



**OFFICE  
FOR LEASE**

**TWO SUITES  
AVAILABLE**

# 3125 ASHLEY PHOSPHATE ROAD

NORTH CHARLESTON, SC 29418



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION:

Ridgeway Business Park is a one-story flex/office complex that is accessible from Ashley Phosphate and W. Spartan Blvd. Plenty of room behind the building for employee & truck parking.

## DIRECTIONS:

Ashley Phosphate exit from I-26 towards Dorchester Road. Property is approximately one mile on the left, from Dorchester Road. Turn onto Ashley Phosphate and go 2.8 mile, property is on the right.

### ADDRESS

3125 Ashley Phosphate Road  
North Charleston, SC 29418

### AVAILABLE SPACE

Suite 101: 1,846 SF  
Suite 117: 2,760 SF  
Available Immediately

### LEASE RATE

Suite 101: \$18.00/SF, NNN  
Suite 117: \$15.00/SF, NNN  
(NNN - \$3.75/SF)

### PARKING

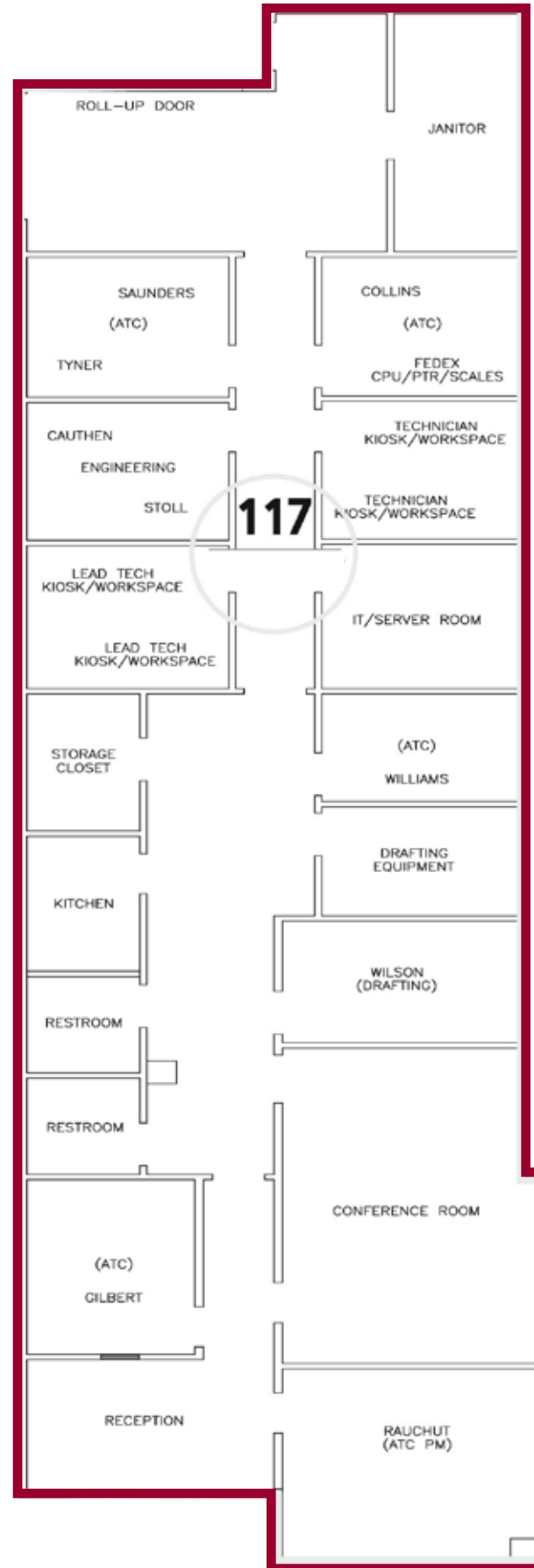
Surface Parking Available



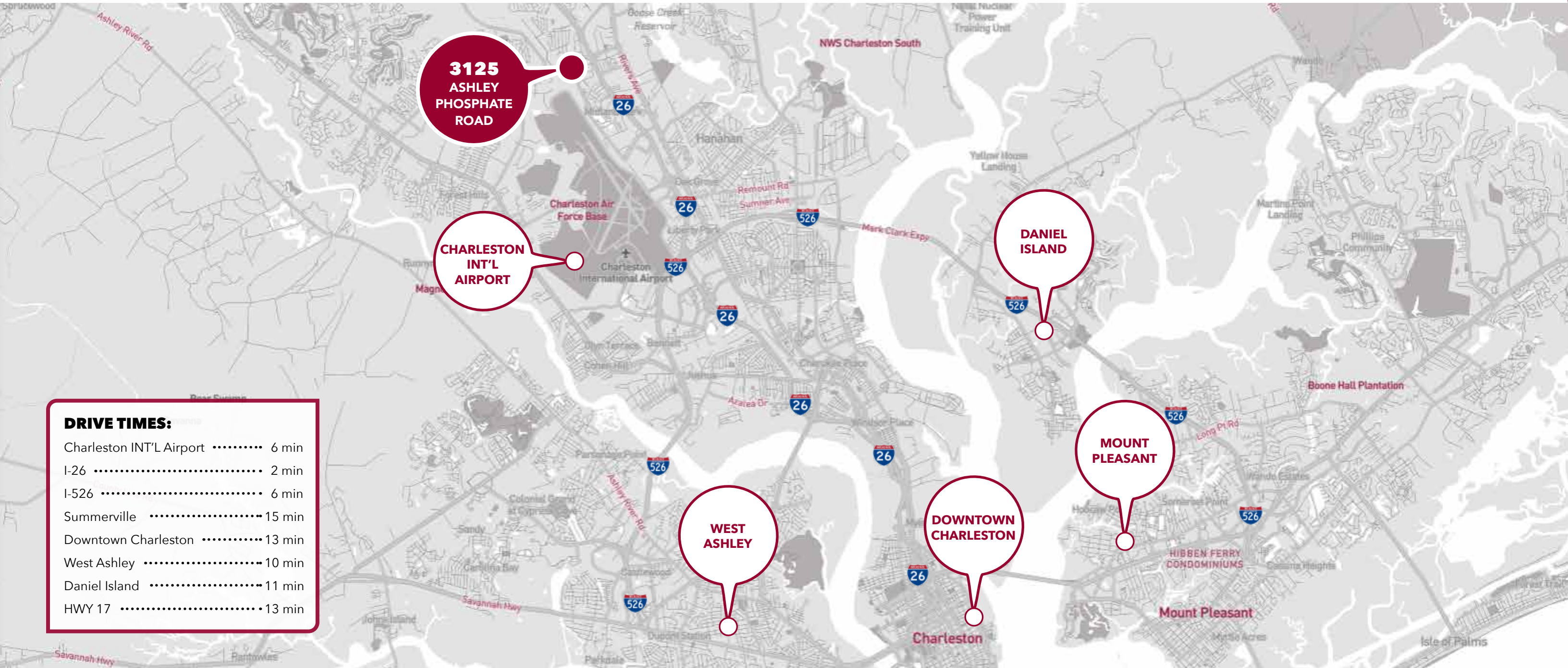
**"MOST SPACES  
INCLUDE ROLL-UP  
DOORS. PLENTY  
OF ROOM BEHIND  
THE BUILDING FOR  
EMPLOYEE & TRUCK  
PARKING."**



# FLOOR PLAN



# MARKET OVERVIEW



## DRIVE TIMES:

Charleston INT'L Airport	6 min
I-26	2 min
I-526	6 min
Summerville	15 min
Downtown Charleston	13 min
West Ashley	10 min
Daniel Island	11 min
HWY 17	13 min

## DEMOGRAPHICS:

\*within a 5 mile radius

**144,331**

TOTAL POPULATION

**54,023**

TOTAL HOUSEHOLDS

**32.7**

MEDIAN AGE

**\$52,480**

MEDIAN HH INCOME

**\$67,807**

AVERAGE HH INCOME

**150,152**

TOTAL DAYTIME POP.

**4,711**

TOTAL BUSINESSES

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