

# 555 SHADOWMOSS PARKWAY

## BEES FERRY ROAD NEAR WEST ASHLEY CIRCLE

- New Construction, Delivering Now
- Unmatched visibility for Restaurant / Retail / Medical / Office
- Incredible Class A building with unmatched curb appeal
- 18,500 +/- SF Available. Rent from \$42 PSF & \$8 NNN
- Traffic Count: 31,230 VPD
- 3 mile population 21,250
- AVG household income 1 mile \$128,850
- 1600 homes currently under construction within 2 miles.
- Proximity to 526, US Hwy-17 and 61.
- Tenant improvement allowance available based on lease terms and credit strength.



