



SPERRY
RADEKOPF & ASSOCIATES

1137

SAVANNAH HIGHWAY
CHARLESTON, SC 29407

WEST ASHLEY
STATION

West Ashley Retail Space



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SC #23726



Property Summary



PROPERTY DESCRIPTION

Located in West Ashley Station, anchored by Whole Foods, This newly renovated space, currently being transformed into a modern, high-end hair salon, is now available for lease due to the owner's new business opportunity. Ideal for a salon (just add chairs!) or adaptable for a variety of uses, it offers the unique benefit of an ongoing, top-quality upfit. \$75,000 key money to cover upfit. Contact the broker for further details.

PROPERTY HIGHLIGHTS

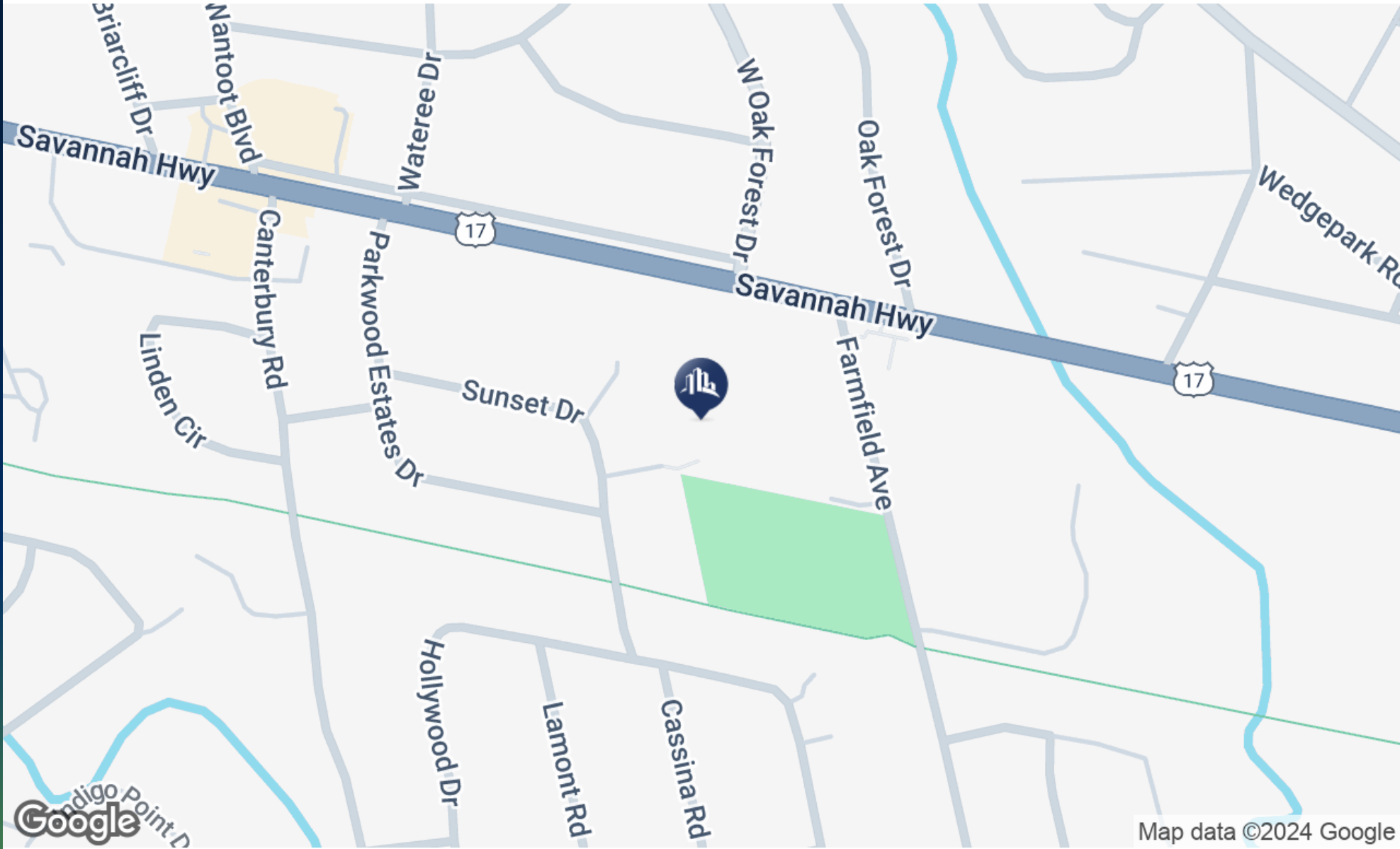
- Modern construction with 1,507 total square feet
- Newly built in 2024, ensuring a fresh and contemporary space
- Available for lease from November 1, 2024, providing timely occupancy
- Class A space classification, representing premium quality and amenities
- Retail structure type, ideal for a variety of retail businesses

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (NNN)
Available SF:	1,507 SF
CAM Expenses PSF:	\$3.31 PSF
Real Estate Taxes:	\$4.47 PSF
	1,507 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	885	3,934
Total Population	627	1,886	8,070
Average HH Income	\$107,108	\$105,080	\$109,653

Location Map



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Additional Photos



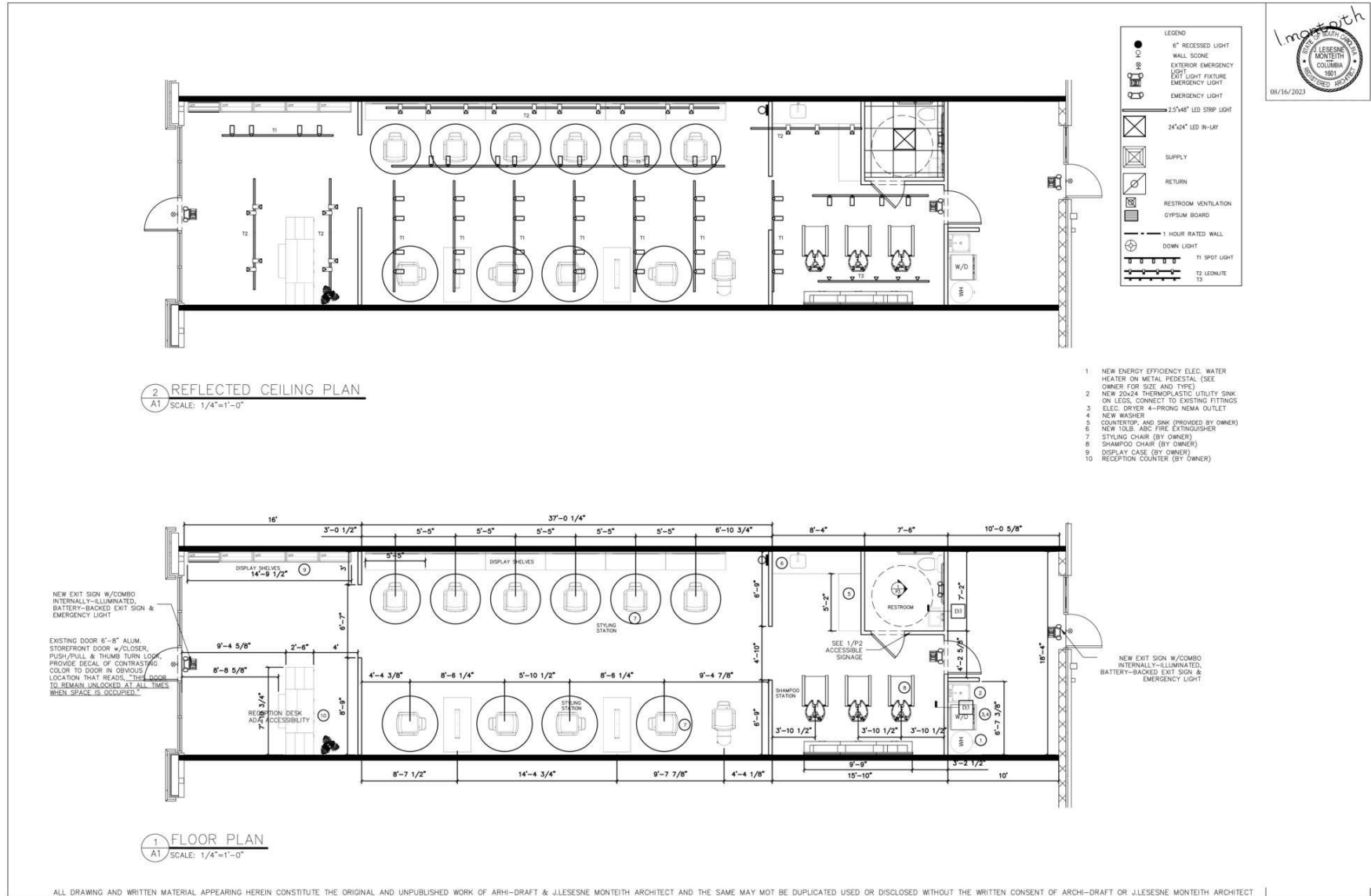
Additional Photos



Additional Photos



Floor Plans



Area Analytics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,070	59,574	131,473
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,934	28,062	60,071
Persons per HH	2.1	2.1	2.2
Average HH Income	\$109,653	\$106,333	\$108,112
Average House Value	\$596,284	\$565,185	\$595,255
Per Capita Income	\$52,215	\$50,634	\$49,141

Map and demographics data derived from AlphaMap