

# 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 -1,581 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               |
| NNN           | \$10.00 psf               |

## TENANT MIX

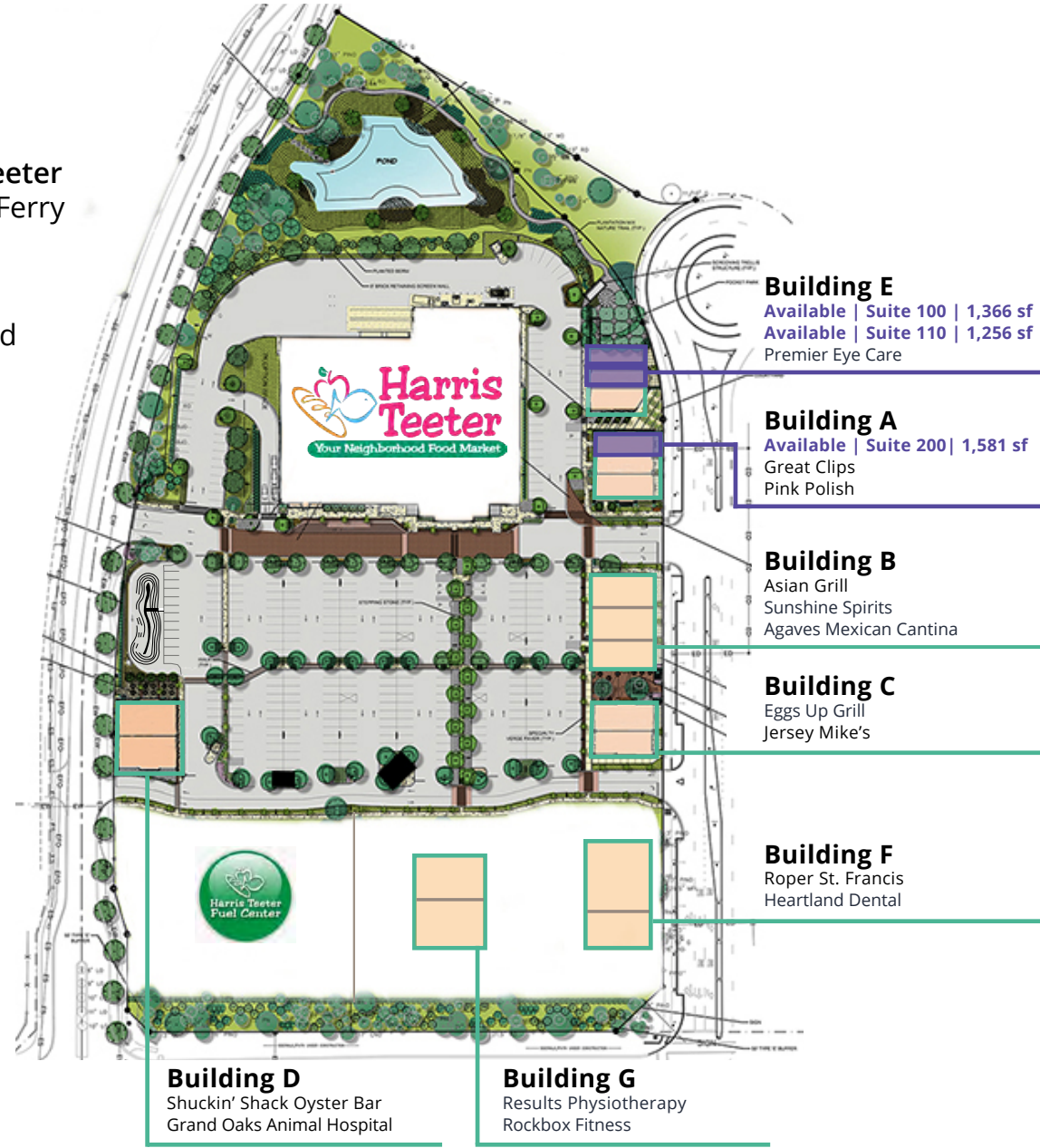


**WEST ASHLEY CIRCLE CENTER**

# 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

| BUILDING                | SIZE     | DATE AVAILABLE |
|-------------------------|----------|----------------|
| Building A<br>Suite 200 | 1,581 sf | Now            |
| Building E<br>Suite 100 | 1,366 sf | 6/1/2025       |
| Building E<br>Suite 110 | 1,256 sf | Now            |

# Location



North Charleston

**Long Savannah**  
4,500 proposed homes  
3,300 acres mixed-use development  
[learn more here](#)

Shadowmoss

Grand Oaks

Bees Landing  
Rec Center

**West Ashley  
Circle Center**

Lowe's

Springfield

ExtraSpace Storage tropicalCAFE Starbucks

ZAXBY'S

Magnolia Ranch

Proposed  
Chick-fil-A  
SUBWAY

Walmart  
Save money. Live better.

SHERWIN WILLIAMS. SONIC

West Ashley Park

Bees Ferry Road: 29,800 VPD

Proposed development  
236 apts / 14 townhomes

Glenn McConnell Pkwy: 44,000 VPD

Ashley Crossing  
KOHLS expect great things Marshalls  
JOANN FOOD LION

CIRCLE K

Publix

Boston's Landing

Carolina Bay

West Ashley

LOWE'S

ROPER ST. FRANCIS  
HEALTHCARE

Westwood Plaza  
TJ-maxx BARNES & NOBLE  
ULTA Harris Teeter

Parker's kitchen Walgreens

17

526

COSTCO WHOLESALE

Citadel Mall  
Dillard's TARGET.  
belk DICK'S SPORTING GOODS

17

# Availabilities

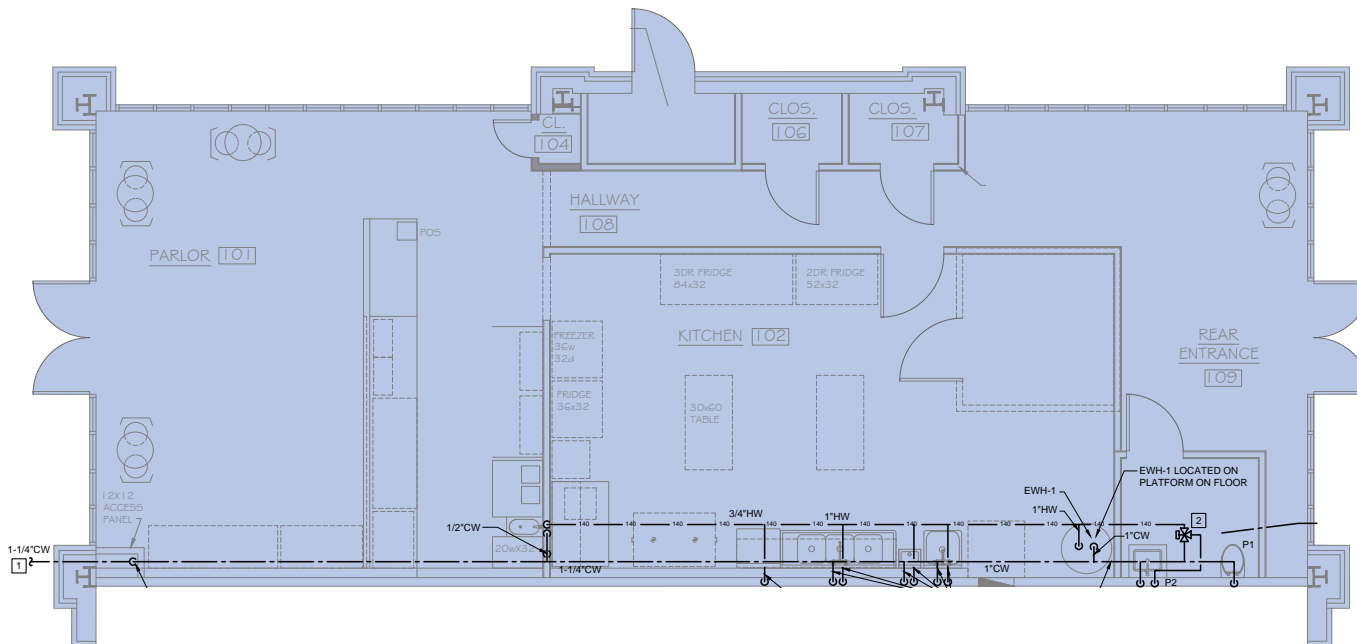
## BUILDING A | SUITE 200

3863 West Ashley Circle, Charleston, SC

- Turn-key 2nd generation cafe space
- End cap space situated next to small greenspace
- Potential for patio seating for coffee shop, café, ice cream or frozen yogurt – no alcohol sales are permitted
- Two storefronts with visibility from both entrances
- Convenient shared parking in front of space
- Equipment available for additional cost



| Size     | Rate       | Type | TI allowance | Date available |
|----------|------------|------|--------------|----------------|
| 1,581 sf | \$33/sf/yr | NNN  | Negotiable   | Now            |



# Availabilities

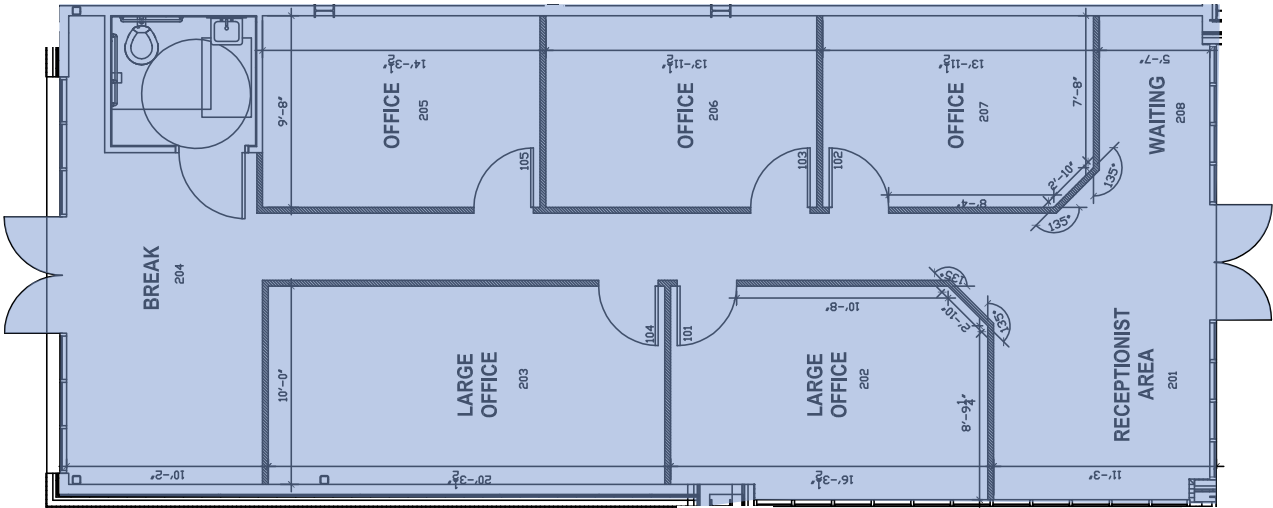
## BUILDING E | SUITE 100

3861 West Ashley Circle, Charleston, SC

- End cap unit situated next to small park area with covered seating and access to walking trails
- Dual storefronts with excellent visibility
- Park facing windows provide an abundance of natural light
- Ample shared parking



| Size     | Rate       | Type | TI allowance | Date available |
|----------|------------|------|--------------|----------------|
| 1,366 sf | \$33/sf/yr | NNN  | Negotiable   | 6/1/2025       |



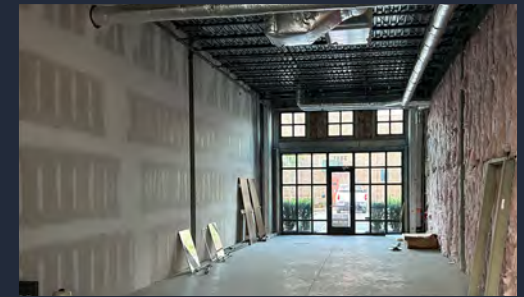
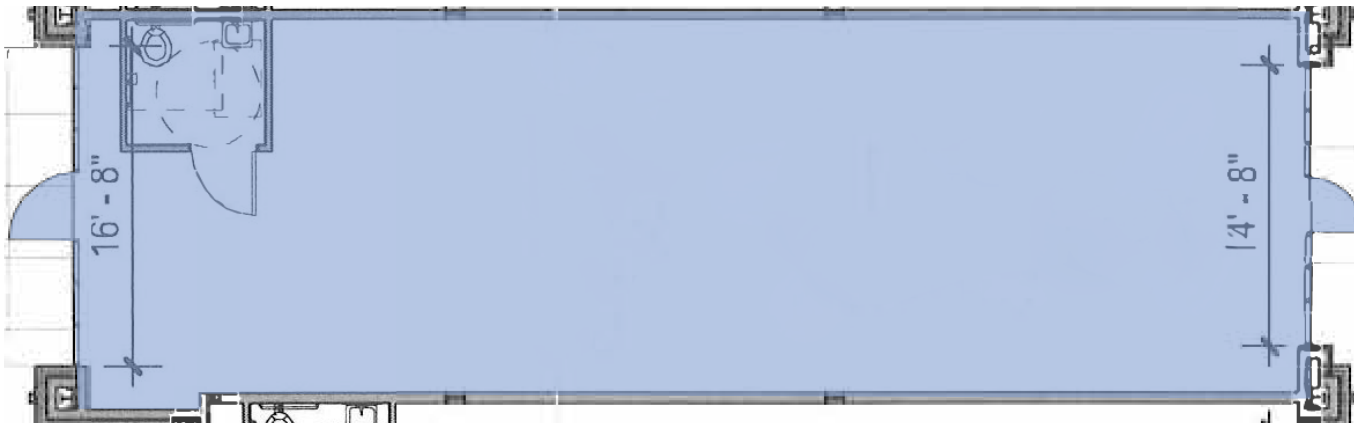
# Availabilities

## BUILDING E | SUITE 110

3861 West Ashley Circle, Charleston, SC

- Dual storefronts
- Located just 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

| Size     | Rate       | Type | TI allowance | Date available |
|----------|------------|------|--------------|----------------|
| 1,256 sf | \$33/sf/yr | NNN  | Negotiable   | Now            |



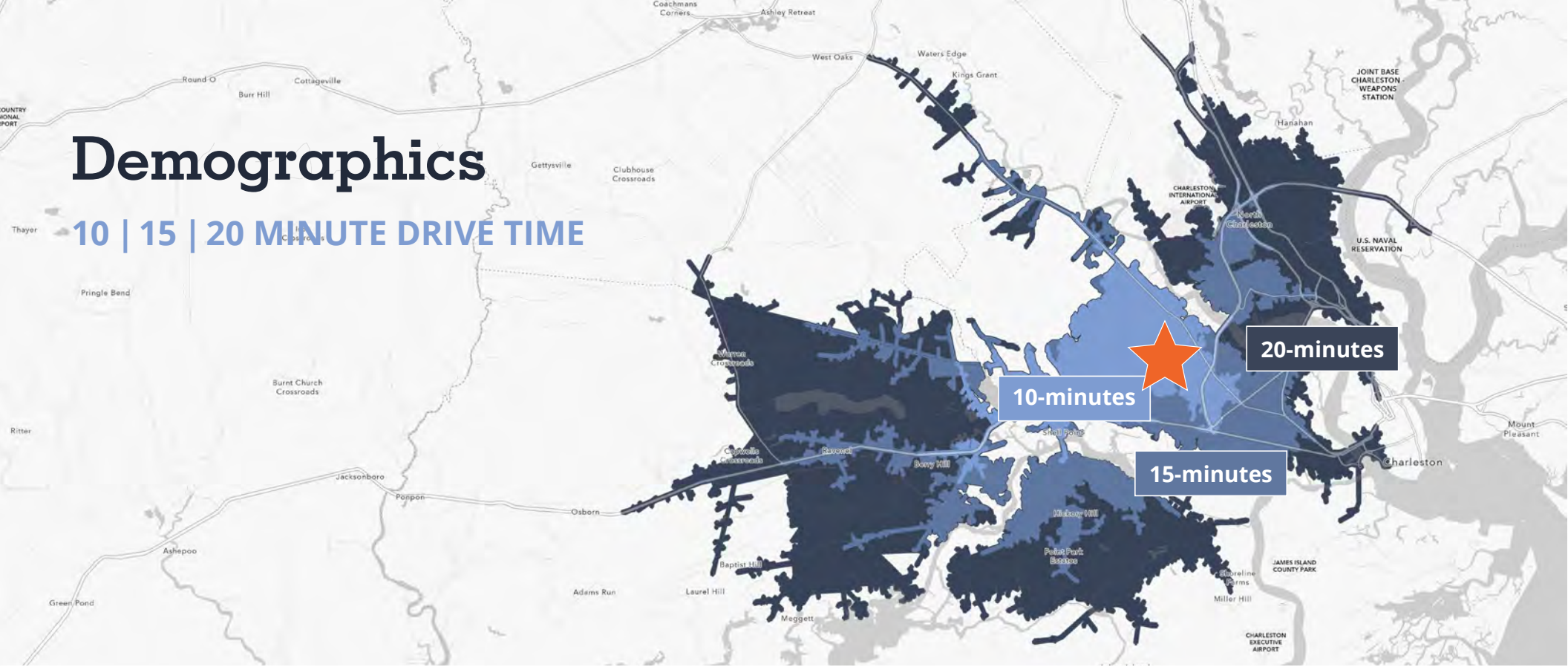
# Photos





# Demographics

10 | 15 | 20 MINUTE DRIVE TIME



**165,387**

**POPULATION**  
twenty minute drive



**72,588**

**HOUSEHOLDS**  
twenty minute drive



**\$116,419**

**AVG HH INCOME**  
ten minute drive



**8,628**

**BUSINESSES**  
twenty 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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