

THE WEDGE  
@ West Ashley Circle

Bees Ferry Road &  
West Ashley Circle  
Charleston, SC

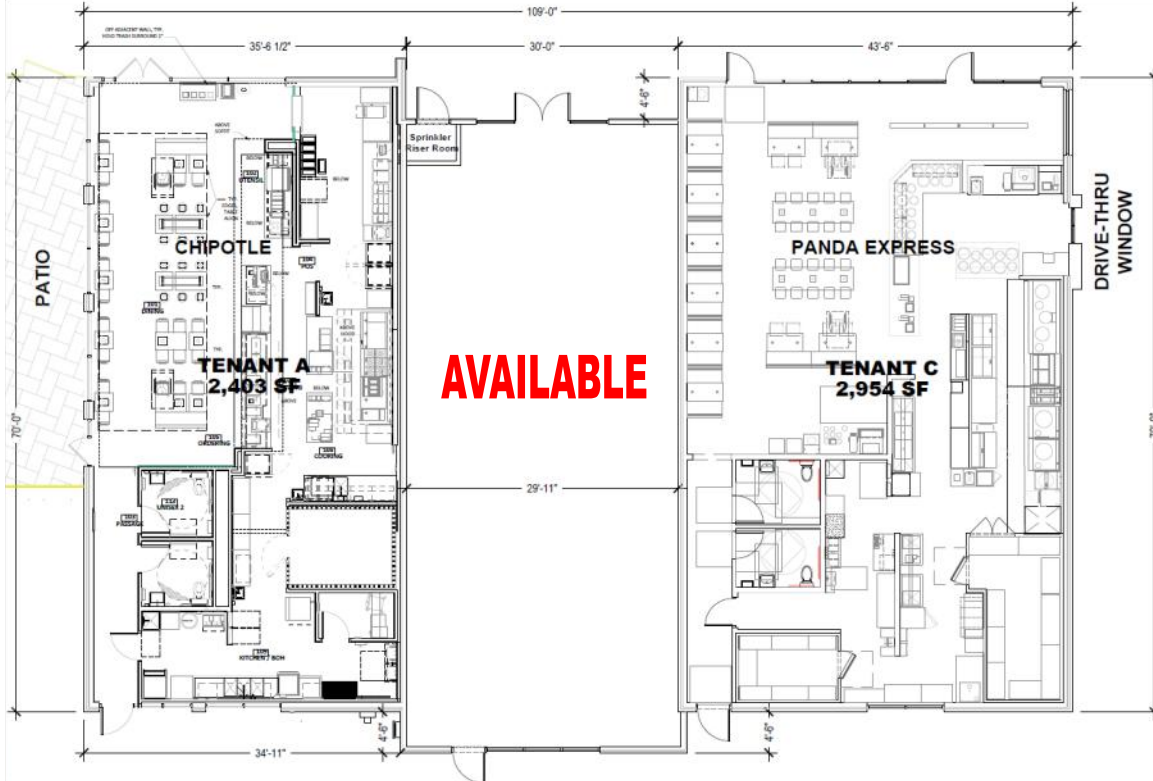
- ◆ Inline Retail Space
- ◆ Ground Lease Opportunity

[thewedge@oswaldcooke.com](mailto:thewedge@oswaldcooke.com)



## BUILDING B INLINE RETAIL SPACE

ASKING RENT:	\$50/SF/NNN
LEASE TYPE:	NNN
SQUARE FOOTAGE:	2,100 +/-SF
TI ALLOWANCE:	Negotiable
TICAM (Estimated)	\$14.00/SF
POSITIONING	In-Line
RESTRICTIONS	See agent for details



\*Proposed renderings. Subject to change.



# LOT D GROUND LEASE OPPORTUNITY

For more information contact: [thewedge@oswaldcooke.com](mailto:thewedge@oswaldcooke.com)

**Blair Hines Gearhart**

Office 843-388-5650

Mobile 864.616.3616



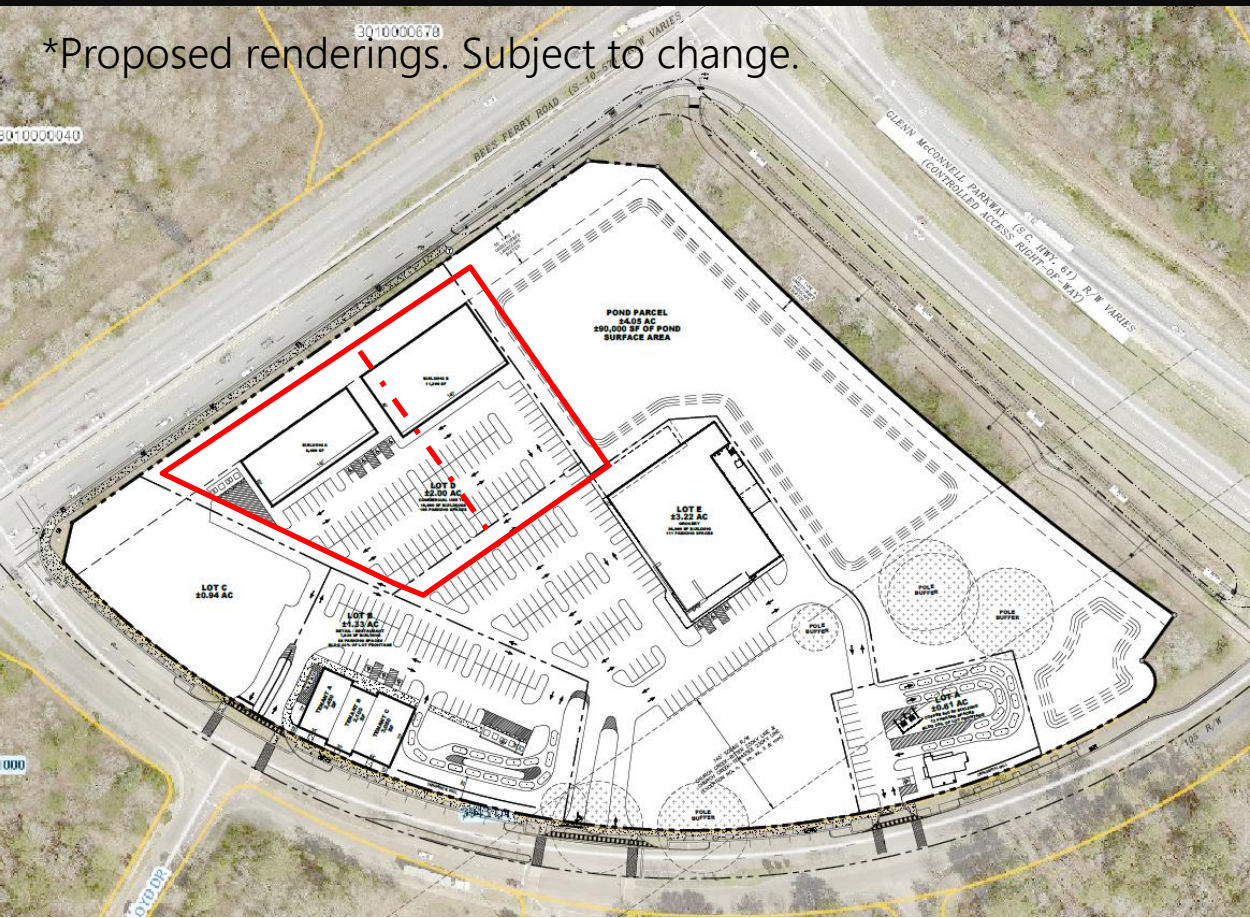
OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

**Benjy Cooke**

Office 843-388-5650

Mobile 843-343-1351

LEASE RATE	See broker for details
LEASE TYPE	NNN Ground Lease
LOT SIZE	2.09 Acres (Can be divided)
FRONTAGE	Bees Ferry Road
RESTRICTIONS	See agent for details



# AERIAL

## SITE

Inline Space - 2,100 SF  
Ground Lease - 1-2.09 Acres

Glenn McConnell Pkwy

Bees Ferry Road

PREMIER EYE CARE

Great Clips

Pink Polish  
NAIL SALON

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

AGAVES  
CANTINA

Jersey Mike's  
SUBS

EGGS UP  
GRILL

Chick-fil-A

ExtraSpace  
Storage

SHUCKIN'  
SHACK  
OYSTER BAR

Harris Teeter  
Fuel Center

tropical CAFE  
SMOOTHIE

STARBUCKS  
COFFEE

Blue Water

AERIAL

MUSC  
Development

West Ashley  
High School



Glenn McConnell Pkwy  
47,800 VPD



Available  
Ground Lease Opportunity  
2.09 Acres (Can be divided)



Available  
2,100 SF  
Retail Space



Bees Ferry Road 33,000 VPD



AERIAL

Walmart

MADISON  
AT HARPER PLACE

WHITWATER  
EXPRESS

THE  
BECKETT  
WEST ASHLEY

Chick-fil-&

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

Blue Water

EGGS UP GRILL

Great Clips

CINNABON

AGAVES CANTINA

Jersey Mike's SUBS

STARBUCKS COFFEE

tropical CAFE SMOOTHIE

SHUCKIN' SHACK OYSTER BAR

Pink Polish NAIL SALON

PREMIER EYE CARE

GRAND OAKS

Harris Teeter Pool Center

**SITE**  
Inline Space - 2,100 SF  
Ground Lease - 1-2.09 Acres

Bees Ferry Road 33,000 VPD

Glenn McConnell Pkwy 47,800 VPD

# HIGHLIGHTS

ADDRESS	Bees Ferry Road and West Ashley Circle Charleston, SC
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	30,676 VPD (Bees Ferry Road) 32,810 VPD (Glenn McConnell)

**LONG SAVANNAH DEVELOPMENT**

- T1 Natural Zone
- T2 Rural Zone
- T3-R Resident Sub-Urban Zone
- T3-O Open Sub-Urban Zone
- T4 General Urban Zone
- T5 Urban Center Zone

Long Savannah Proposed Community Development  
 ~ 4,500 Homes Planned  
 3,300 AC Mixed Use Development  
 (incl. 1,628 AC County Park & 203 AC City Park)



**SITE**  
 Inline Space - 2,100 SF  
 Ground Lease - 1-2.09 Acres

Sitting at the intersection of Bees Ferry Road & Glenn McConnell Parkway, the Wedge at West Ashley Circle brings long awaited development to one of Charleston's most prolific undeveloped intersections. With decades of pent-up retail demand, The Wedge will serve as home for tenants looking to take advantage of the booming growth blanketing the Bees Ferry Corridor. There are 85,000 residential units in the 5-mile radius, with multiple large communities just beginning to take shape in the immediate market. Sharing access and traffic with the only Wal-Mart in the sub-market, West Ashley Circle is the primary retail destination which carries traffic from the residential communities back to 526 and the City of Charleston. This is a great opportunity to join other tenants including Aldi, Chase Bank, Dutch Brothers Coffee, Panda Express and Chipotle.

Please e-mail [thewedge@oswaldcooke.com](mailto:thewedge@oswaldcooke.com) for additional information regarding this unique opportunity.

# AERIAL

Long Savannah  
6,000 Acre Planned Development

Harris Teeter  
YOUR NEIGHBORHOOD MARKET

STARBUCKS COFFEE

SHUCKIN' SHACK OYSTER BAR

tropical CAFE SMOOTHIE

EGGS UP GRILL

Great Clips

Chick-fil-A

Blue Water

WHITewater

Walmart

West Ashley High School

MUSC Development

SPINX  
Making Life Easier

ZAXBY'S

Doctors Care

SHERWIN WILLIAMS.

SONIC

Lowe's FOODS

THE HOME DEPOT

KOHL'S expect great things

Marshalls

JOANN

SHOE CARNIVAL

Chick-fil-A

McDonald's

Bank of America

South State

FOOD LION

West Ashley Medical Center

CIRCLE K

Bees Ferry Road  
30,676 VPD

Carolina Voyager Charter School

Publix

Parker's

Wegmans

Santitas

Glenn McConnell Pkwy  
48,200 VPD

Lowe's

ROPER ST. FRANCIS HEALTHCARE

COSTCO WHOLESALE

526

Citadel Mall

TARGET

belk

Savannah Hwy

Image © 2024 Airbus

# APARTMENT AERIAL



# UPCOMING SURROUNDING PROJECTS

Long Savannah Proposed  
Community Development  
4,500 Homes Planned  
3,300 AC Mixed Use Development

140+/- Townhomes

320 Multi-Family Units

101 Single Family Units

155 Single Family Units

Bees Ferry Road 30,676 VPD

SITE



Beazer Homes  
57+/- Townhomes

Ashton Woods  
165+/- Single Family Units



337 Multi-Family Units



# VICINITY

 2.5 Miles to Savannah Hwy (Hwy 17)

 3.1 Miles to Interstate 526

 9 Miles to Downtown Charleston

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,262	45,267	88,773
Population Growth (2024-2029)	6.48%	6.14%	6.47%
2024 Average HH Income	\$109,523	\$92,412	\$85,641
Daytime Employments	1,573	1,677	51,335
Households (2023)	2,719	19,820	38,746
Traffic Count		30,676 VPD Bees Ferry Road	



# ABOUT CHARLESTON MSA

## Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

## Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

## Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

## Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel Scientific Research Corporation (SRC)	1,000

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

*You won't find a more hospitable or business-friendly climate than South Carolina.*

Information courtesy of: [Link](#)

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

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**Benjy Cooke** | 843.343.1351 | [benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)  
**Blair Gearhart** | 864.616.3616 | [blair.gearhart@oswaldcooke.com](mailto:blair.gearhart@oswaldcooke.com)  
**Ruthie Godfrey** | 864.344.1541 | [ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)



For more information contact: [thewedge@oswaldcooke.com](mailto:thewedge@oswaldcooke.com)

**Blair Hines Gearhart**

Office 843-388-5650

Mobile 864.616.3616

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Mobile 843-343-1351



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