

FOR LEASE

2,100 SF GROUND
FLOOR MIXED USE



1861 ASHLEY RIVER RD, CHARLESTON, SC 29407



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PROPERTY DESCRIPTION

First-generation office or retail suite available for lease on the ground floor of the Extra Space Storage Center at 1861 Ashley River Rd. Conveniently located just behind Westwood Plaza Shopping Center on Sam Rittenberg Blvd in West Ashley, the property benefits from excellent accessibility and strong surrounding retail activity driving consistent traffic to the area.

The suite will be delivered in warm shell condition, providing a flexible layout ready to be customized to suit your business needs. Floor-to-ceiling windows allow for abundant natural light and offer excellent visibility with direct frontage along Ashley River Rd.

The property is zoned General Business. The asking rate is \$18.20/SF Modified Gross. Tenant shall be responsible for paying all utilities, phone, and internet.

THE OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
2,100 SF	\$18.20 PSF	MG	Now

PROPERTY SPECS

TAX ID/APN 351-10-00-037

AVAILABLE SPACE 2,100 SF

LEASE RATE \$18.20 PSF

LEASE TYPE Modified Gross

BUILDING SIZE 94,828 SF

COUNTY Charleston

PARKING Surface

ZONING GB

YEAR BUILT 2021

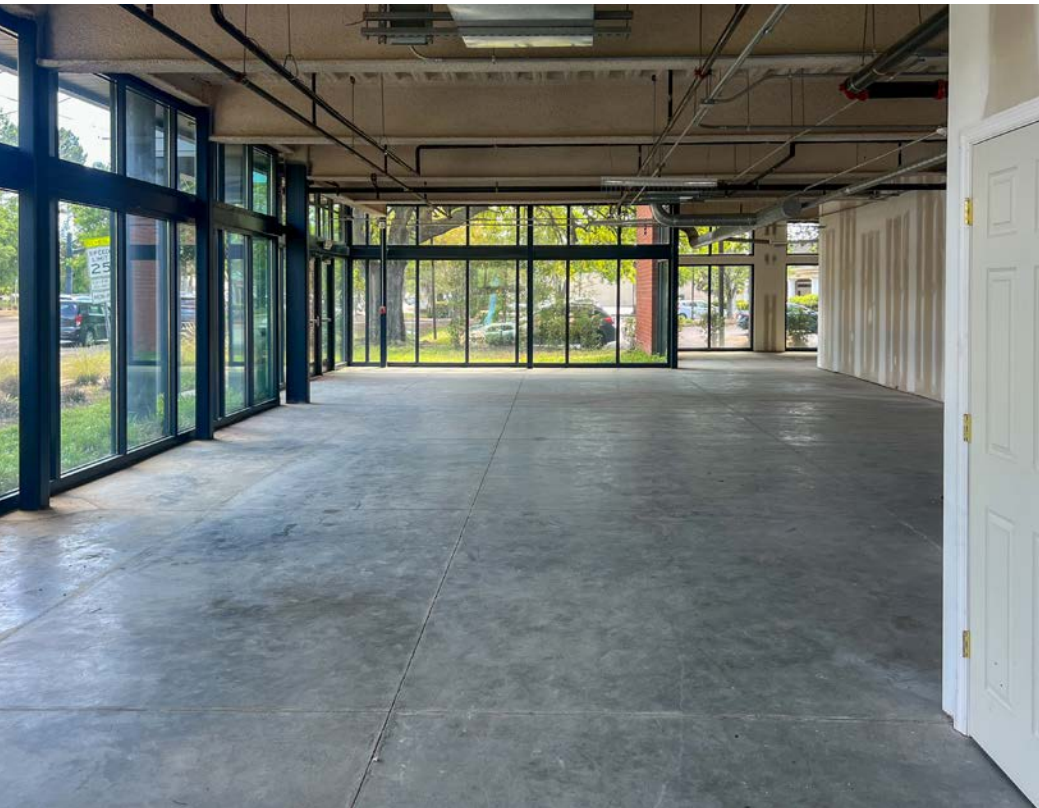
TRAFFIC COUNT 38,059 VPD



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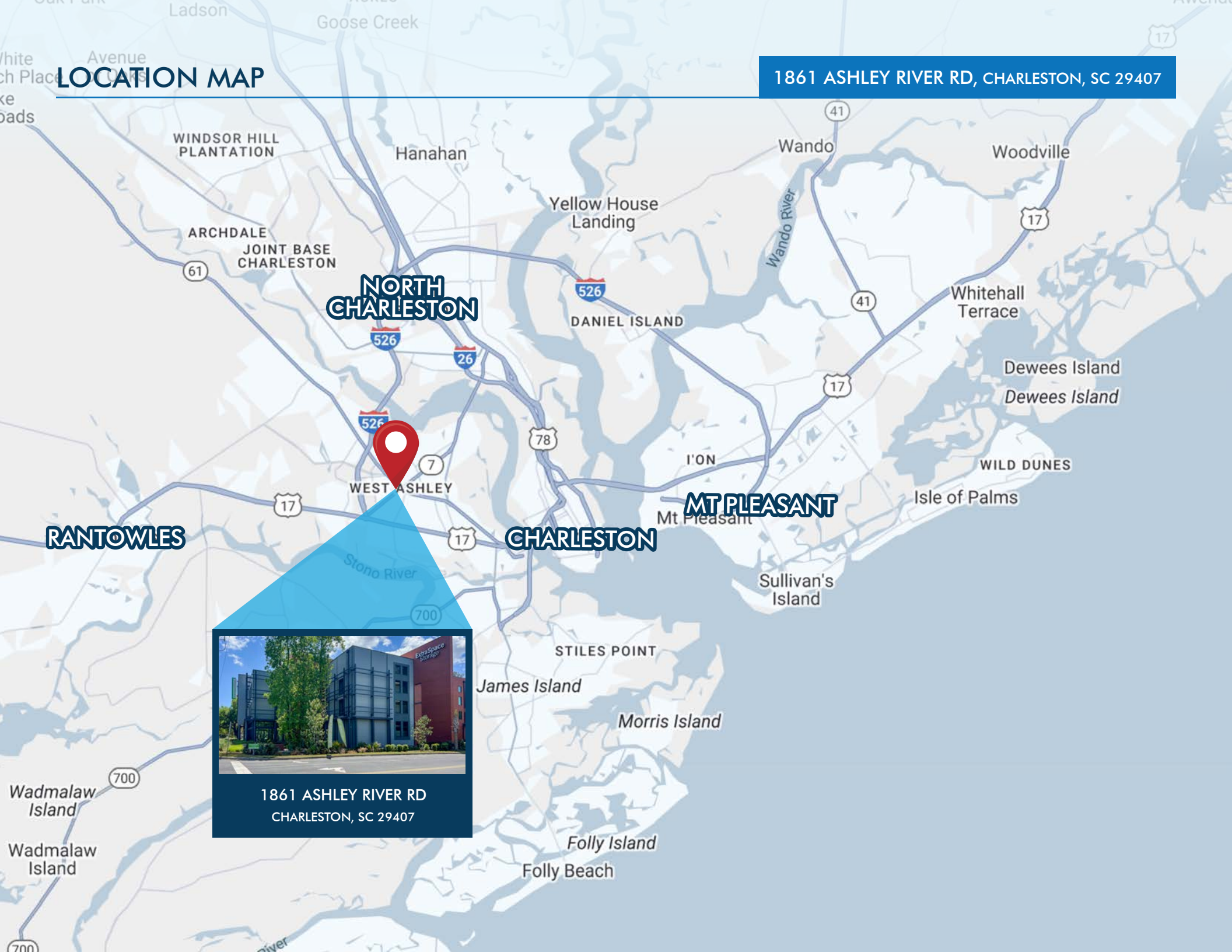


1861 ASHLEY RIVER RD, CHARLESTON, SC 29407



LOCATION MAP

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AMENITIES MAP



Total Wine & More

Harris Teeter
Neighborhood Food & Pharmacy

ULTA BEAUTY

BARNES & NOBLE

TJ-MAXX

SAM RITTENBERG BLVD

ExtraSpace Storage

526

ASHLEY RIVER RD

HOME TEAM BBQ
SINCE 1986

COSTCO WHOLESALE

FOOD LION

DICK'S

Dillard's
The Style of Your Life.

belk

TARGET

BEST BUY

Little Caesars Pizza

TACO BELL

UNITED STATES POSTAL SERVICE

17

TOYOTA

Chick-fil-z

B M W

Jeep

RAM

CHRYSLER DODGE

MEX 1

ST ANDREWS BLVD

Holiday Inn

SAVANNAH HWY

HONDA

Krispy Kreme
DOUGHNUTS

WHOLE FOODS MARKET

17

petco

Harris Teeter
Neighborhood Food & Pharmacy

HY | LO

SWIG & SWINE
EST. 2011
CHARLESTON, SC

DEMOGRAPHICS

1861 ASHLEY RIVER RD, CHARLESTON, SC 29407

One mile

Three mile

Five mile



POPULATION

11,044

51,239

148,815



TOTAL BUSINESSES

1,300

4,667

13,587



MEDIAN AGE

37.5

40.1

38



MEDIAN HOUSEHOLD INCOME

\$73,105

\$83,751

\$81,410



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Harbor
COMMERCIAL PARTNERS

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