



for lease

2323 ashley river road

charleston, sc 29414



1,450 sf freestanding building

- Located on highly trafficked Ashley River Road between Magwood Drive and Beechwood Road
- 1,450 SF freestanding building ideal for retail or professional office use
- Completely renovated on the interior to include new flooring, paint, windows, and lighting
- Fresh exterior paint providing a modern look and increased visibility from Ashley River Road
- Positioned minutes from I-526 with easy access to surrounding shopping, restaurants, and medical office
- Zoned Limited Business in the City of Charleston

nearby retailers



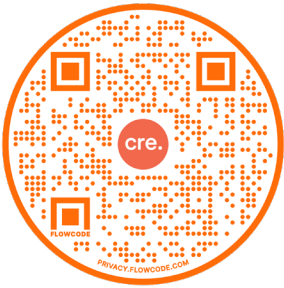
traffic counts

Ashley River Road | 17,700 VPD
Magwood Drive | 18,400 VPD

Source: SCDOT 2025

carolina
retail concept to community
experts

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5 minutes

- 15,570
2025 Population
- 15,891
2030 Population
- \$82,245
Median Household Income
- 38.5
Median Age

10 minutes

- 62,617
2025 Population
- 64,139
2030 Population
- \$91,556
Median Household Income
- 39.5
Median Age

Source: ESRI 2025

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