

# 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

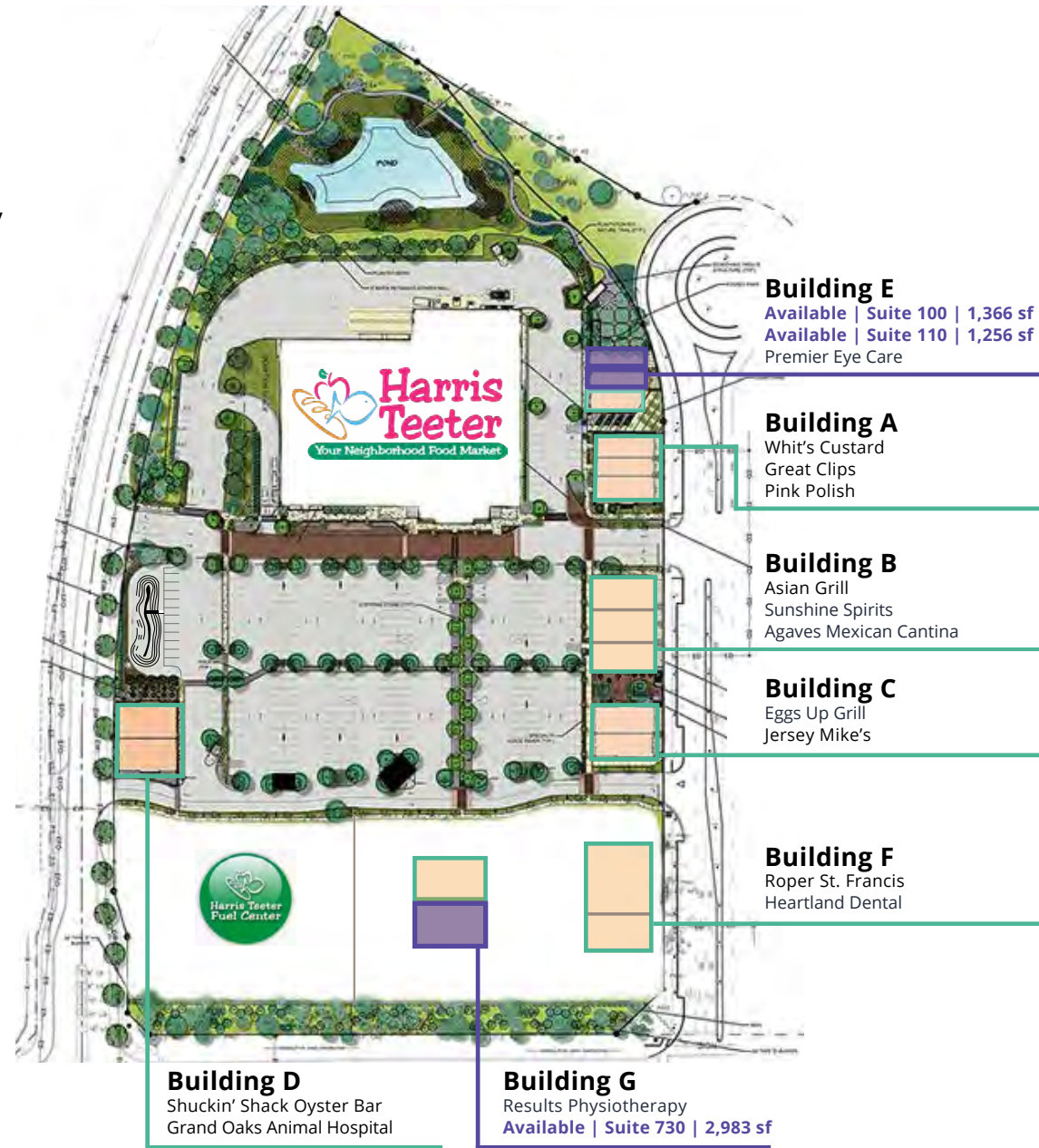
## HIGHLIGHTS

- 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

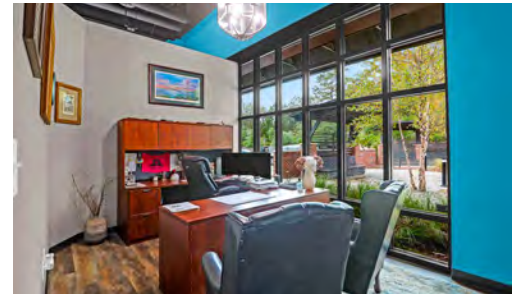
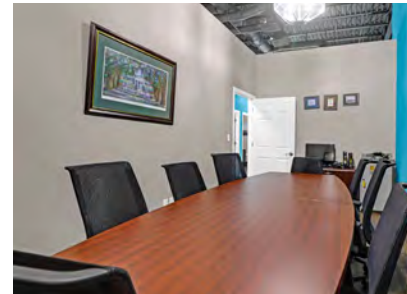
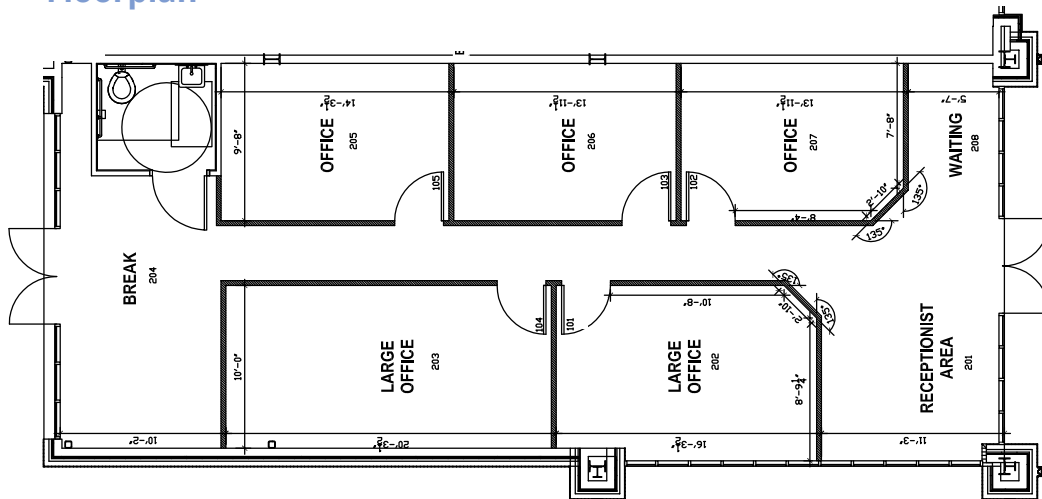
3861 West Ashley Circle, Charleston

| 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

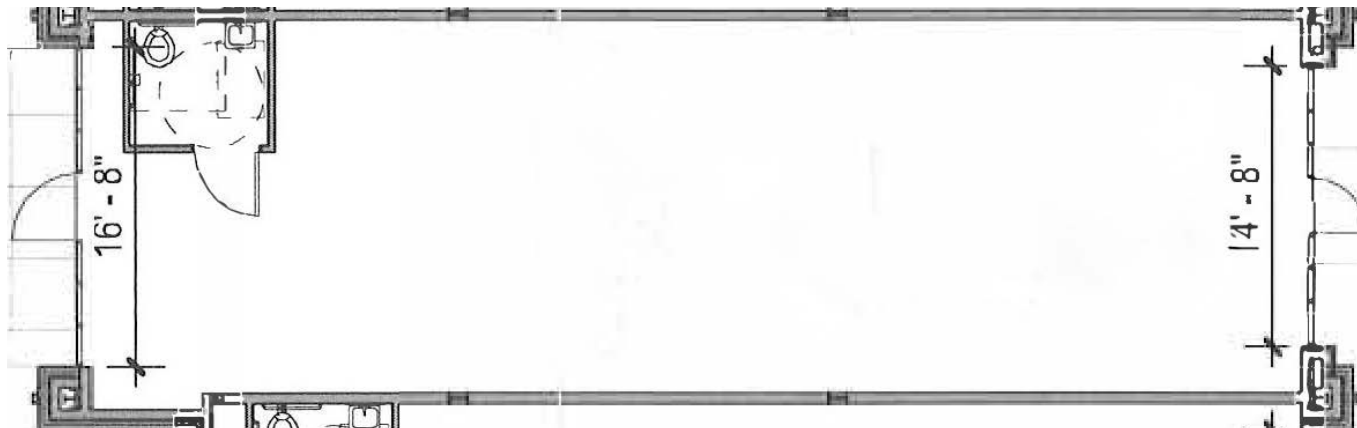
3861 West Ashley Circle, Charleston

| 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

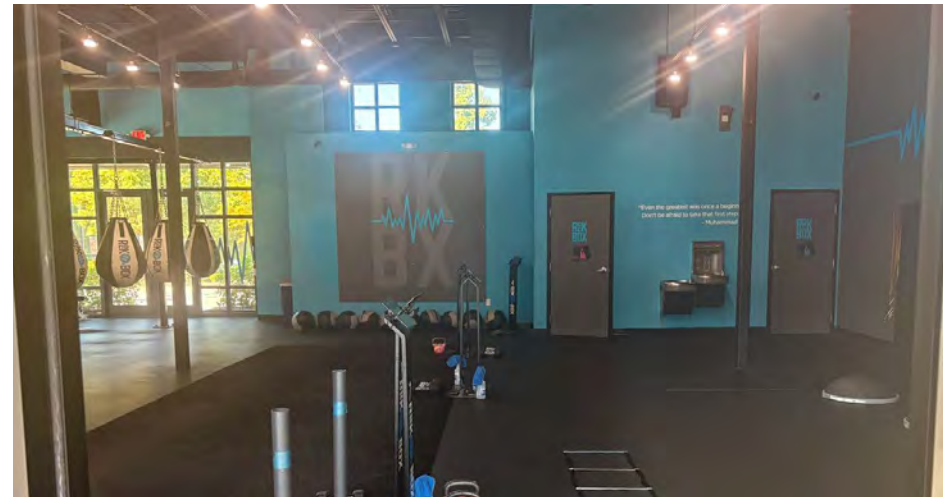
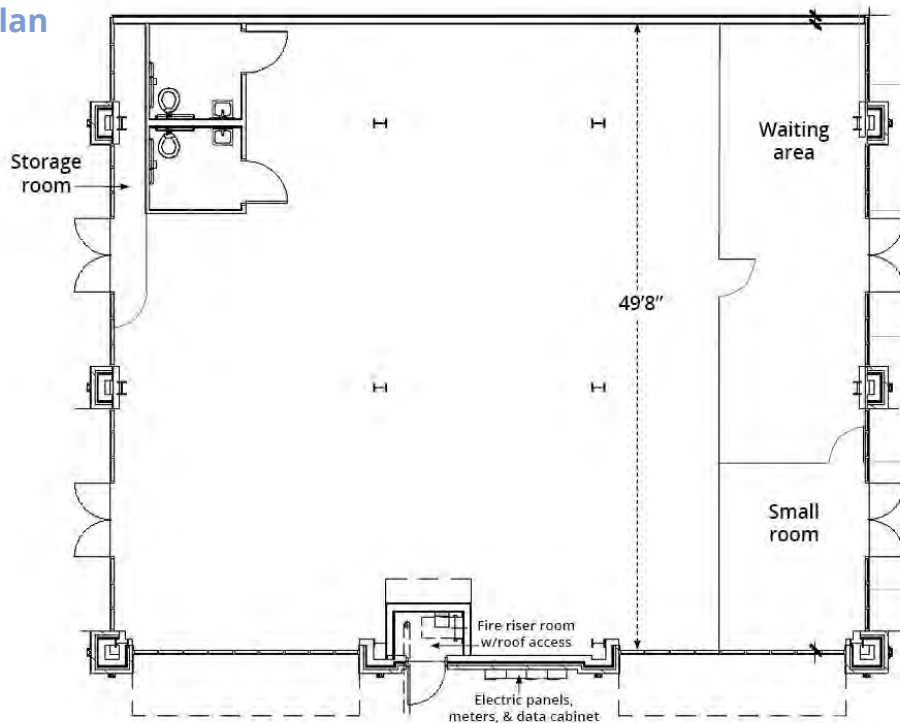
3879 West Ashley Circle, Charleston

| 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





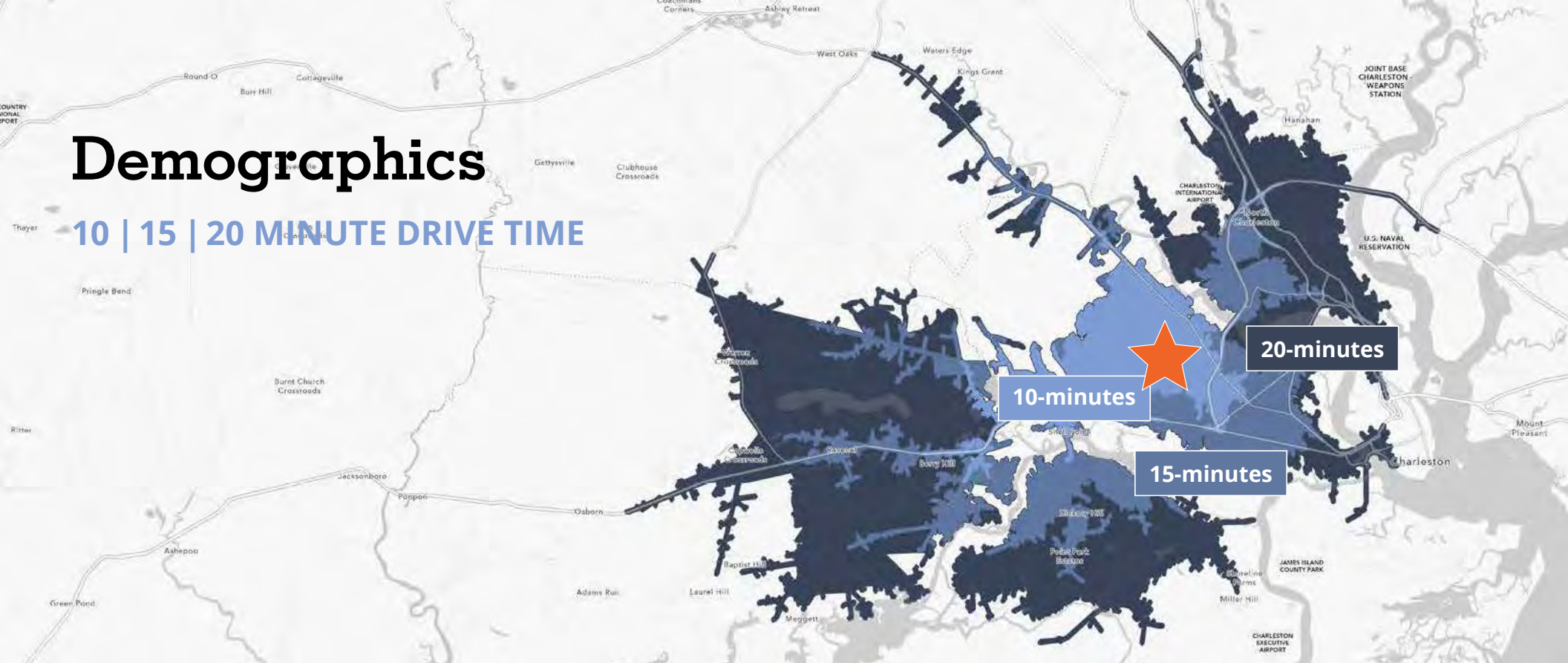
# Photos





# 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

| 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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