

2270

ASHLEY CROSSING DR.
CHARLESTON, SC 29414

WEST ASHLEY MEDICAL CENTER

2270

FOR LEASE

Established Medical Building
conveniently located directly across
from Roper St. Francis Hospital, and
in close proximity to many other
amenities as well.

**NEW SUITE
AVAILABLE**

**EASY ACCESS
TO I-526**

**NEAR ROPER
ST. FRANCIS
HOSPITAL**

**PLENTIFUL
PARKING**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

Established Medical Building conveniently located directly across from Roper St. Francis Hospital. Suite 175 is on the first floor with 2,444 SF, available immediately. Tenant improvement allowance available for credit tenants. Parking is plentiful and this space is conveniently located at one of the main entrances.

LOCATION DESCRIPTION:

Conveniently located at the corner of Glenn McConnell Pkwy and I-526 directly across from Roper St. Francis Hospital within the West Ashley thriving medical hub that surrounds the hospital. Within walking distance to abundant retail amenities including shopping, restaurants, and financial institutions.



ADDRESS

2270 Ashley Crossing Drive
Charleston, SC 29414

AVAILABLE SPACE

Suite 175: 2,444 SF

LEASE RATE

\$30.00/SF, Full Service

PARKING & ACCESS

Surface Parking Spaces

SPACE TYPE

Medical Office Space

**"ESTABLISHED
MEDICAL BUILDING
CONVENIENTLY
LOCATED DIRECTLY
ACROSS FROM ROPER
ST. FRANCIS HOSPITAL"**

FLOOR PLAN

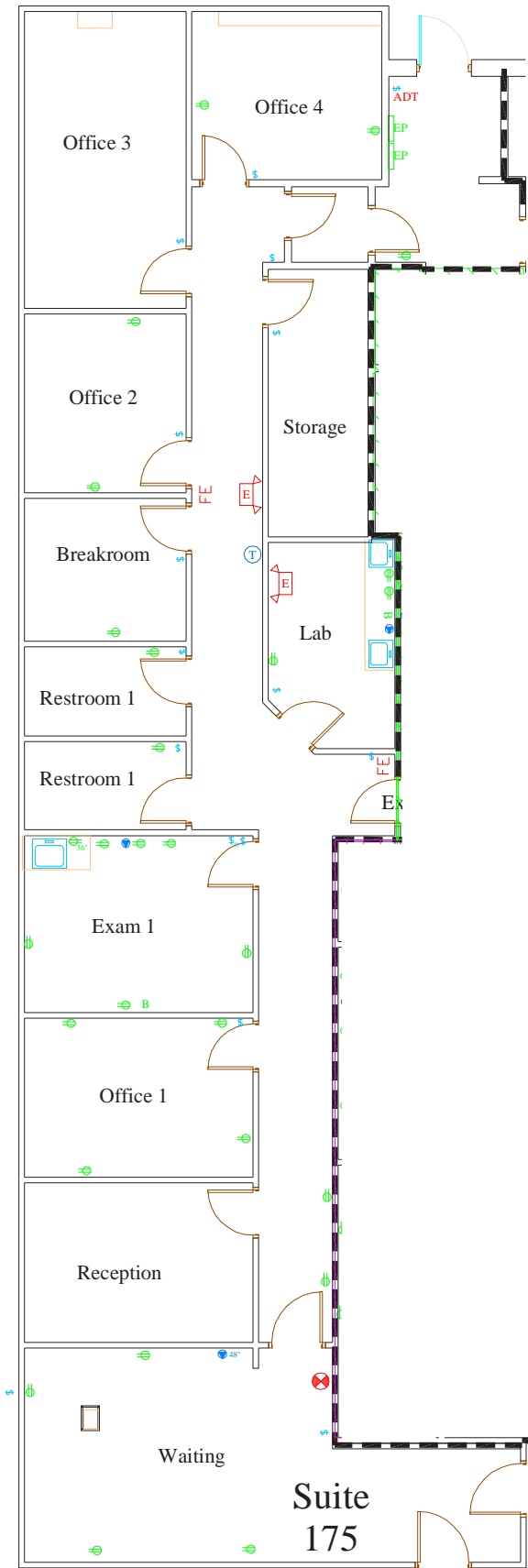
SUITE 175

2,444 SF

\$30.00/SF

FULL SERVICE

AVAILABLE IMMEDIATELY



INTERIOR PHOTOS



AERIAL VIEW



LOCATION OVERVIEW



DRIVE TIMES:

DOWNTOWN CHARLESTON
10 min

CHARLESTON INT'L
AIRPORT
8 min

MOUNT PLEASANT
16 min

JAMES ISLAND
14 miles

I-526
2 min

I-26
7 min

CITADEL MALL
5 min



128,073

TOTAL POPULATION
WITHIN 5 MILE RADIUS



53,927

TOTAL HOUSEHOLDS
WITHIN 5 MILE RADIUS



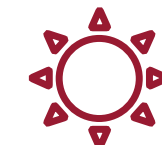
\$60,284

MEDIAN H.H. INCOME
WITHIN 5 MILE RADIUS



\$83,870

AVERAGE H.H. INCOME
WITHIN 5 MILE RADIUS



136,669

TOTAL DAYTIME POPULATION
WITHIN 5 MILE RADIUS



35.5

MEDIAN AGE WITHIN
5 MILE RADIUS

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