

2270

ASHLEY CROSSING DRIVE

WEST ASHLEY MEDICAL CENTER

2270

**FOR
LEASE**

1,375 SF AVAILABLE AT
WEST ASHLEY MEDICAL CENTER

PETE HARPER, CCIM

Principal

(843) 329-0108

PHarper@Lee-Associates.com

REID DAVIS, CCIM, SIOR

Managing Principal

(843) 277-4326

RDavis@Lee-Associates.com

CAMERON YOST, CCIM, SIOR

Principal

(843) 203-1105

CYost@Lee-Associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

ADDRESS

2270 Ashley Crossing Drive
Charleston, SC 29414

TMS

309-00-00-007

AVAILABLE SPACE

Suite 140: 1,375 SF
Available 2/1/2025

DATE AVAILABLE

Available 2/1/2025

LEASE RATE

\$33.00/SF, Full Service

PARKING & ACCESS

Surface Spaces Available

SPACE TYPE

Medical Office Space

PROPERTY DESCRIPTION

Established Medical Building conveniently located directly across from Roper St. Francis Hospital. Suite 140 is on the first floor with 1,375 SF, available 2/1/2025. Tenant improvement allowance available for credit tenants. Parking is plentiful and this space is conveniently located at one of the main entrances.

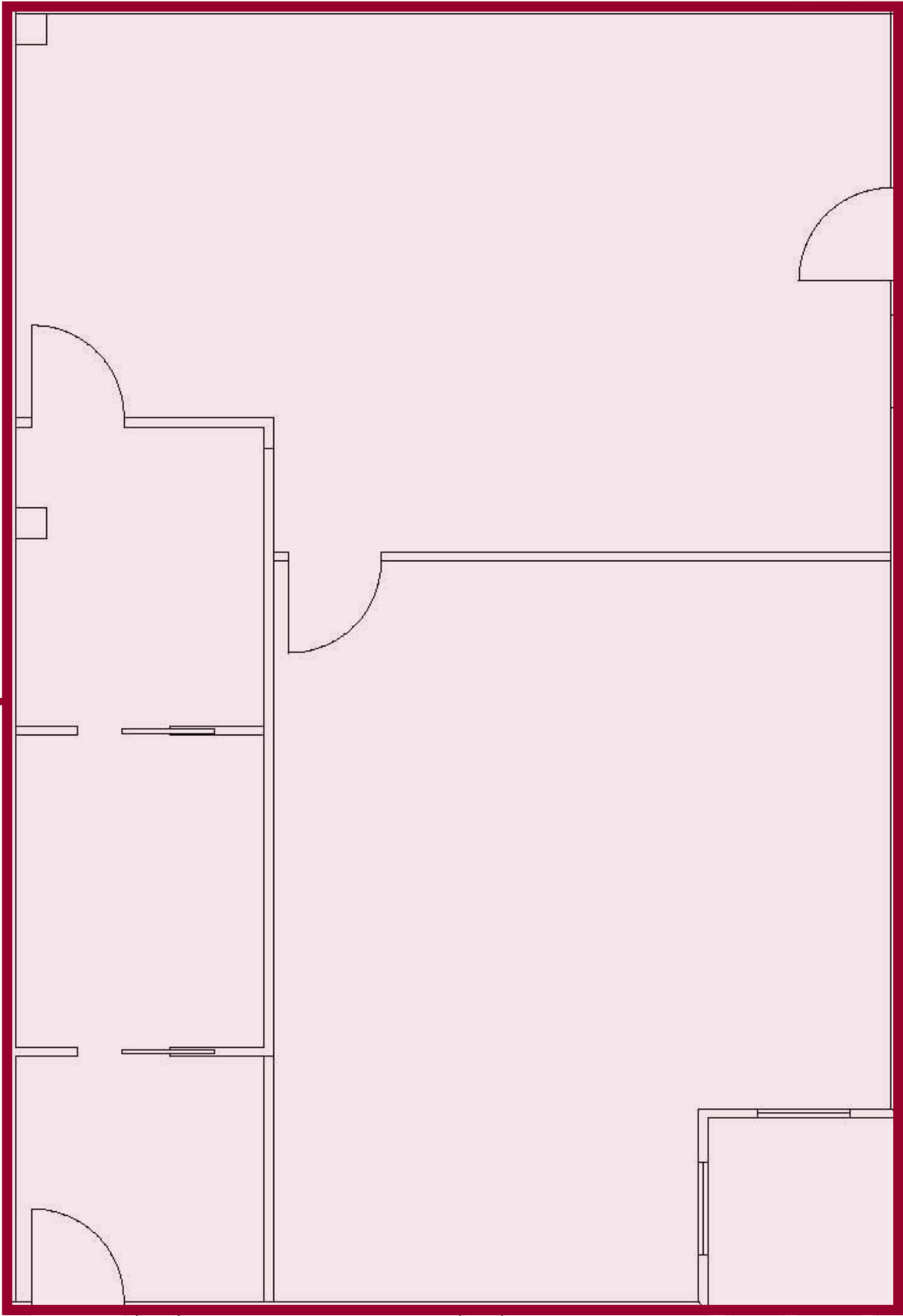
LOCATION DESCRIPTION

Conveniently located at the corner of Glenn McConnell Pkwy and I-526 directly across from Roper St. Francis Hospital within the West Ashley thriving medical hub that surrounds the hospital. Within walking distance to abundant retail amenities including shopping, restaurants, and financial institutions.



FLOOR PLAN

SUITE 140
1,375 SF
\$33.00/SF, Full Service
Available 2/1/2025



LOCATION OVERVIEW



AERIAL OVERVIEW



126,885
TOTAL POPULATION
WITHIN 5-MILE RADIUS

56,443
TOTAL HOUSEHOLDS
WITHIN 5-MILE RADIUS

38.0
MEDIAN AGE
WITHIN 5-MILE RADIUS

143,947
TOTAL DAYTIME POP.
WITHIN 5-MILE RADIUS

6,295
TOTAL BUSINESSES
WITHIN 5-MILE RADIUS

\$109,827
AVERAGE HH INCOME
WITHIN 5-MILE RADIUS

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