

# 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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**AVISON  
YOUNG**

# 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



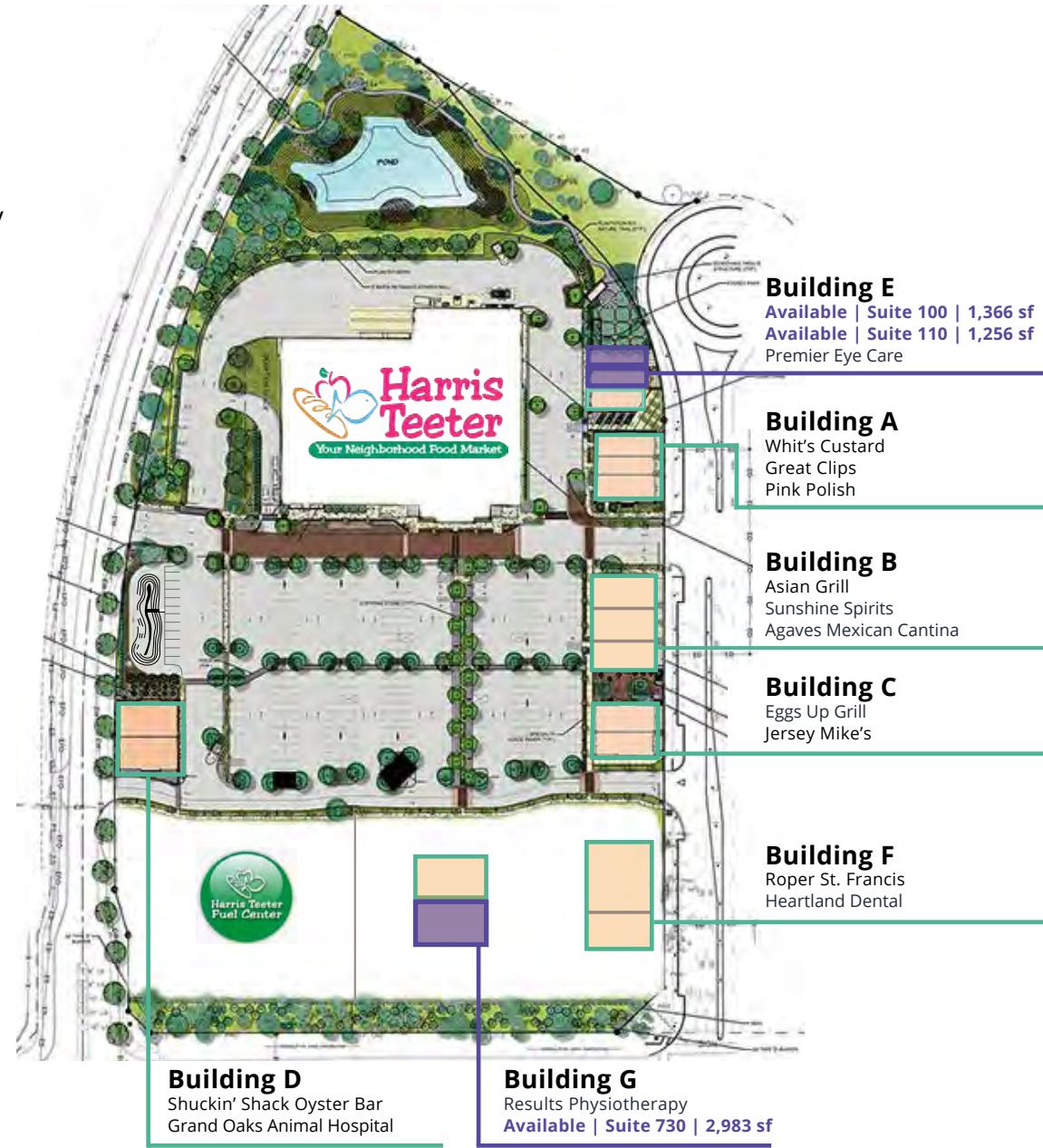
WEST ASHLEY CIRCLE CENTER

# 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		
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

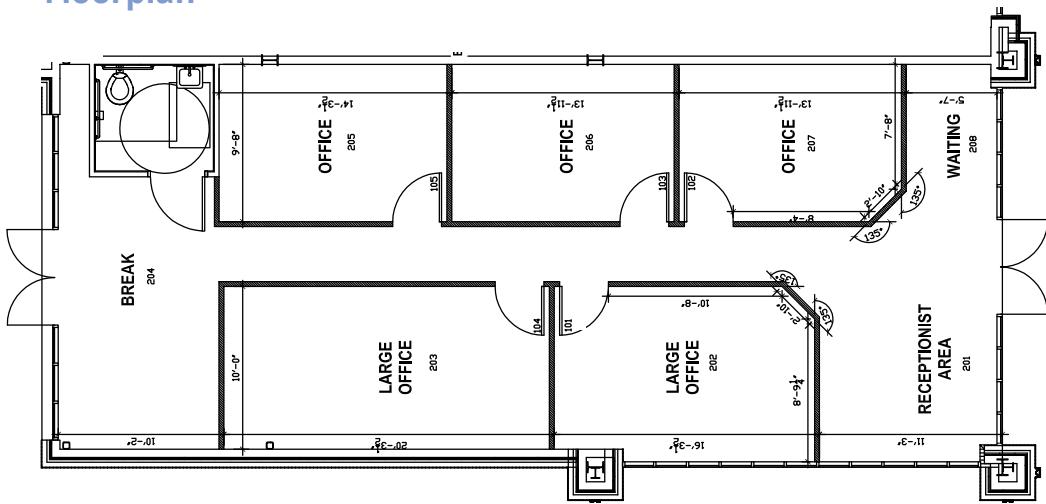
3861 West Ashley Circle, Charleston

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

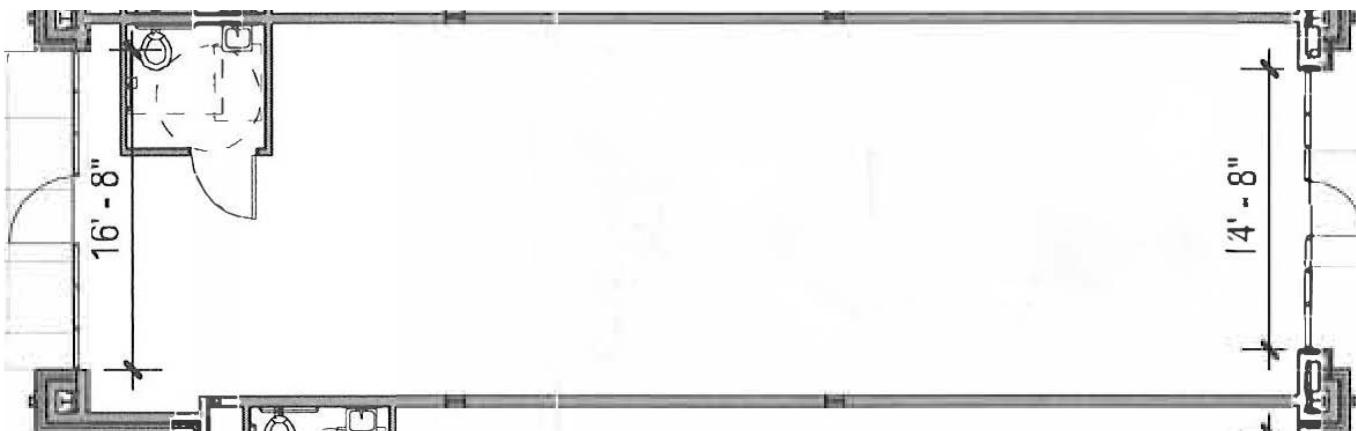
Size	Rate	NNN	TI allowance	Available
1,256 sf	\$33/sf/yr	\$10.80	Negotiable	Now

## 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

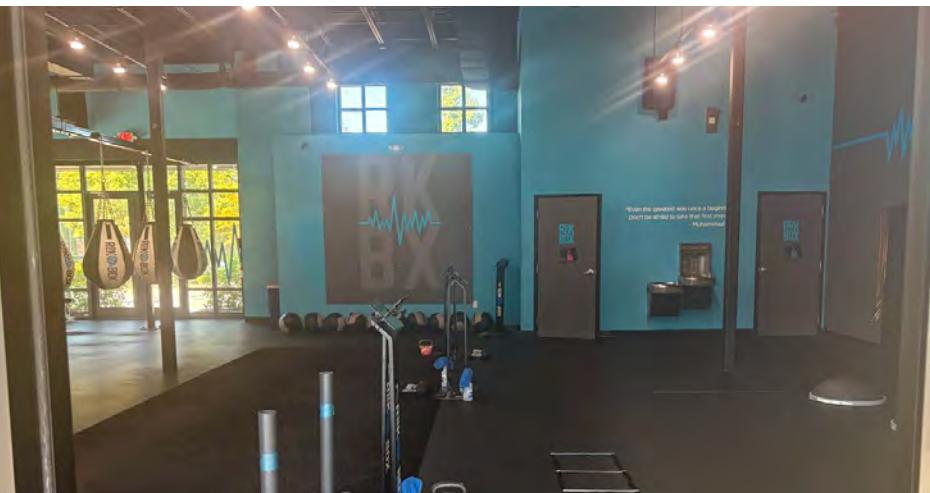
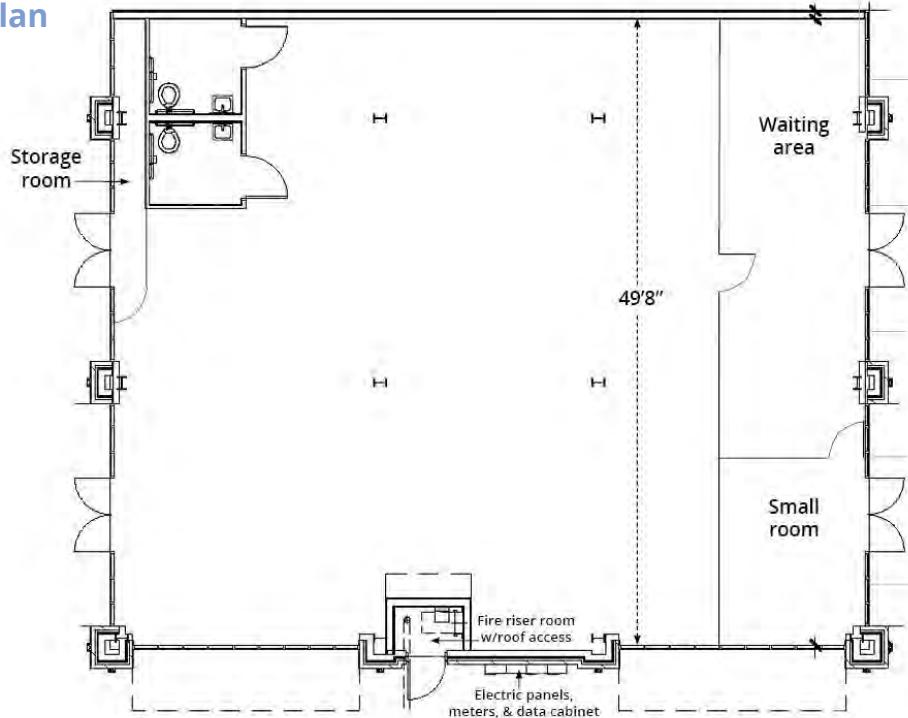
3879 West Ashley Circle, Charleston

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

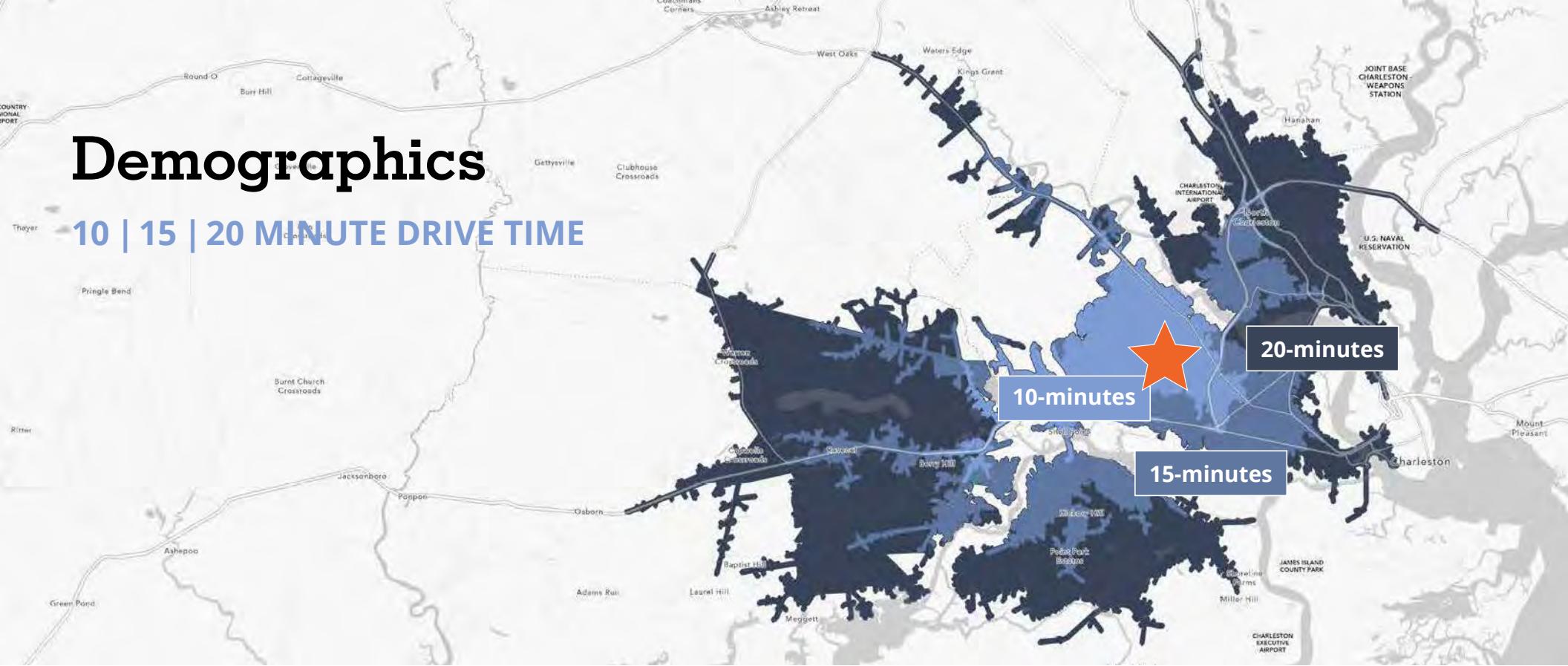


# Photos



# 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

	10 min	15 min	20 min
Population			
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

Source: Esri

# For more information, please contact:

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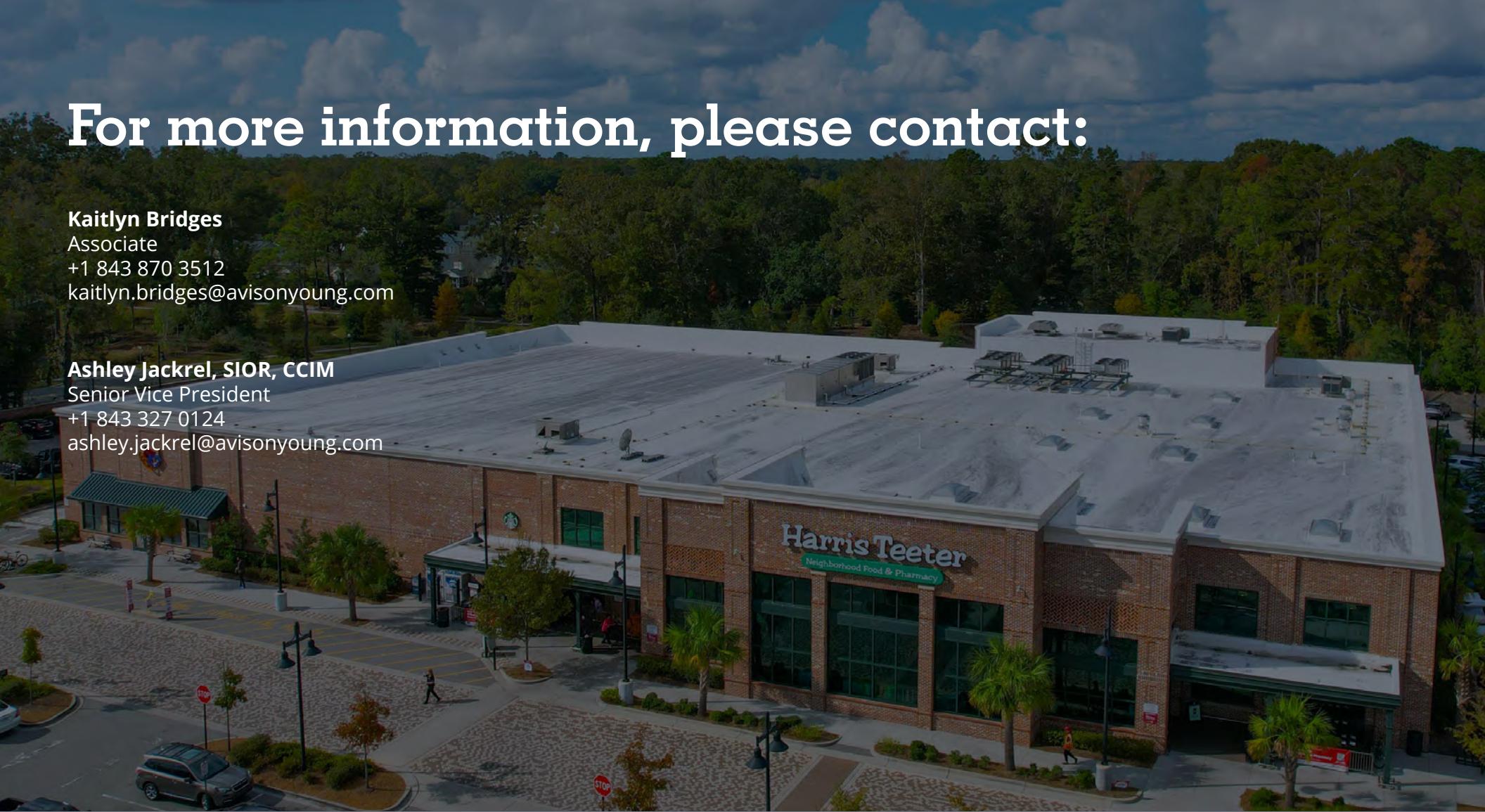
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