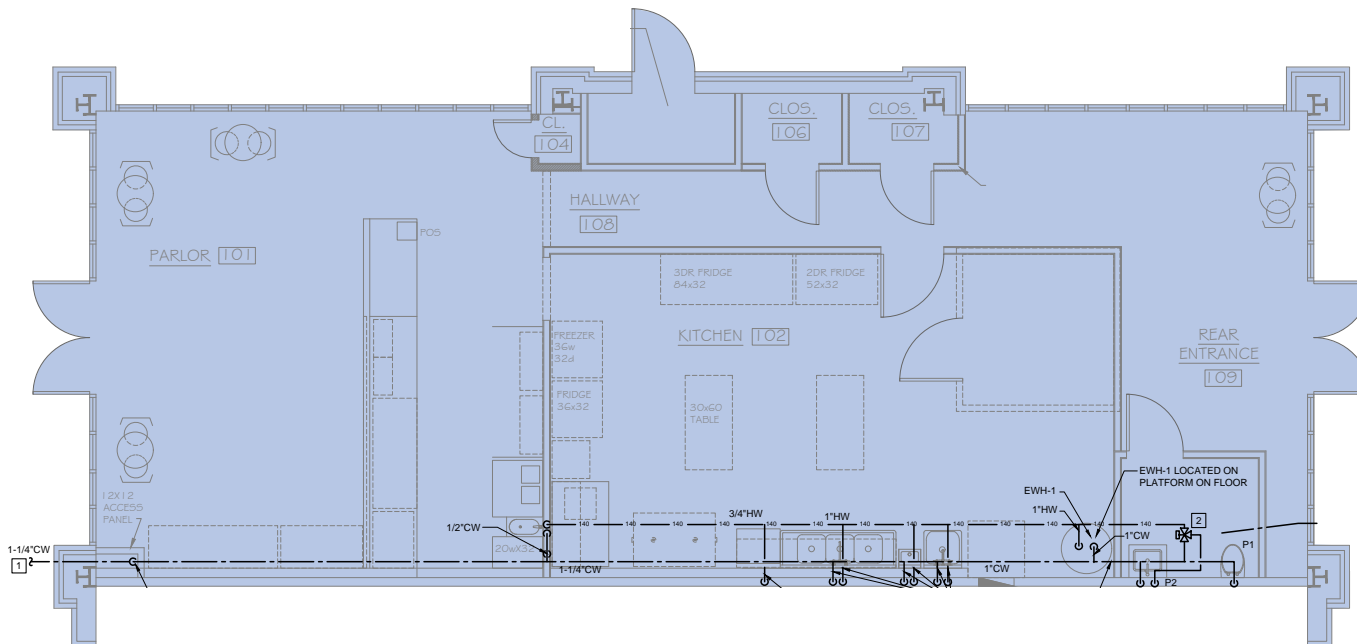
BUILDING A | SUITE 200

3863 West Ashley Circle, Charleston, SC

- Turn-key 2nd generation cafe space
- End cap space situated next to small greenspace
- Potential for patio seating for coffee shop, café, ice cream or frozen yogurt – no alcohol sales are permitted
- Two storefronts with visibility from both entrances
- Convenient shared parking in front of space
- Equipment available for additional cost



Size	Rate	Type	TI allowance	Date available
1,581 sf	\$33/sf/yr	NNN	Negotiable	Now



Availabilities

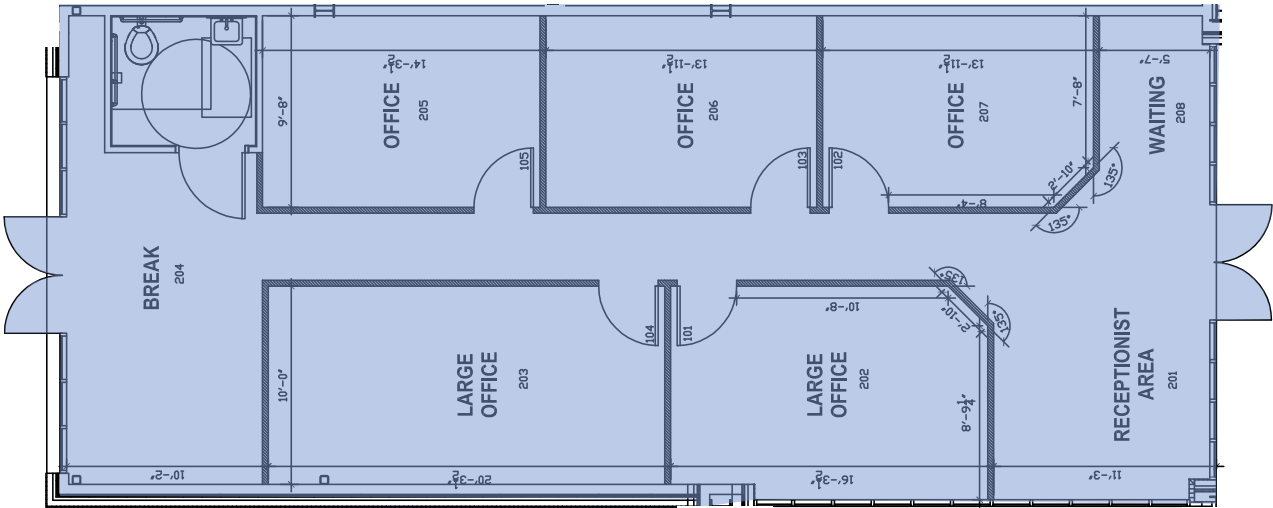
BUILDING E | SUITE 100

3861 West Ashley Circle, Charleston, SC

- End cap unit situated next to small park area with covered seating and access to walking trails
- Dual storefronts with excellent visibility
- Park facing windows provide an abundance of natural light
- Ample shared parking



Size	Rate	Type	TI allowance	Date available
1,366 sf	\$33/sf/yr	NNN	Negotiable	6/1/2025



Availabilities

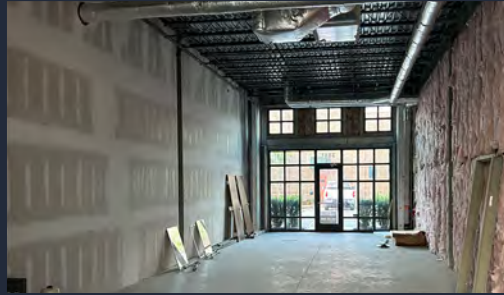
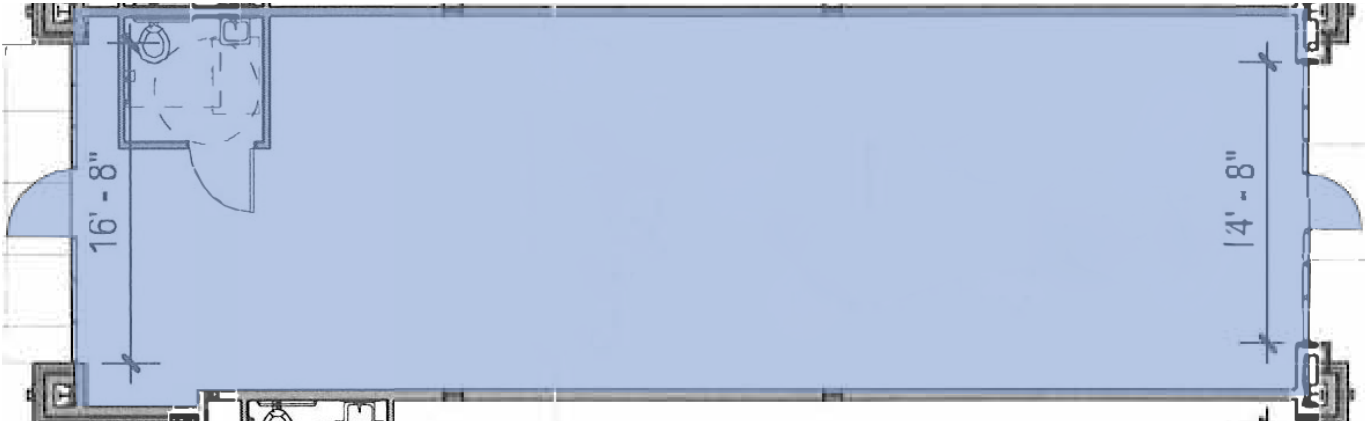
BUILDING E | SUITE 110

3861 West Ashley Circle, Charleston, SC

- Dual storefronts
- Located just 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



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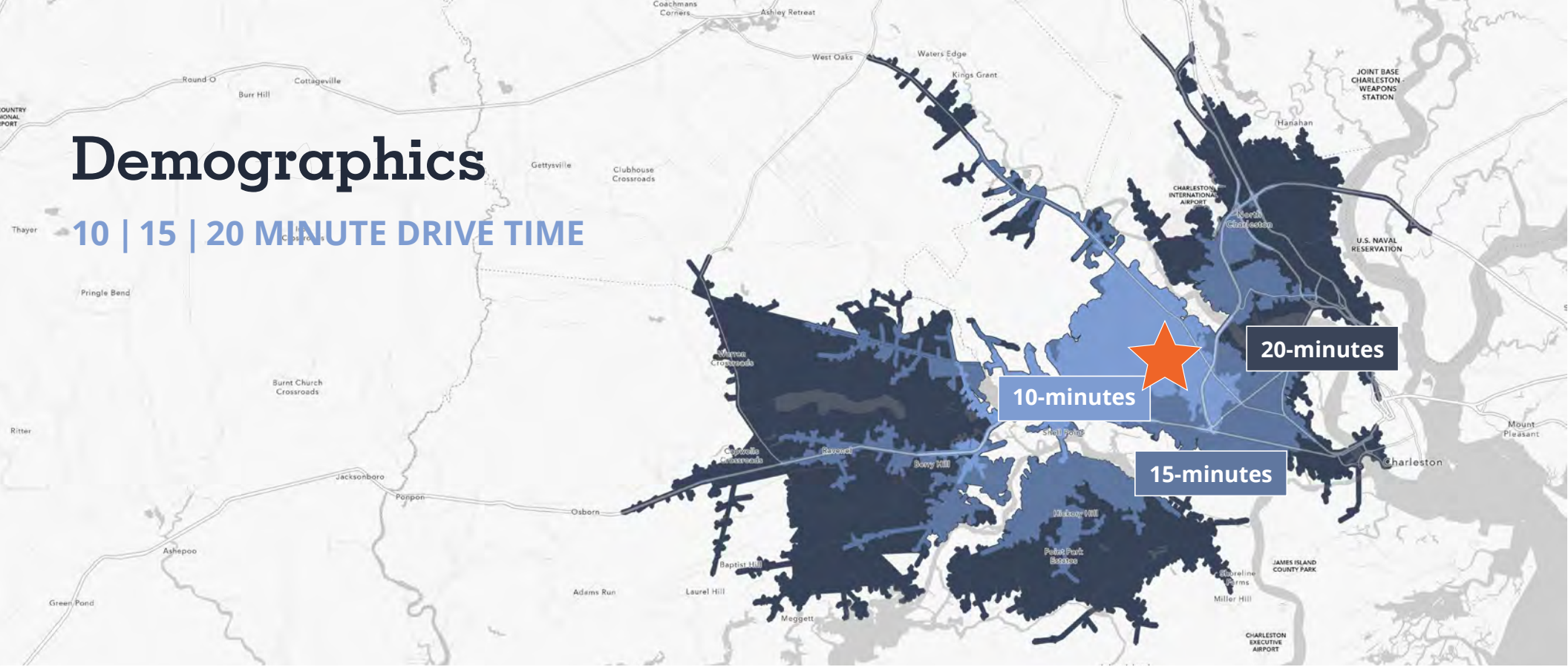


Photos



Demographics

10 | 15 | 20 MINUTE DRIVE TIME



165,387

POPULATION
twenty minute drive



72,588

HOUSEHOLDS
twenty minute drive



\$116,419

AVG HH INCOME
ten minute drive



8,628

BUSINESSES
twenty 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

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