

THE WEDGE
@ West Ashley Circle

COMING SOON

Bees Ferry Road and
West Ashley Circle

- ◆ Anchor Opportunities
- ◆ Outparcels
- ◆ Inline Space

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CC&A
OSWALD COOKE & ASSOCIATES



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Highlights

ADDRESS	Bees Ferry Road and West Ashley Circle Charleston, SC
ZONING	Planned Development (Pending)
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	30,676 VPD (Bees Ferry Road) 32,810 VPD (Glenn McConnell)

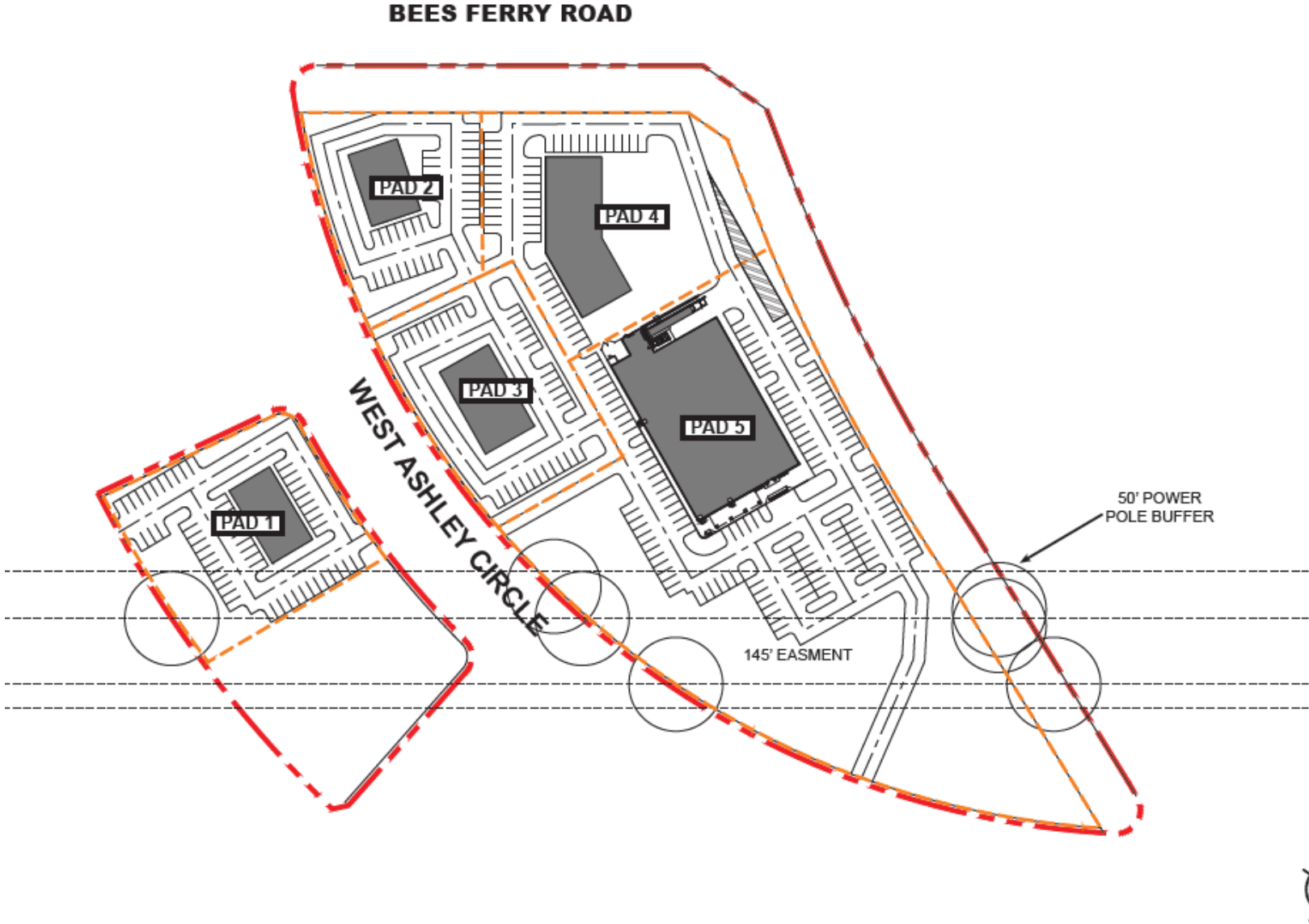
Sitting at the intersection of Bees Ferry Road & Glenn McConnell Parkway, the Wedge at West Ashley Circle brings long awaited development to one of Charleston's most prolific undeveloped intersections. With decades of pent-up retail demand, The Wedge will serve as home for tenants looking to take advantage of the booming growth blanketing the Bees Ferry Corridor. There are 85,000 residential units in the 5-mile radius, with multiple large communities just beginning to take shape in the immediate market. Sharing access and traffic with the only Wal-Mart in the sub-market, West Ashley Circle is the primary retail destination which carries traffic from the residential communities back to 526 and the City of Charleston.

Please e-mail thewedge@oswaldcooke.com for additional information regarding this unique opportunity.



Site Plan

Pad Info		
Pad 1	1.00 Acres	7,200 Total SF +/-
Pad 2	.78 Acres	8,700 Total SF +/-
Pad 3	.94 Acres	12,800 Total SF +/-
Pad 4	1.32 Acres	10,800 Total SF +/-
Pad 5	4.03 Acres	23,200 Total SF +/-



**Disclaimer: All plans are tentative and subject to change.*

Retail Aerial

Long Savannah
6,000 Acre Planned Development

Harris Teeter
YOUR NEIGHBORHOOD MARKET

STARBUCKS COFFEE

SHUCKIN' SHACK
OYSTER BAR

tropical CAFE
SMOOTHIE

EGGS UP GRILL

Great Clips

Proposed
SITE

CAR WASH

Chick-fil-A

Blue Water

Walmart

West Ashley
High School

MUSC
Development

SPINX
Making Life Easier

ZAXBY'S

Doctors Care

SHERWIN WILLIAMS

SONIC

Lowes
FOODS

THE HOME DEPOT

KOHL'S
expect great things

Marshall's

JOANN

SHOE CARNIVAL

Chick-fil-A

Jersey Mike's

FOOD LION

Bank of America

South State

McDonald's

West Ashley
Medical Center

CIRCLE K

Bees Ferry Road
30,676 VPD

Carolina Voyager
Charter School

Publix

Parker's
Fast, Fresh & Friendly

Wegmans

Wendy's

Glenn McConnell Pkwy
45,300 VPD

Lowes

ROPER
ST. FRANCIS
HEALTHCARE

COSTCO
WHOLESALE

526

Citadel Mall

TARGET

belk

Savannah Hwy

BEES FERRY
apartment homes

PROXIMITY

Blue Water
CINNABON

tropical CAFE
SMOOTHIE
STARBUCKS COFFEE

LifeStorage

Harris Teeter
YOUR NEIGHBORHOOD MARKET
EGGS UP GRILL
AGAVES CANTINA
NAIL SALON
Great Clips
Jersey Mike's
PREMIER EYE CARE

SHUCKIN' SHACK
OYSTER BAR
GRAND OAKS
ANIMAL HOSPITAL

MADISON
AT HARPER PLACE

Time To Shine
CAR WASH

Harris Teeter
Pool Center

Chick-fil-A

Proposed
Proposed

Floyd Drive

West Ashley Cir

SITE

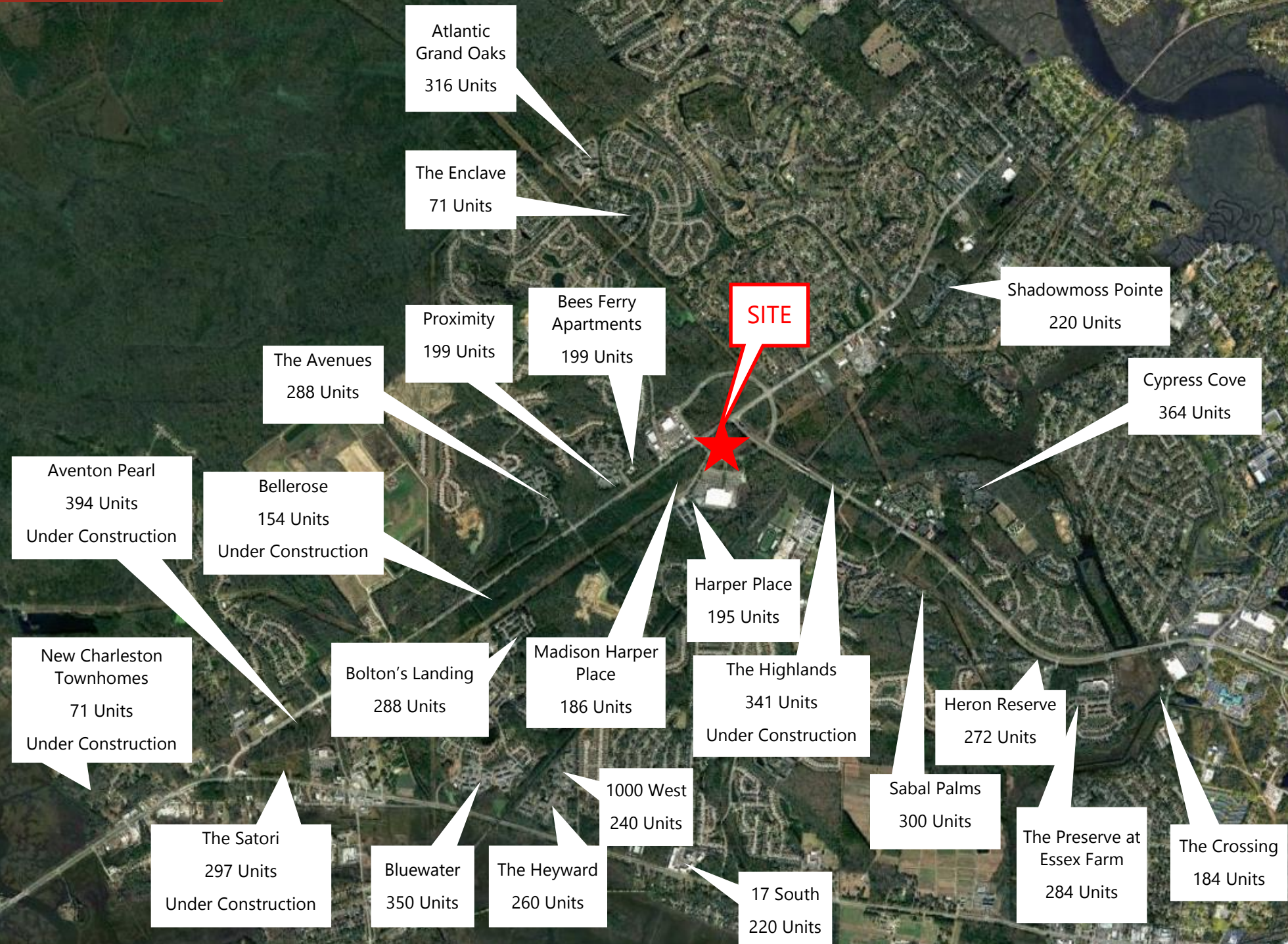
SITE

HARPER PLACE
AT BEES FERRY

Walmart

MURPHY
USA

Apartment Aerial



Upcoming Surrounding Projects

Long Savannah Proposed
Community Development
4,500 Homes Planned
3,300 AC Mixed Use Development

140+/- Townhomes

320 Multi-Family Units

101 Single Family Units

155 Single Family Units

Bees Ferry Road 30,676 VPD

SITE

Proposed



Beazer Homes
57+/- Townhomes

Ashton Woods
165+/- Single Family Units

358 Multi-Family Units



Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

 3.1 Miles to Interstate 526

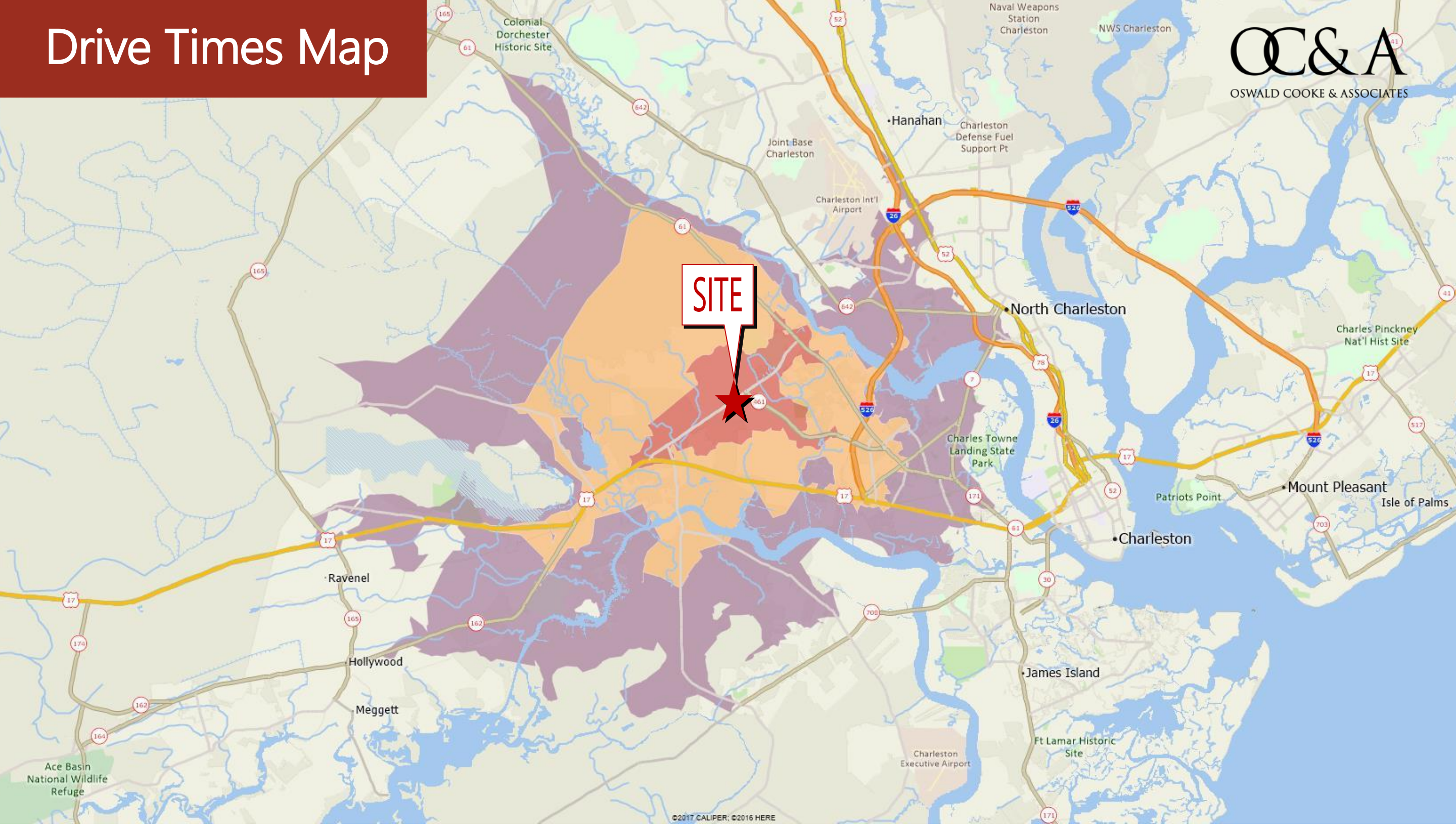
 9 Miles to Downtown Charleston

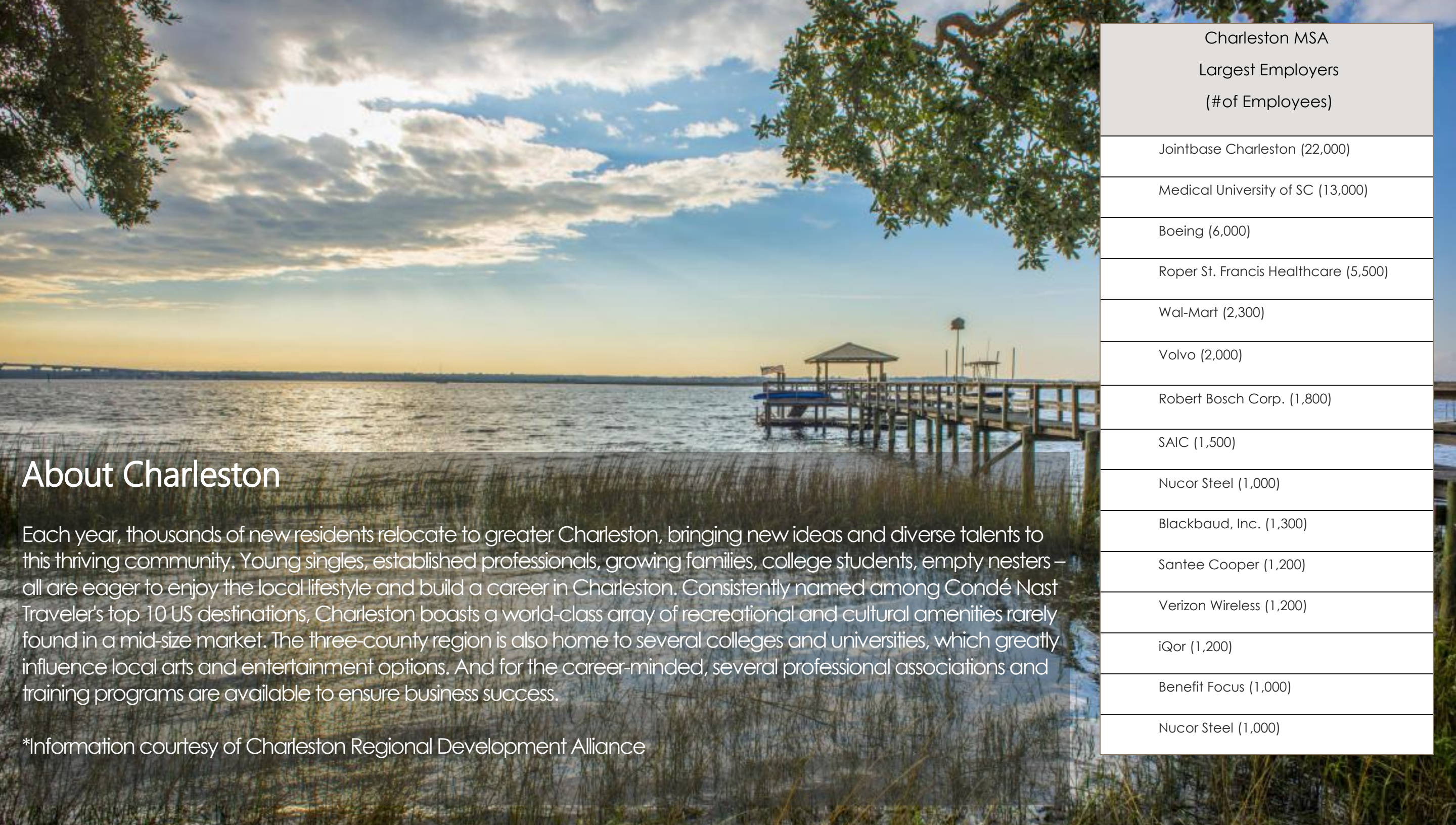
DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	5,464	40,961	85,571
Population Growth (2010-2023)	23.55%	18.53%	34.61%
2023 Average HH Income	\$114,567	\$98,380	\$88,443
Daytime Employments	1,509	9,764	48,985
Households (2023)	2,259	18,010	36,201
Traffic Count	30,676 VPD Bees Ferry Road		



Drive Times Map





About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (6,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

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