

**RETAIL/OFFICE FOR LEASE OR SALE**

CHARLESTON, SC



# 3955 & 3961 WEST ASHLEY CIRCLE



**DANIEL PELLEGRINO**

Executive Vice President

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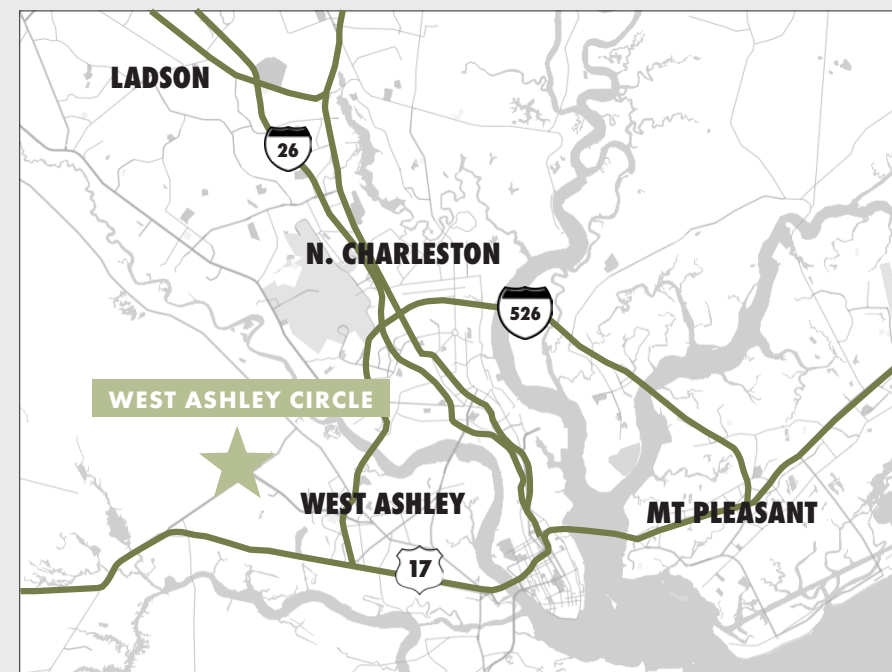
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[illegible]

Walmart

MADISON HARPER PLACE  
MULTIFAMILY

RETAIL DEVELOPMENT  
FUTURE

PROXIMATE RESIDENCES  
MULTIFAMILY



FUTURE DEVELOPMENT  
TBD

3955 & 3961 WEST ASHLEY CIRCLE  
1,500 - 4,000 SF FOR LEASE OR SALE

WEST ASHLEY CIRCLE CENTER  
RETAIL

Harris Teeter  
Neighborhood Food & Pharmacy

Starbucks Coffee

EGGS UP GRILL

Great Clips

AGAVES CANTINA

WEST ASHLEY CIRCLE

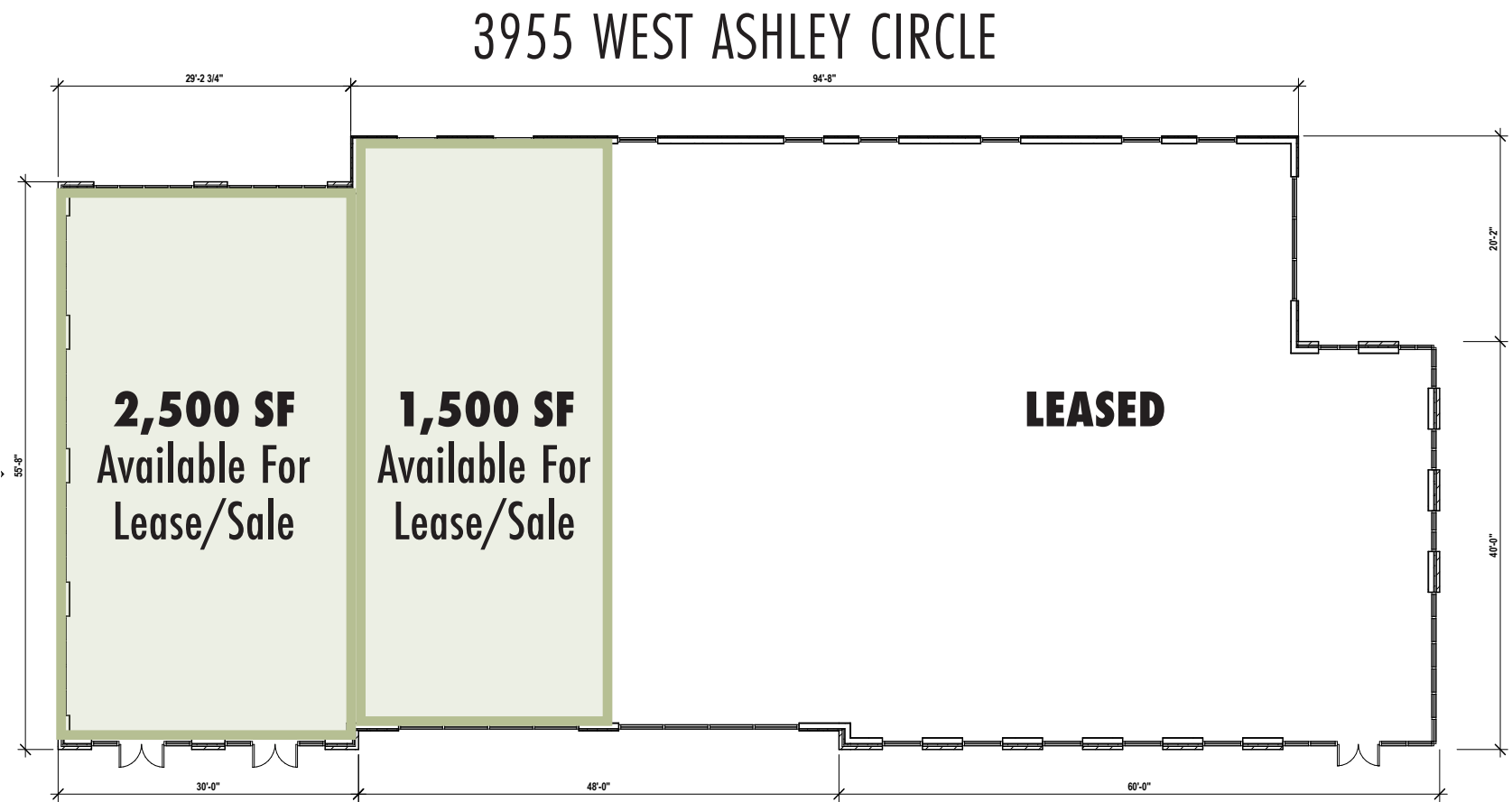
GLENN MCCONNELL PKWY

BEE FERRY ROAD

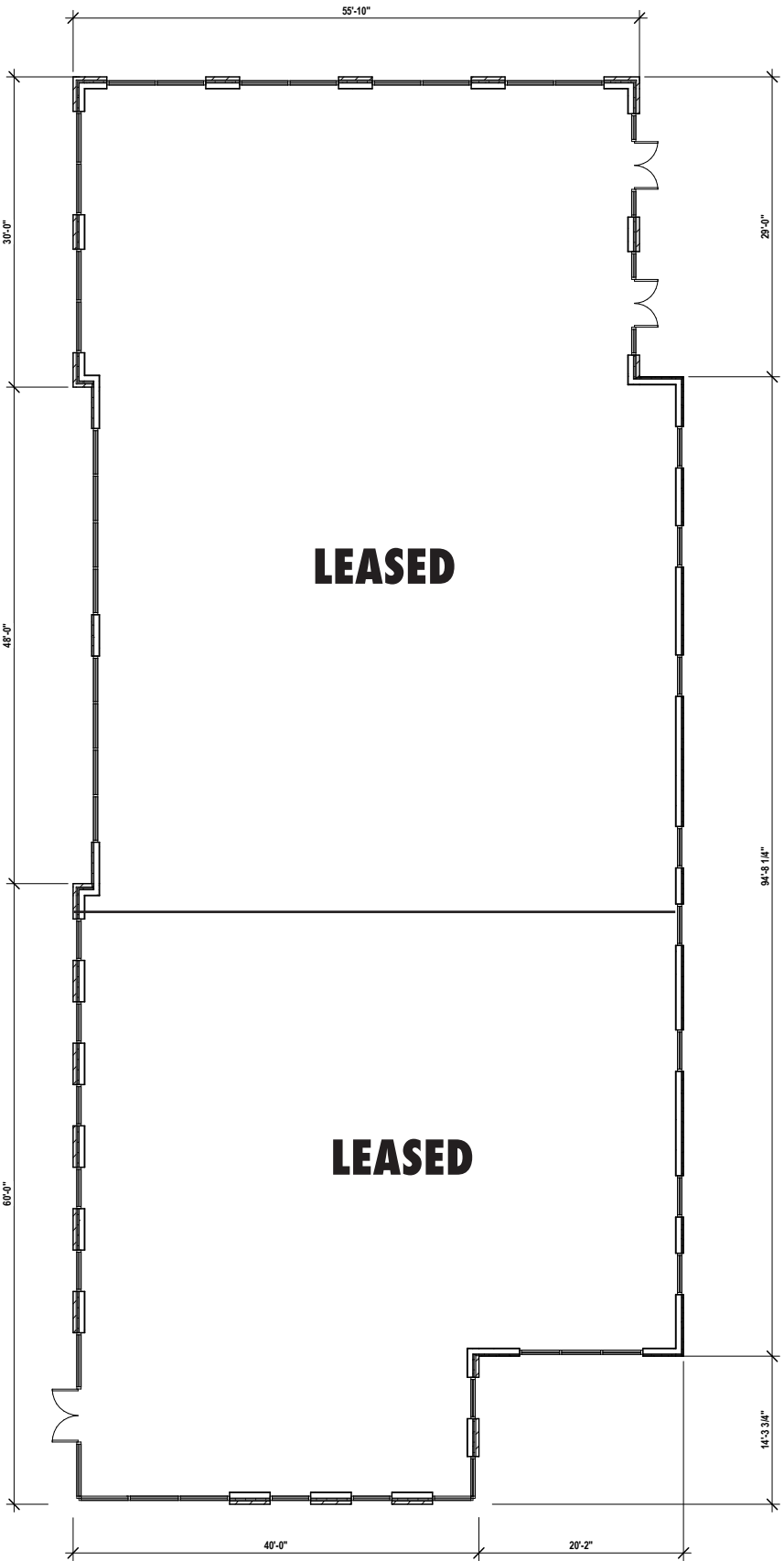
GLENN MCCONNELL EXT  
TO LONG SAVANNAH

3955 & 3961 WEST ASHLEY CIRCLE

# THE PLAN



3961 WEST ASHLEY CIRCLE



3955 & 3961 WEST ASHLEY CIRCLE  
**RENDERINGS**



# SURROUNDING AREA OVERVIEW

BRIDGE  
COMMERCIAL

GLENN MCCONNELL PKWY  
32,810 VPD

CITY FIRE TRAINING  
& POLICE

BEES FERRY ROAD  
30,676 VPD

15,032 VPD

WEST ASHLEY CIRCLE

FUTURE GLENN  
MCCONNELL EXTENSION

TO LONG  
SAVANNAH

GRAND OAK BLVD

PROXIMITY DR







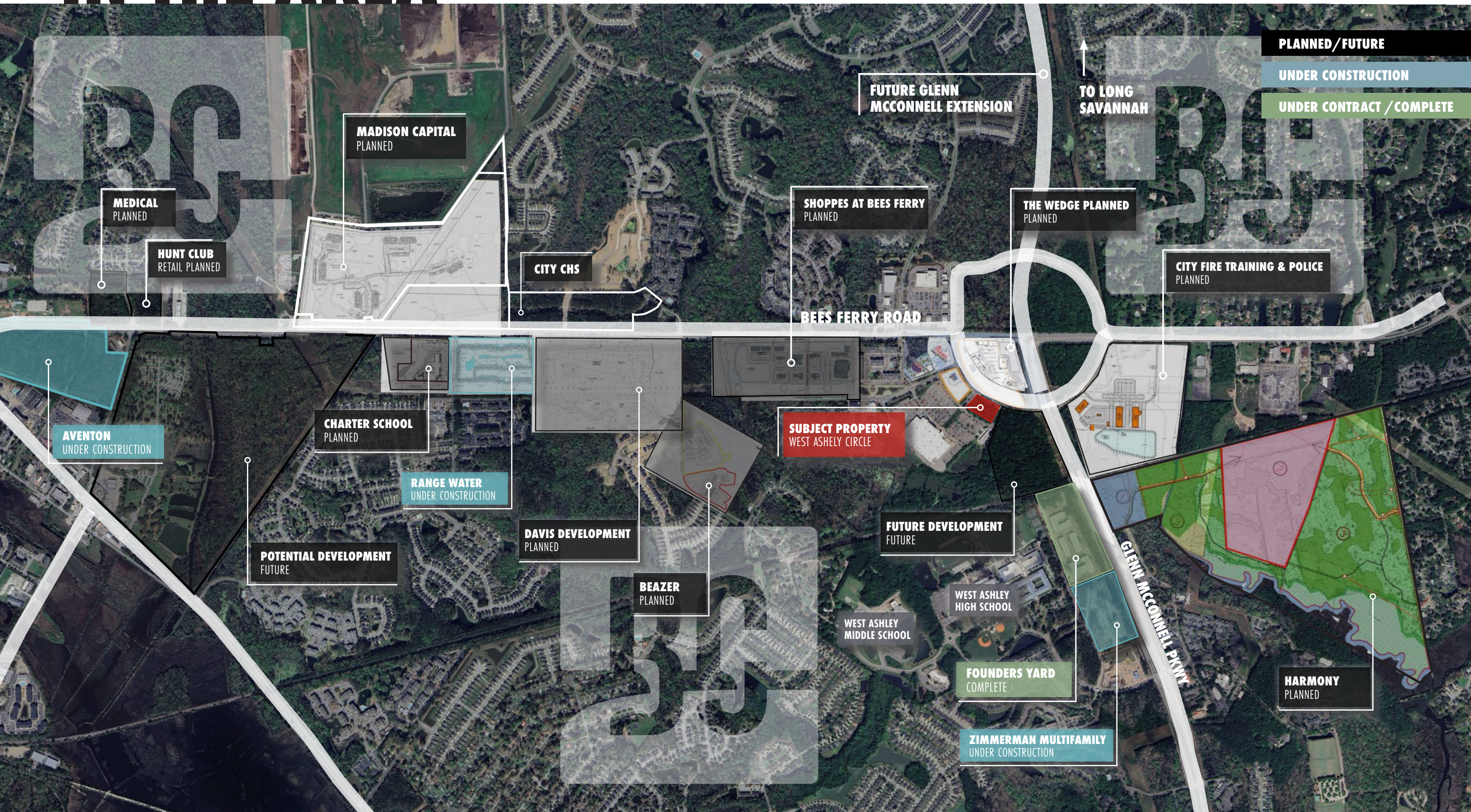








# DEVELOPMENT IN THE AREA



# DRIVE TIME MAP

- 5 minutes
- 10 minutes
- 15 minutes

**SUBJECT PROPERTY**  
WEST ASHELY CIRCLE

NORTH CHARLESTON

WEST ASHLEY

JOHNS ISLAND

# LONG SAVANNAH

## LONG SAVANNAH

4,500 Units  
3,300 Gross Acres  
1,628 Acre County Park  
203 Acre City Park

FUTURE GLENN  
MCCONNELL EXTENSION

TO LONG  
SAVANNAH

BEES FERRY ROAD

**SUBJECT PROPERTY**  
WEST ASHELY CIRCLE

GLENN MCCONNELL PKWY



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