



available

# west ashley shoppes

946 orleans road | charleston, sc 29407

## 1,600-4,000 sf retail opportunities

- West Ashley Shoppes is anchored by Bed, Bath & Beyond, Ross Dress for Less, Cost Plus World Market and joined by Party City, Cirque Salon Studios, Sally Beauty, Ginza Grill and Monster Music
- 1,600 - 4,000 SF retail spaces available with pylon signage opportunities
- Positioned along Orleans Road across from Citadel Mall providing easy access to Sam Rittenberg Blvd, Savannah Highway and I-526
- New MUSC West Campus opened across the street employing 900 people daily

### join these retailers



### traffic counts

26,900 VPD | Sam Rittenburg Boulevard  
8,600 VPD | Orleans Road

Source: ESRI 2022

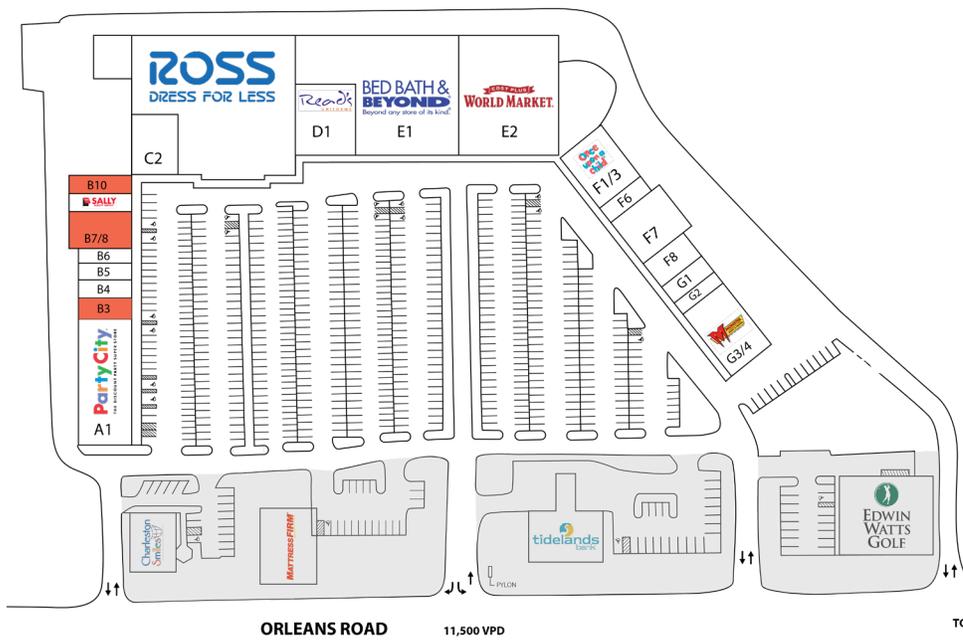
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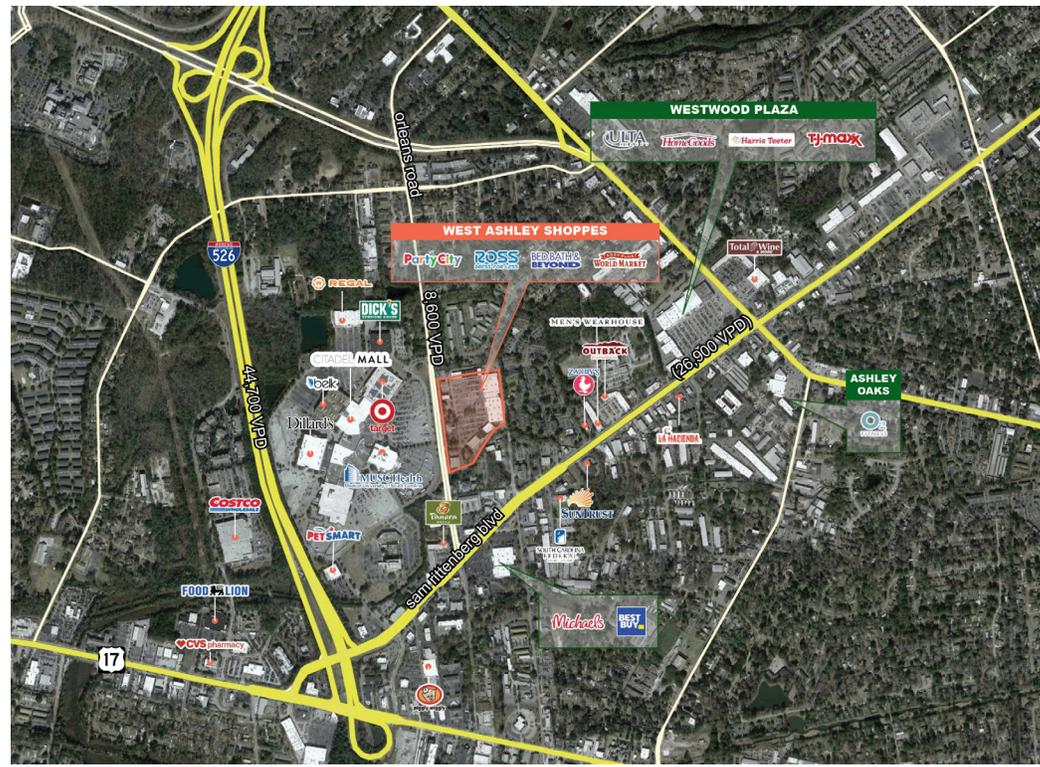
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unit	size
B3	1,950 sf
B7/B8	4,000 sf
B10	1,600 sf



ORLEANS ROAD 11,500 VPD TO SAM RITTENBERG BLVD AND I-526



**10 minutes**

- 64,987 Estimated 2022 Population
- 66,469 Estimated 2027 Population
- \$75,721 Average Household Income
- 38.6 Median Age

**15 minutes**

- 165,336 Estimated 2022 Population
- 174,121 Estimated 2027 Population
- \$68,219 Average Household Income
- 36.3 Median Age

Source: ESRI 2022



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