

2155

ASHLEY PHOSPHATE ROAD,
N. CHARLESTON, SC 29406



FOR LEASE + SALE

0.32 ACRES AVAILABLE

EXCELLENT
LOCATION AND
HIGH VISIBILITY

TARGETING
MEDICAL OFFICE
USERS

0.32 ACRE
LAND PARCEL FOR
SALE AND LEASE

PAUL PASCHAL

Vice President
(843) 203-1069

PPaschal@Lee-Associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

PROPERTY DESCRIPTION:

Located adjacent to Ashley Office Park situated between I-26 and Rivers Ave off Ashley Phosphate Rd, this is the last remaining undeveloped lot available. This morning-sided lot is in a prime location with great visibility. Ashley Phosphate Rd features +60,000 VPD on this stretch and is centrally located by a plethora of national retailers. This highly coveted developable lot's zoning is General Business and allows for a multitude of uses. The ideal user would be an office or medical user looking for prominent location with great visibility, access, and high traffic counts. The proposed site plan currently allows for a +/-4,000 SF floor plate, which could have multiple stories.



ADDRESS

2155 Ashley Phosphate Rd.,
N. Charleston, SC 29406

TMS

478-03-00-017

AVAILABLE LAND

0.32 ACRES

LEASE RATE

Negotiable Projecting
+/- \$35.00/SF

SALE PRICE

Negotiable

PARKING & ACCESS

Easy Ingress / Egress from
Ashley Phosphate Rd.

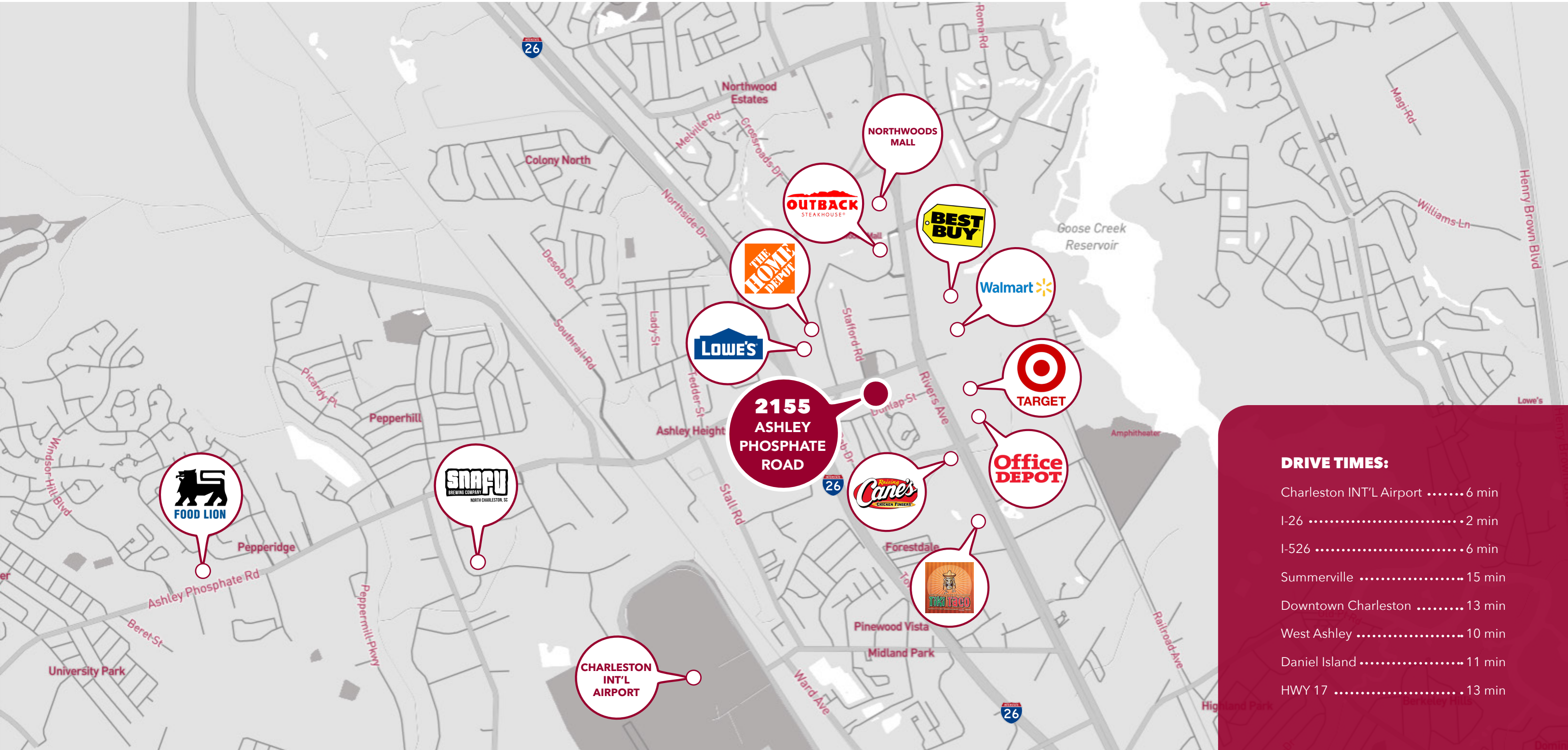
VISIBILITY

Excellent

ZONING

GB

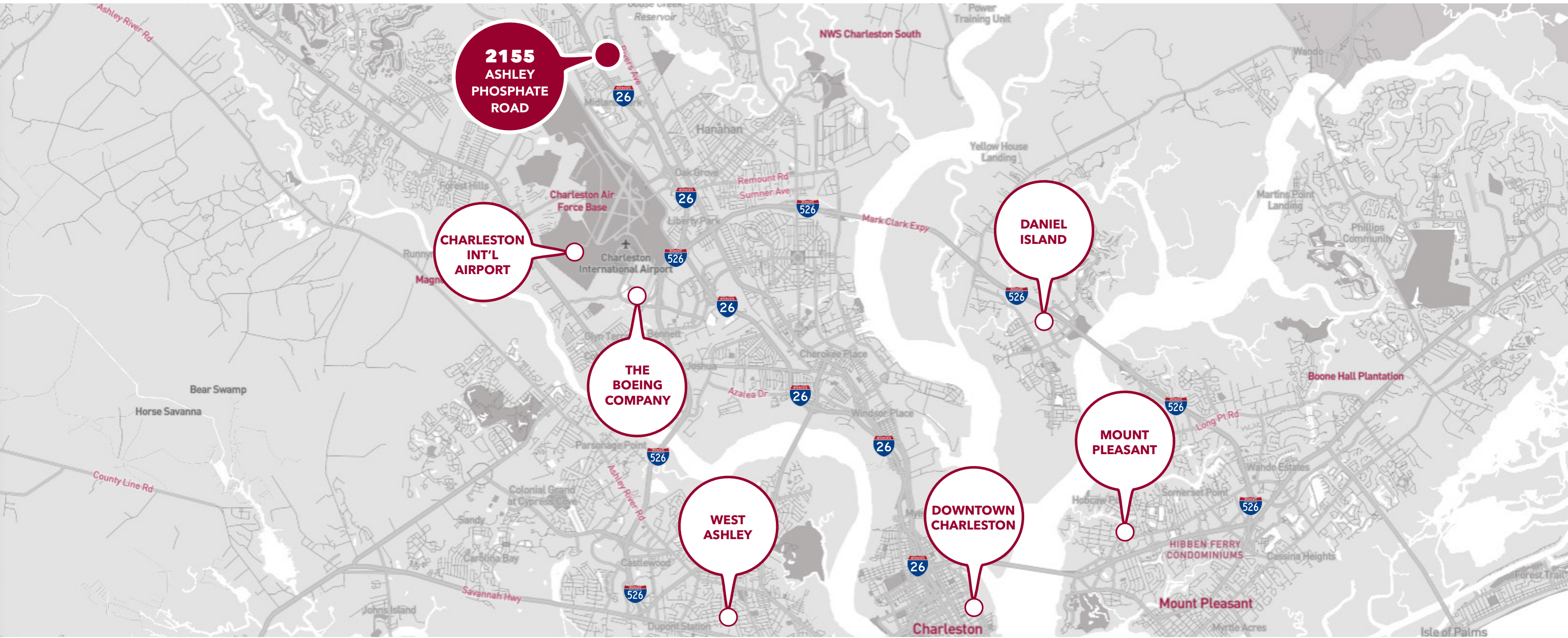
LOCATION OVERVIEW



DRIVE TIMES:

- Charleston INT'L Airport 6 min
- I-26 2 min
- I-526 6 min
- Summerville 15 min
- Downtown Charleston 13 min
- West Ashley 10 min
- Daniel Island 11 min
- HWY 17 13 min

MARKET OVERVIEW



DEMOGRAPHICS:

*within a 5 mile radius

144,331

TOTAL POPULATION

54,023

TOTAL HOUSEHOLDS

32.7

MEDIAN AGE

\$52,480

MEDIAN HH INCOME

\$67,807

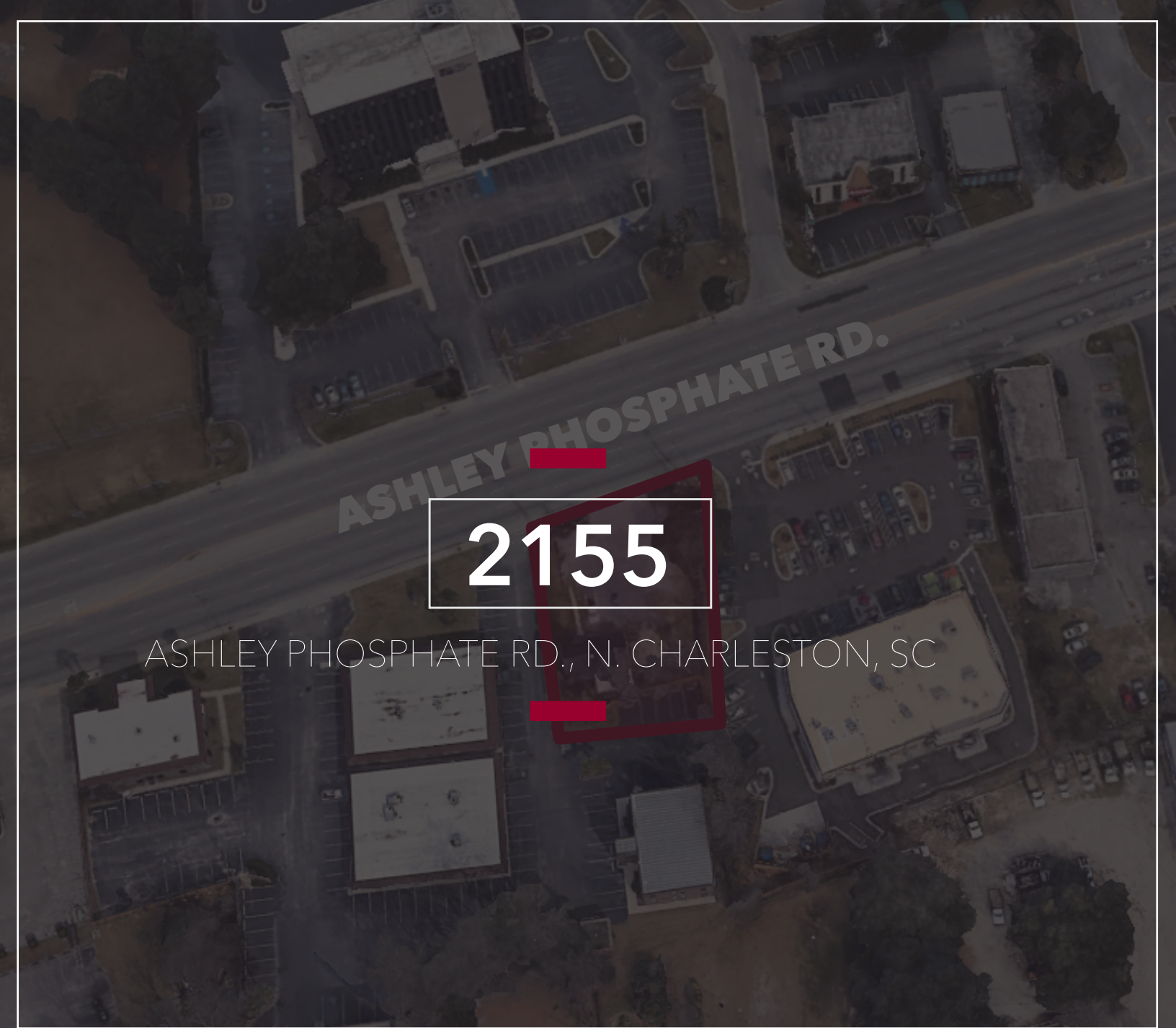
AVERAGE HH INCOME

150,152

TOTAL DAYTIME POP.

4,711

TOTAL BUSINESSES



ASHLEY PHOSPHATE RD.

2155

ASHLEY PHOSPHATE RD., N. CHARLESTON, SC

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