



Downtown
Charleston

Purchase opportunity in growing West Ashley

2137 Savannah Hwy | Charleston, SC

±56,200 VPD 

AVISON
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Section 1

Executive summary



Avison Young is pleased to exclusively offer this rare opportunity to purchase on the US Hwy 17 corridor in West Ashley. The property features a glass storefront, two drive-in doors, and nearly ±24,000 sf of fully conditioned space accommodating showroom, office, and back-of-house.

Located in the “auto mile,” the property is available for an owner-occupant or investment opportunity. Current automotive user is relocating. The site would be well-suited for automotive or boat sales, both uses which are currently excluded in portions of the corridor but entitled here.

The location features proximity to the Citadel Mall redevelopment site and master planned community Carolina Bay. Both downtown Charleston and CHS International Airport are within a 15-minute drive. West Ashley has been identified as a key redevelopment priority for the City of Charleston, and a nearly \$350MM revitalization at “Ashley Landing” is underway.



Owner-occupant or investment opportunity



Tenant relocating



Fully conditioned space



Excellent location in expanding region



Section 2

Investment summary



2137 Savannah Highway | Charleston, SC 29414

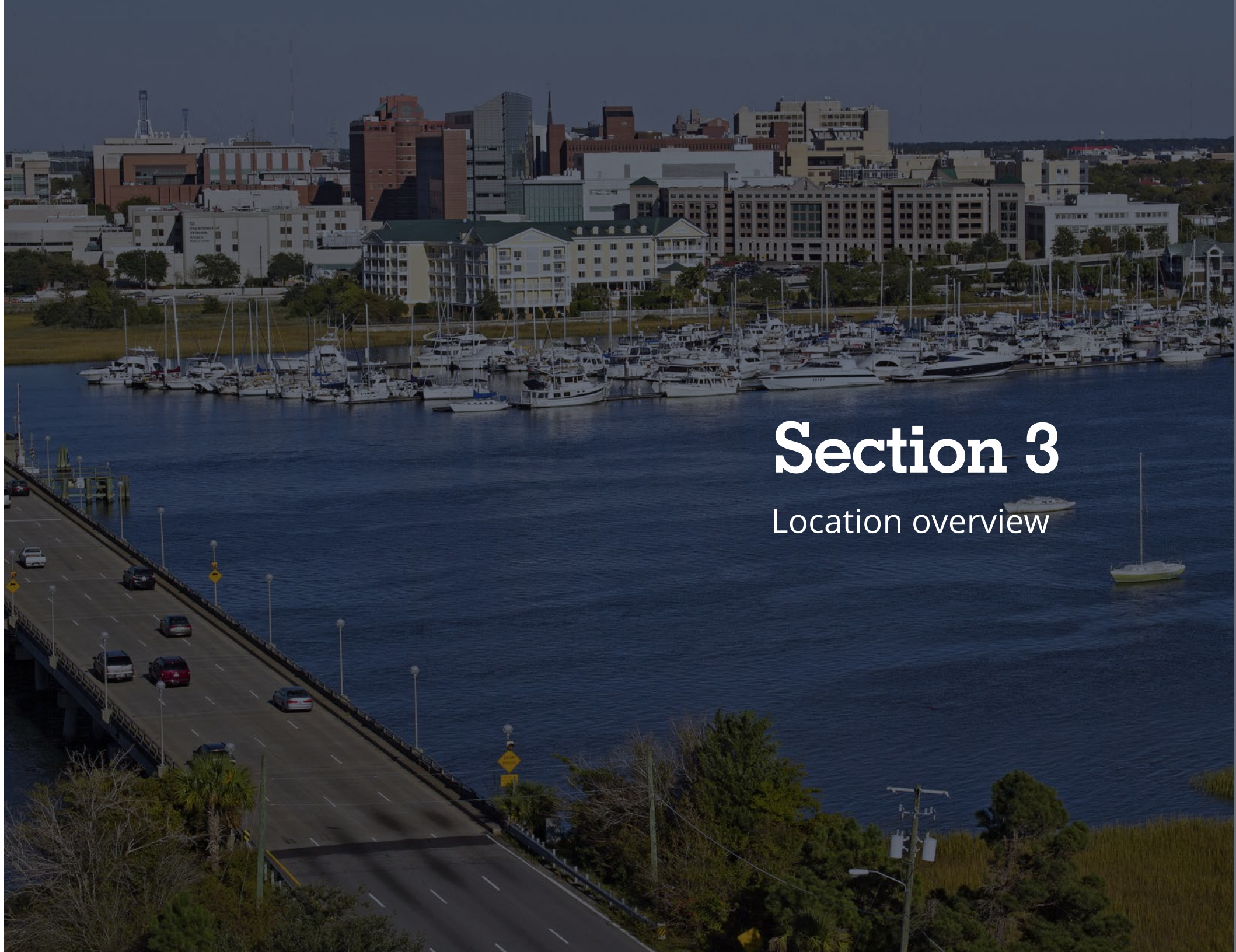
Sale price	\$8,700,000	Tenancy	Single
Parcel ID	310-07-00-007	Stories	1
Total land size	±0.91acres	Traffic count	±56,200 VPD
Building size (sf)	±23,983 sf	Parking	32 spaces
Municipality	City of Charleston	HVAC	Fully conditioned
Year built/renovated	1972/2018	Electric	Dominion
Zoning	GB - General Business	Water and Sewer	Charleston Water System

Floorplan

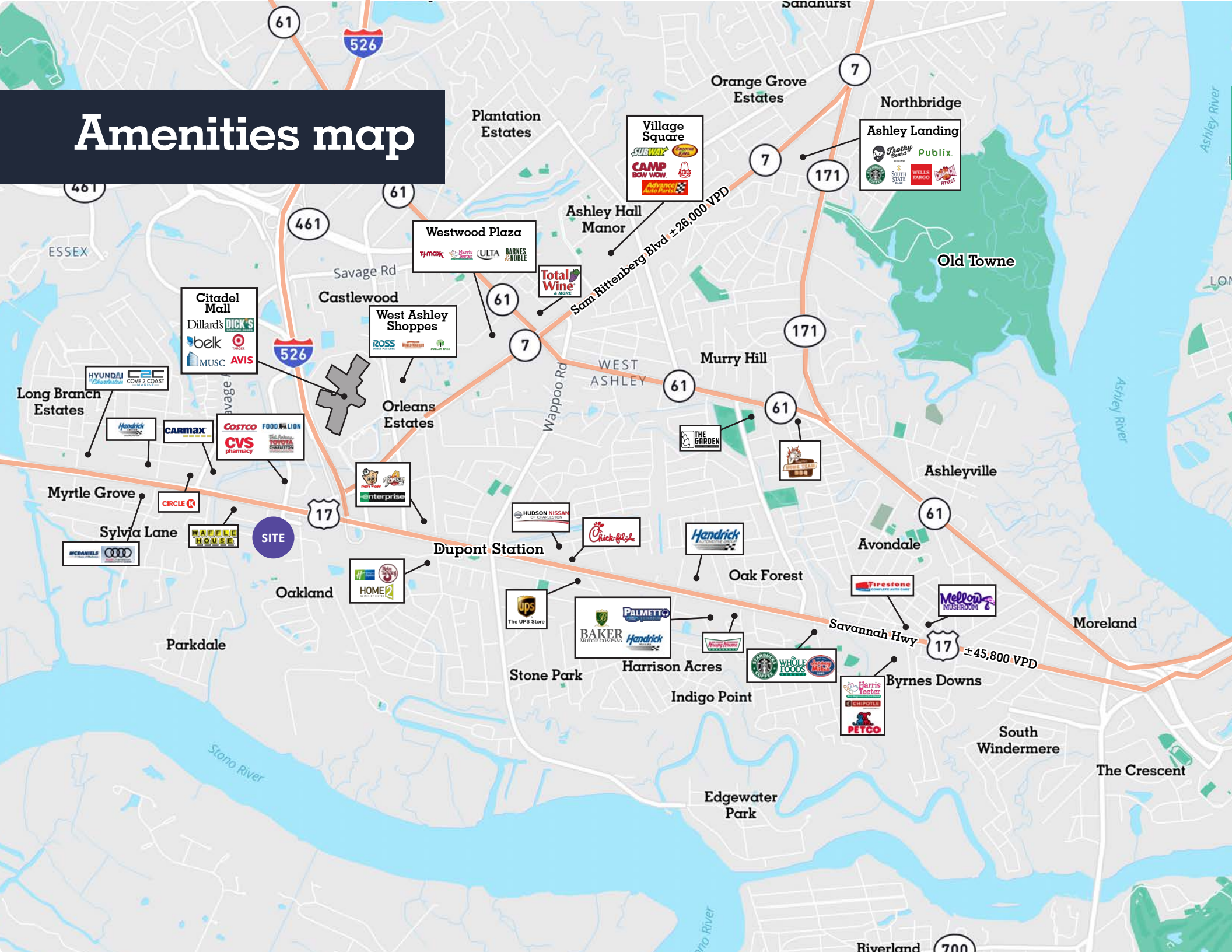


Section 3

Location overview



Amenities map



Area overview

The Charleston region's natural beauty and historic charm have made it a popular destination for visitors as well as for business investment. The Charleston-North Charleston MSA has the largest population in South Carolina with an estimated 813,000 residents. From 2010 to 2019, the Charleston region was the 33rd fastest growing metro area in the United States, and as of 2019, an average of 30+ new residents were moving to the region each day. Additionally, 7.43 million tourists visit Charleston annually, contributing 9.7 billion dollars in economic impact each year.

Charleston's economy is driven by a variety of industries including automotive, aerospace, logistics, life sciences, tourism, and defense, and many international companies including Boeing, Volvo and Mercedes-Benz have key operations based in Charleston. South Carolina Ports has eight locations in the Charleston region and is one of the top ten container ports in the United States, with a \$10.7 billion annual impact on the Lowcountry of South Carolina.

With four schools of higher education (MUSC, College of Charleston, The Citadel, and Charleston College of Law) located on the Charleston Peninsula, and many other schools in the Charleston region, there are currently over 40,000 students enrolled in area colleges and universities. Additionally, 90.7% of Charleston residents have a high school diploma or GED, and 35.6% of Charleston residents have a bachelors or other advanced degree. These levels of degree attainment are well above the national averages, which means Charleston has one of the most educated workforce populations in the United States.



#1 Best City in the U.S.

Travel + Leisure | 2024



#7 Best City to Start a Career

Wallethub | 2024



#2 Top State for Doing Business

SmartAsset | 2021



#22 Fastest Growing Place in the U.S.

U.S. News & World Report | 2023



#1 Best City for Veterans Transitioning Out of Service

Navy Federal Credit Union | 2022

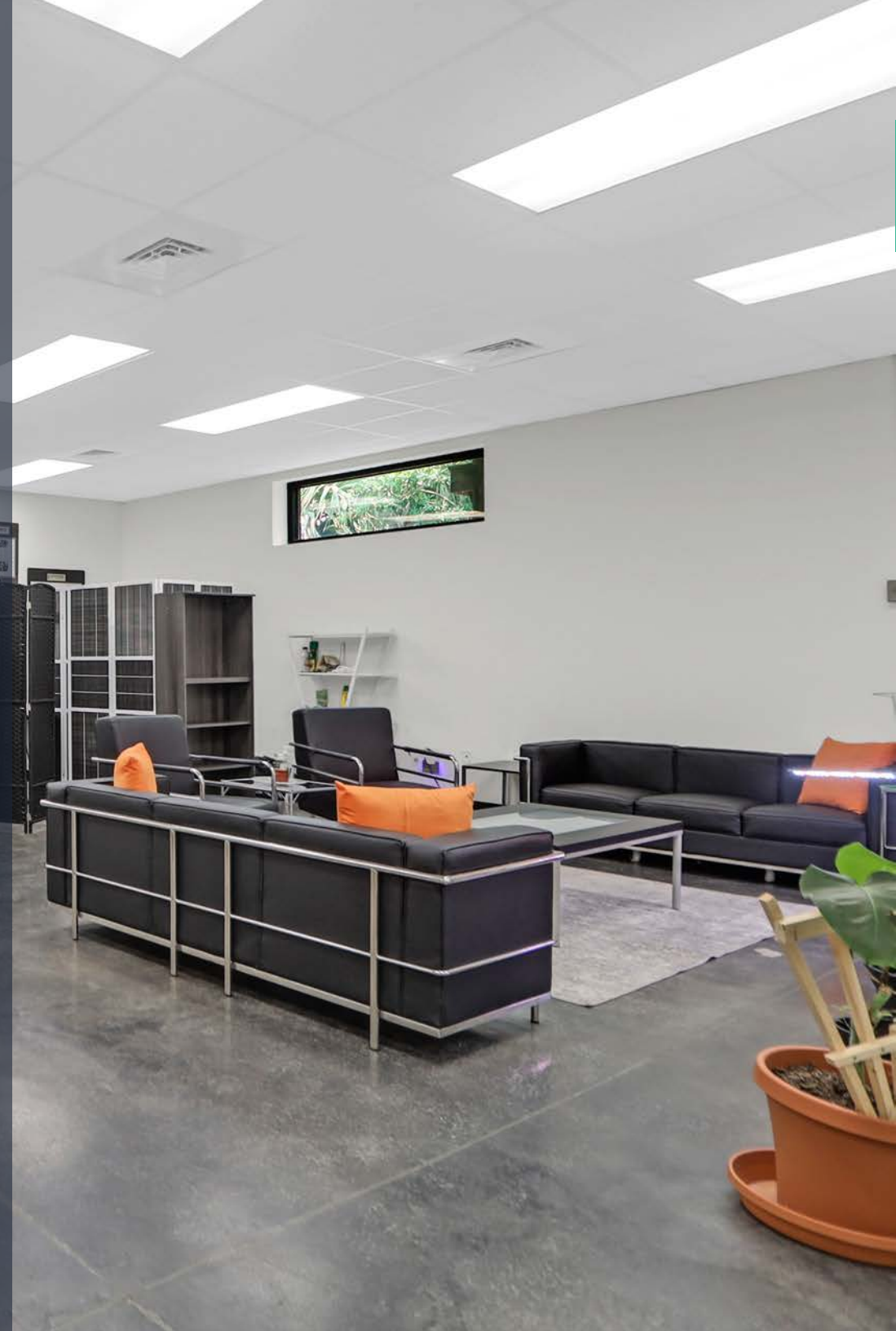


#1 The South's Best City

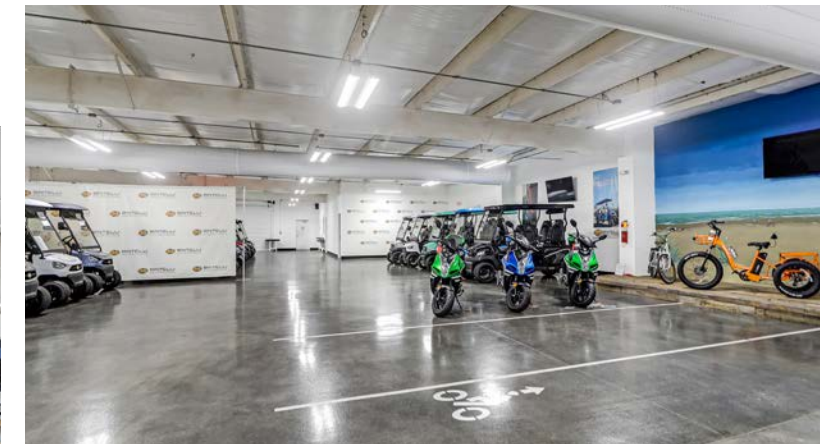
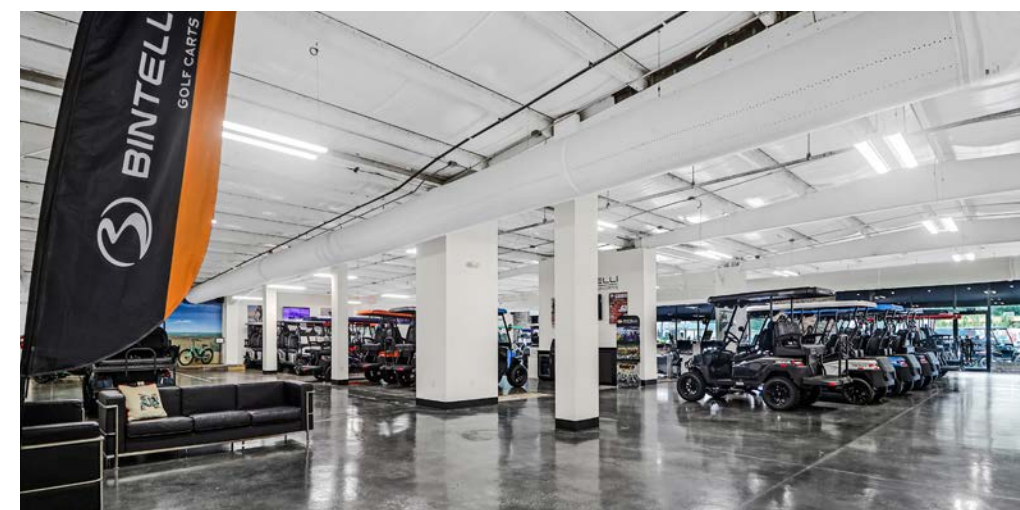
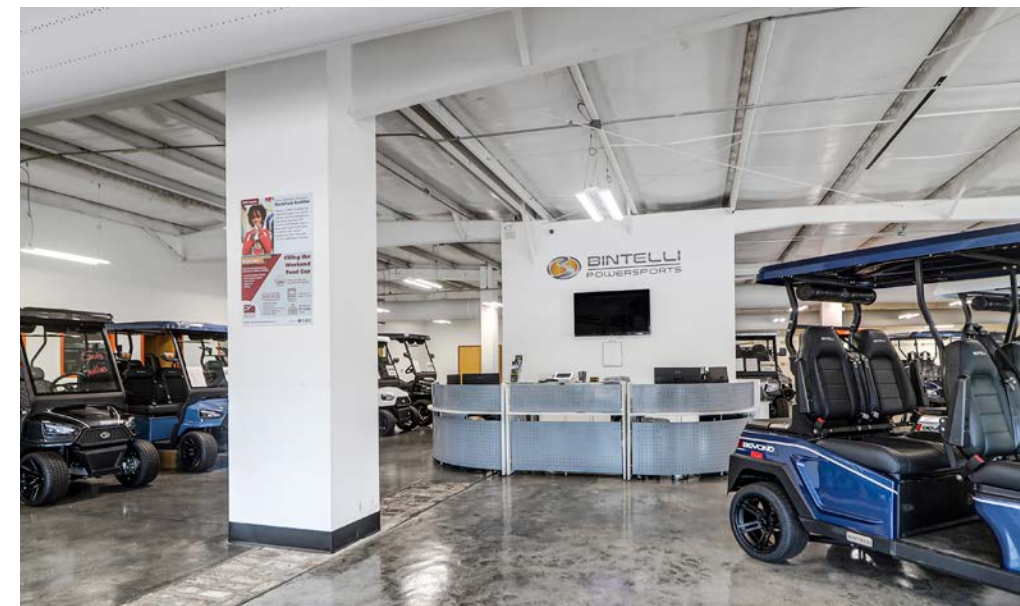
Southern Living | 2024

Section 4

Interior photos



Showroom photos



Office photos



Shop photos



**AVISON
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Get in touch

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