

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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Property overview

Tax Map	301-00-00-048; -688
Available sf	1,256 -2,983 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

TENANT MIX



WEST ASHLEY CIRCLE CENTER

Property overview

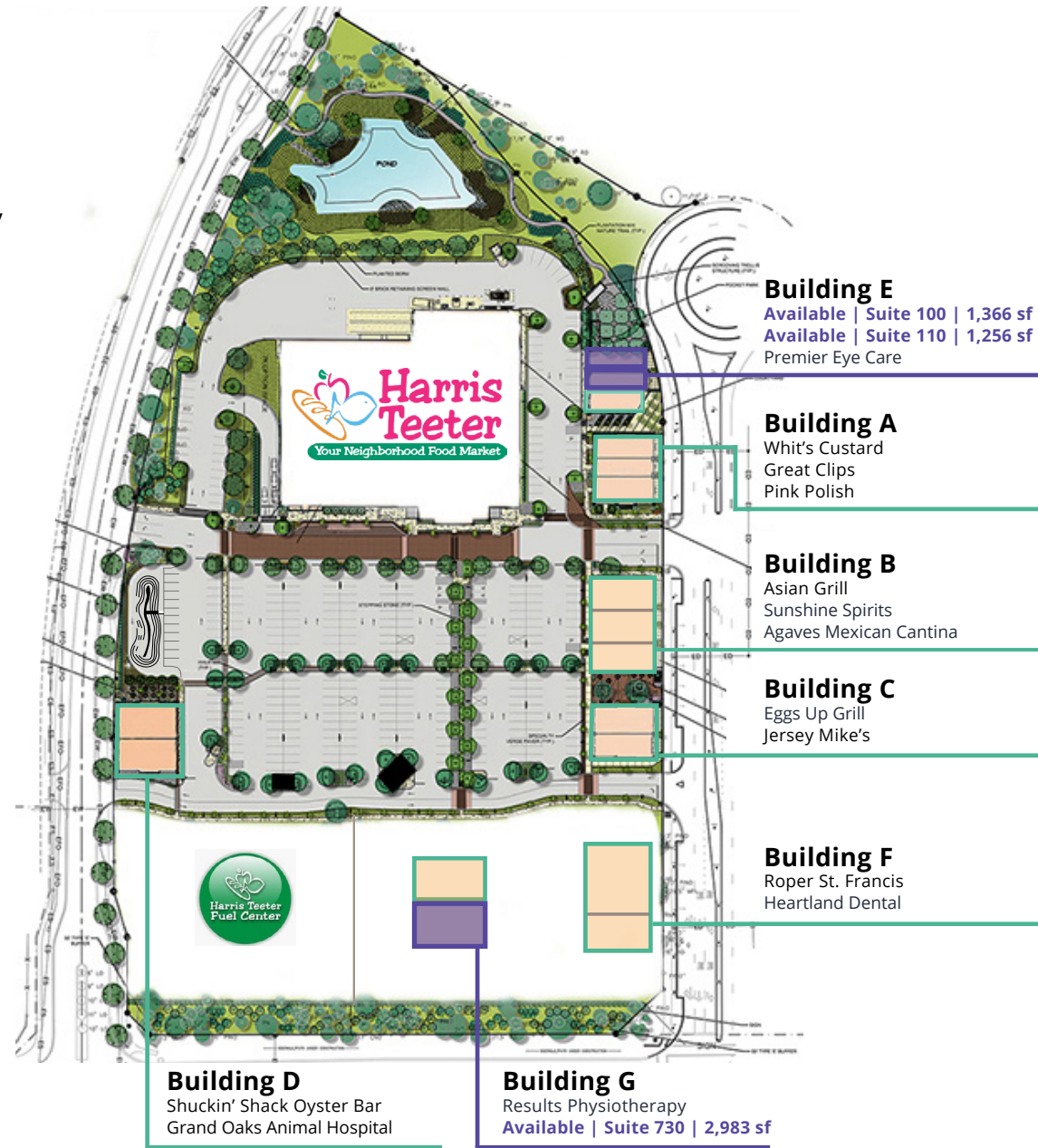
HIGHLIGHTS

- 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, \$10.50

BUILDING	Suite	SIZE
Building E	100	1,366 sf
Building E	110	1,256 sf
Building G	730	2,983 sf



Location



Availabilities

Building E | Suite 100

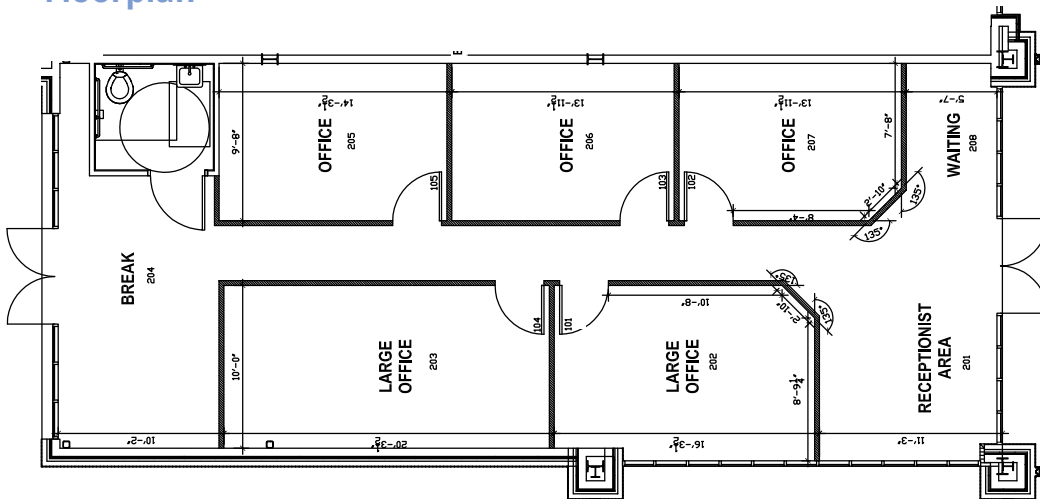
3861 West Ashley Circle, Charleston

Size	Rate	NNN	TI allowance	Available
1,366 sf	\$33/sf/yr	\$10.80	Negotiable	Now

Highlights

- **End cap unit** situated next to small park area with covered seating and access to walking trails
- Contiguous with Suite 110 for up to ±2,622 sf
- Dual storefronts with **excellent visibility**
- **Park facing windows** provide an abundance of natural light
- Ample shared parking

Floorplan



Availabilities

Building E | Suite 110

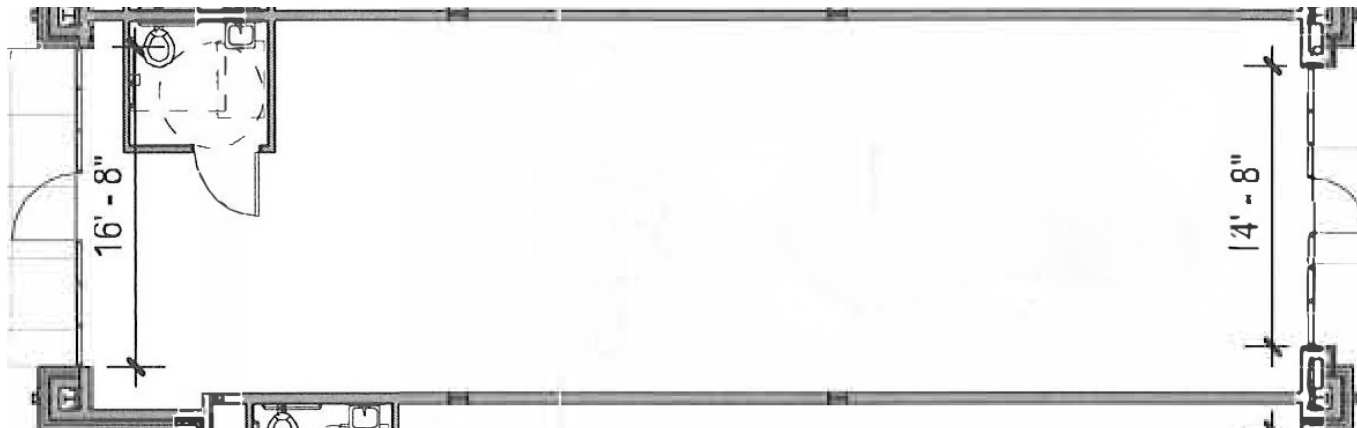
3861 West Ashley Circle, Charleston

Size	Rate	NNN	TI allowance	Available
1,256 sf	\$33/sf/yr	\$10.80	Negotiable	Now

Highlights

- Dual storefronts
- Contiguous with Suite 100 for up to ±2,622 sf
- Conveniently located 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

Floorplan



Availabilities

Building G | Suite 730

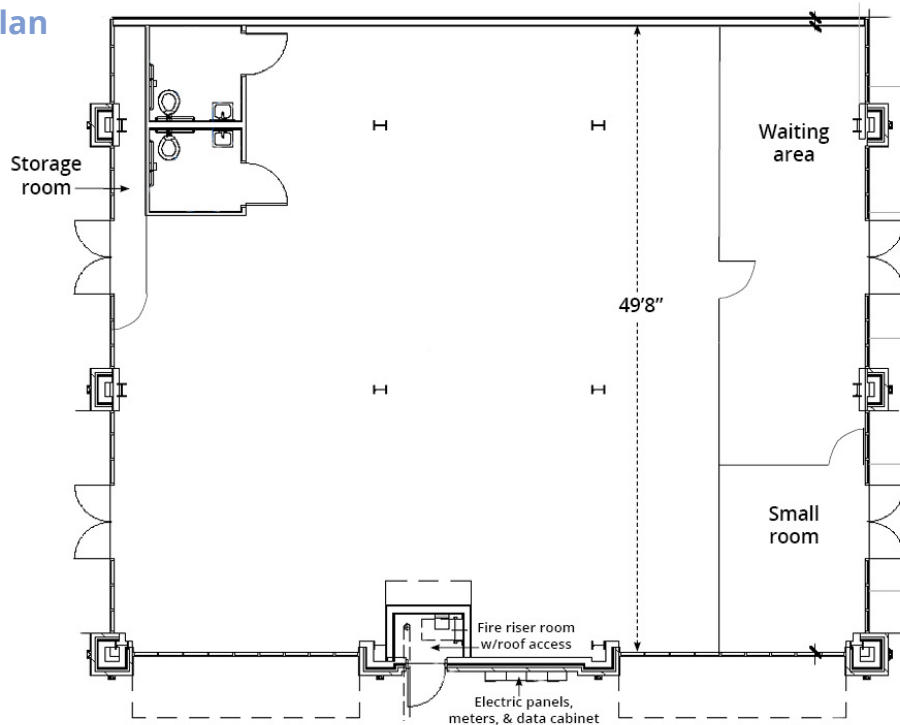
3861 West Ashley Circle, Charleston

Size	Rate	NNN	TI allowance	Available
2,983 sf	\$33/sf/yr	\$10.80	Negotiable	Now

Highlights

- Suite has a **grease trap** and **sprinklers**
- Conveniently located off **Grand Oaks bike/walking path**
- Space offers **open floor plan**
- Provides **flexibility** and **design freedom** to customize the space

Floorplan

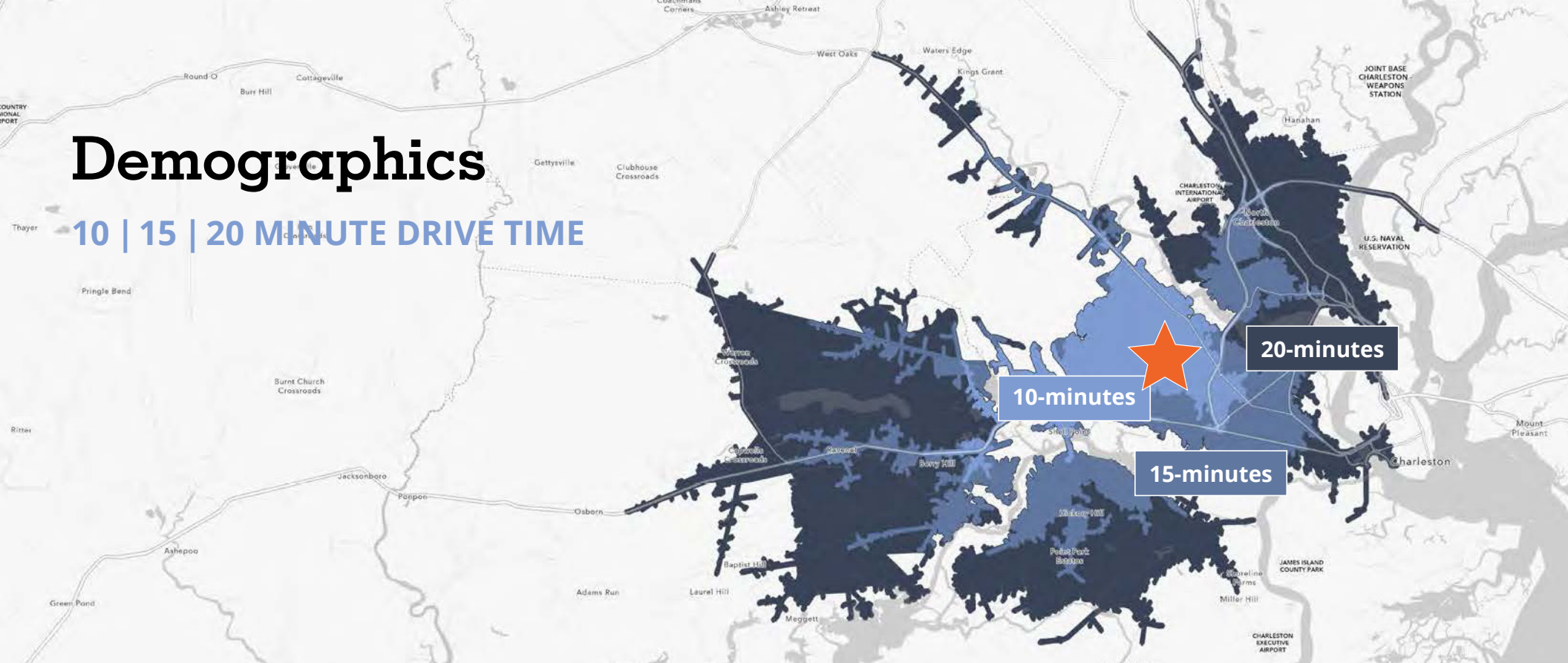


Photos



Demographics

10 | 15 | 20 MINUTE DRIVE TIME



165,387

POPULATION
20 minute drive



72,588

HOUSEHOLDS
20 minute drive



\$116,419

AVG HH INCOME
10 minute drive



8,628

BUSINESSES
20 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

For more information, please contact:

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