

DEVELOPMENT OPPORTUNITY

FOR SALE



**2475 Ashley River Rd,
Charleston, SC 29414**



+/- 3.98 ACRES AVAILABLE
\$1,085,000

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PROPERTY OVERVIEW

2475 Ashley River Road presents a rare redevelopment opportunity along the highly desirable Ashley River Road corridor in West Ashley, just off Highway 61 in Charleston, SC. The property currently contains existing structures that may be repurposed for adaptive reuse or demolished to accommodate a new development vision.

A major advantage of this site is that it previously underwent extensive due diligence and site planning efforts in 2021, including civil engineering, wetlands analysis, and other key development and entitlement-related design work. These materials can potentially convey with the property or serve as a valuable foundation to accelerate a new purchaser's planning and development process.

With strong access, established surrounding growth, and meaningful pre-development work already completed, this property offers an exceptional opportunity for investors, developers, or owner-users seeking to capitalize on one of West Ashley's most recognizable corridors.

TMS#	Location & Access	Zoning	Setbacks / Buffers	Development by Right
355-16-00-017	Ashley River Rd (HWY 61) Bees Ferry Rd Magwood Dr	Charleston County ARRC_VC-CC (Ashley River Road Corridor, Village Commercial Area - Community Commercial). Adjacent parcels are zoned ARRC_VC-CC, R-4 and Business Park (City of Charleston).	Front (est) 35' 25' along the west 15' Type B buffer along South	+/- 7 Single Family Lots Village Commercial

CONCEPTUAL DESIGN 1

RHETT MORGAN
ARCHITECT, LLC

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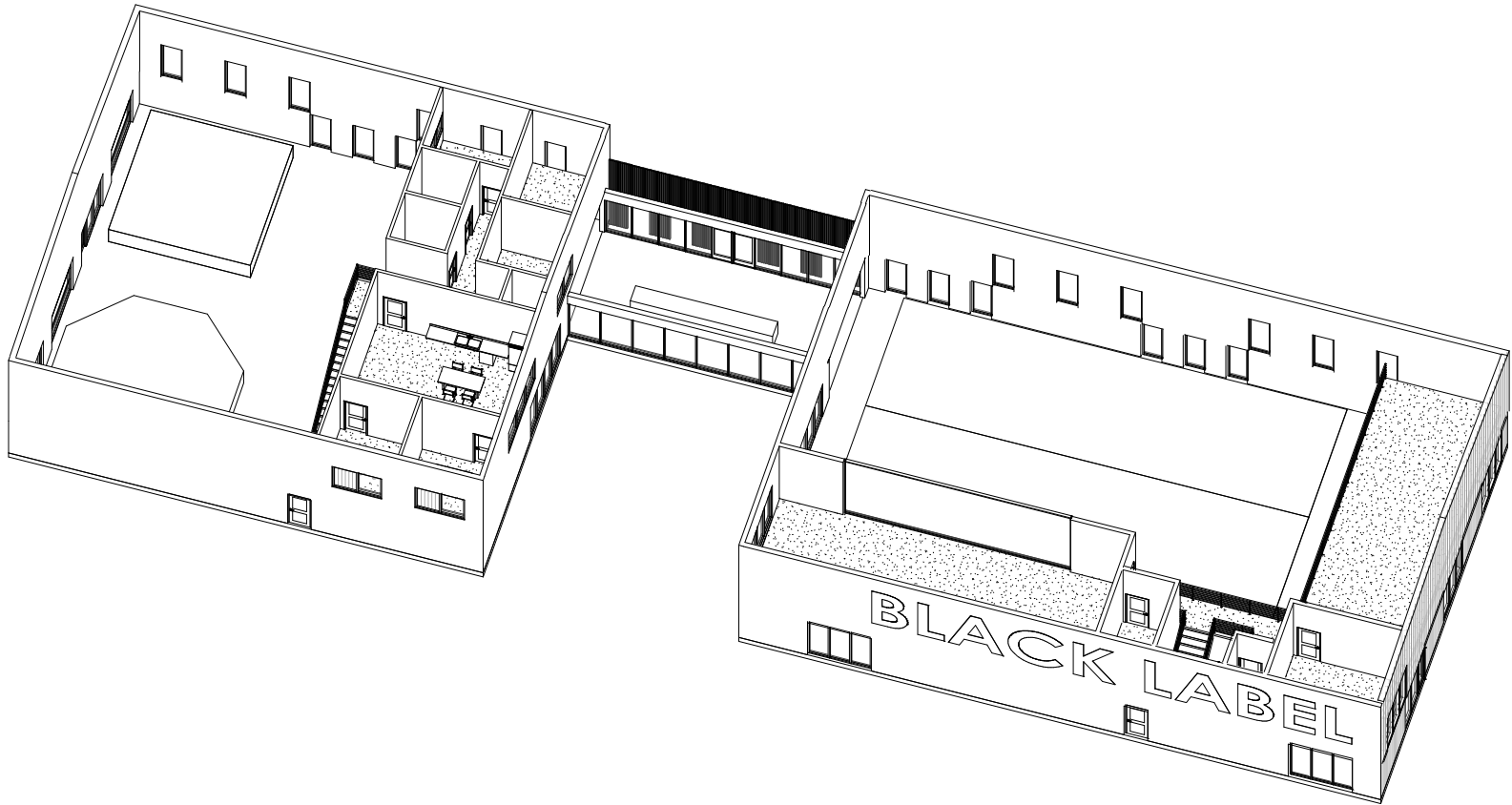
2475 ASHLEY RIVER ROAD

VIEW AT ENTRY A2

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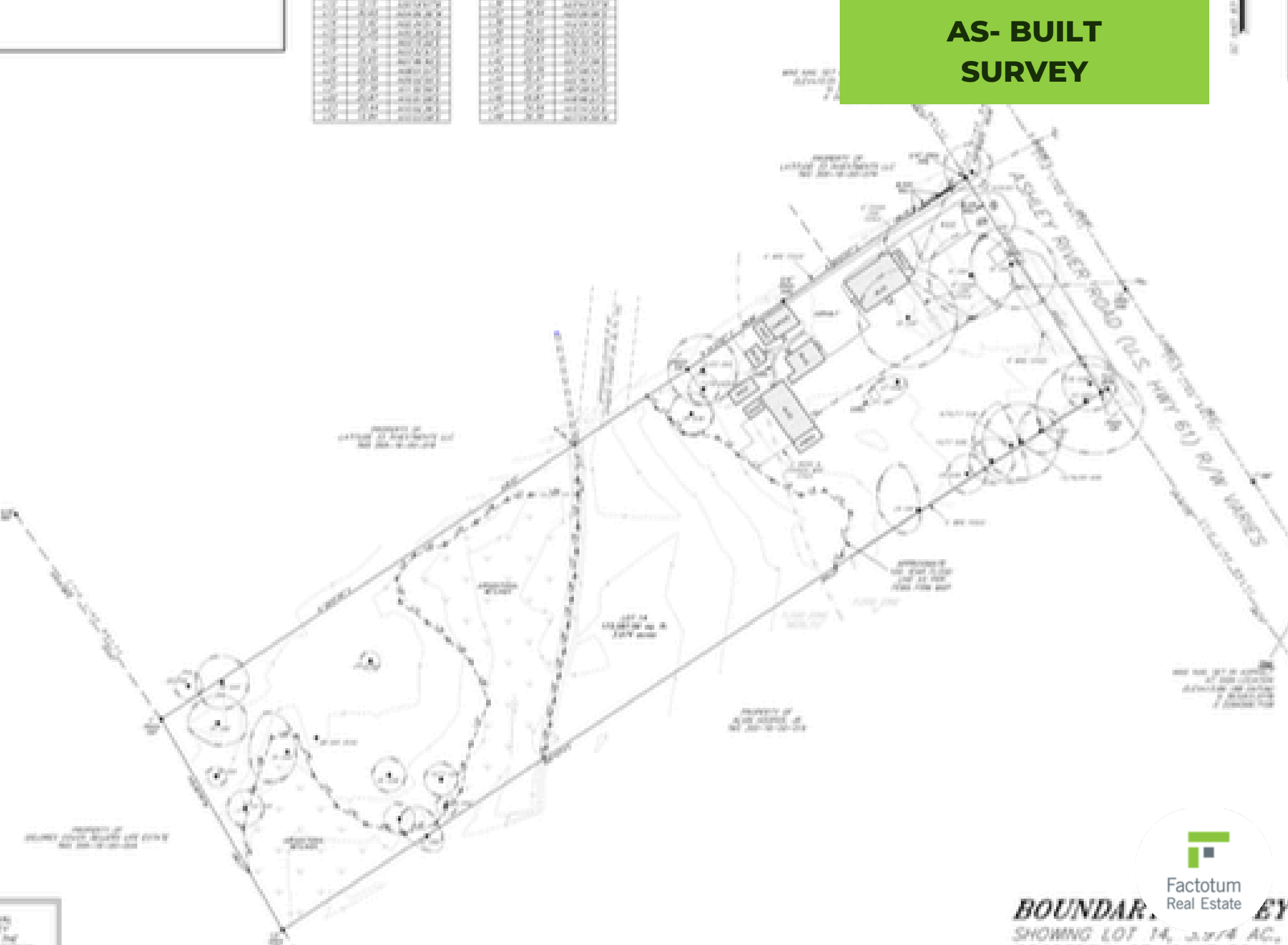
CONCEPTUAL DESIGN 2

RHETT MORGAN
ARCHITECT, LLC



2475 ASHLEY RIVER ROAD

AS-BUILT SURVEY



EXISTING SITE LAYOUT



PRE- DEVELOPMENT SITE LAYOUT



LEGEND

-  ROOF AREA
-  PAVED AREA
-  PERVIOUS AREA



PHOTOS



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Fuseler Road



PHOTOS



MyPlace Self Storage
1000 Ashley Rd
Charleston, SC 29405

Prologis
1000 Ashley Rd
Charleston, SC 29405

Shops at River Market
1000 Ashley Rd
Charleston, SC 29405

Ashley River Rd

Southern Lawn
Equipment
1000 Ashley Rd
Charleston, SC 29405

AutoNet
1000 Ashley Rd
Charleston, SC 29405

Ashley River Rd

AutoNet
Used Car Dealer
1000 Ashley Rd
Charleston, SC 29405

MyPlace Self Storage
1000 Ashley Rd
Charleston, SC 29405

AutoNet
Used Car Dealer
1000 Ashley Rd
Charleston, SC 29405

AutoNet
Used Car Dealer
1000 Ashley Rd
Charleston, SC 29405

Ashley River Rd

*not to scale



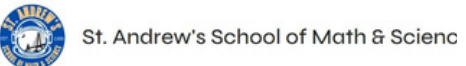
CHARLESON AERIAL MAP



New Medical Center Development
OLD TOWN



WEST ASHLEY GREENWAY



Key Facts



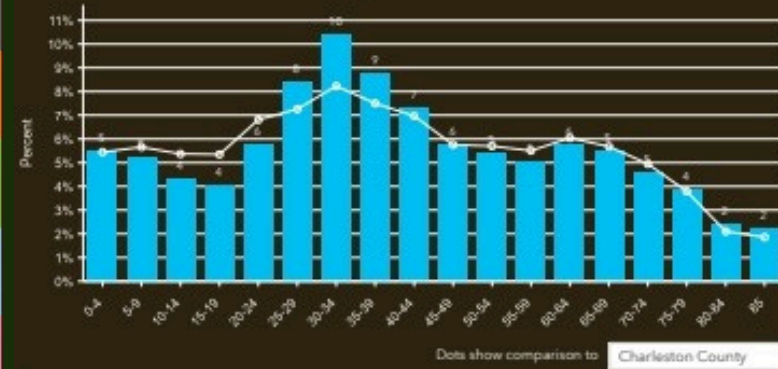
Education



Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	947	6.06%	10.11%	60
Upscale Avenues (L2)	371	2.37%	5.50%	43
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	3,729	23.85%	11.14%	214
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	0	0.00%	7.53%	0
Middle Ground (L8)	6,126	39.19%	10.81%	363
Senior Styles (L9)	0	0.00%	5.79%	0
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	2,972	19.01%	6.24%	305
Hometown (L12)	1,487	9.51%	5.88%	162
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0

Age Profile



2024 Households by income (Esri)

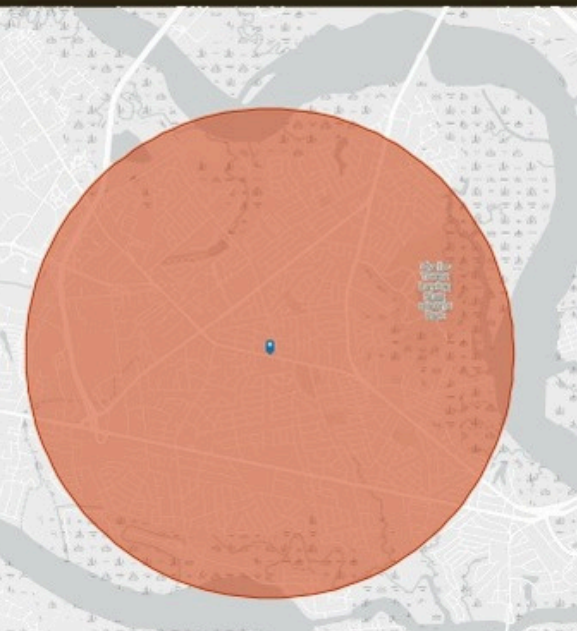
The largest group: \$50,000 - \$74,999 (20.3%)
The smallest group: \$25,000 - \$34,999 (5.1%)

Indicator ▲	Value	Diff
<\$15,000	9.1%	+1.2%
\$15,000 - \$24,999	5.5%	+0.1%
\$25,000 - \$34,999	5.1%	-0.1%
\$35,000 - \$49,999	11.5%	+1.3%
\$50,000 - \$74,999	20.3%	+3.6%
\$75,000 - \$99,999	13.1%	+1.1%
\$100,000 - \$149,999	17.3%	-0.3%
\$150,000 - \$199,999	6.2%	-2.0%
\$200,000+	11.9%	-5.0%

Bars show deviation from Charleston County

Tapestry segments

	8F Old and Newcomers 2,904 households	18.6% of Households
	5C Parks and Rec 1,700 households	10.9% of Households
	11B Young and Restless 1,612 households	10.3% of Households



Key Facts

\$539,833
Median Home Value

\$75,895
Median HH Income

7.1
Home Value to Income Ratio

36.0
Median Age

50,450
Households

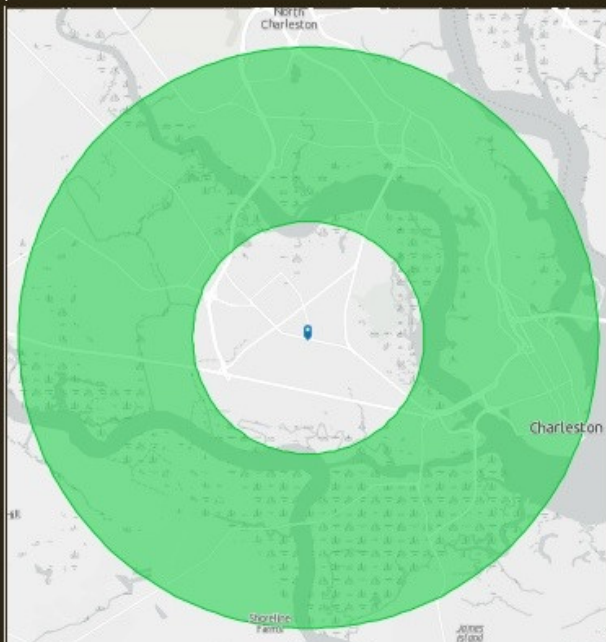
Education

5.7%
No High School Diploma

18.6%
High School Graduate

23.5%
Some College/
Associate's Degree

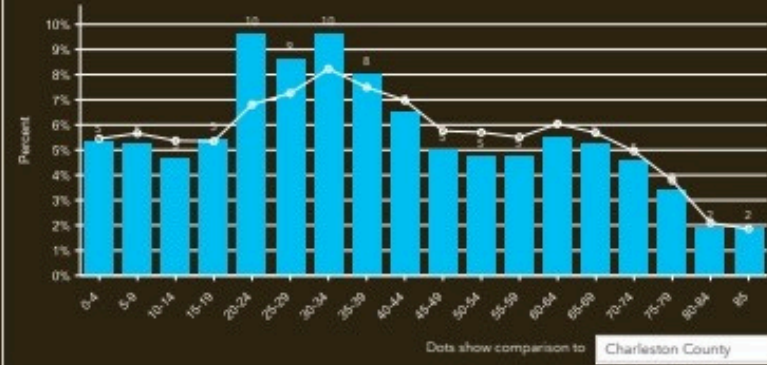
52.2%
Bachelor's/Grad/
Prof Degree



Tapestry LifeMode

	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	597	1.18%	10.11%	12
Upscale Avenues (L2)	1,901	3.77%	5.50%	69
Uptown Individuals (L3)	2,862	5.67%	3.91%	145
Family Landscapes (L4)	404	0.80%	7.91%	10
GenXurban (L5)	3,011	5.97%	11.14%	54
Cozy Country Living (L6)	2,088	4.14%	11.81%	35
Sprouting Explorers (L7)	116	0.23%	7.53%	3
Middle Ground (L8)	18,803	37.27%	10.81%	345
Senior Styles (L9)	2,127	4.22%	5.79%	73
Rustic Outposts (L10)	0	0.00%	7.94%	0
Midtown Singles (L11)	6,927	13.73%	6.24%	220
Hometown (L12)	5,937	11.77%	5.88%	200
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	5,677	11.25%	1.57%	717

Age Profile



2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.2%)
The smallest group: \$25,000 - \$34,999 (5.3%)

Indicator	Value	Diff
<=\$15,000	10.8%	+2.9%
\$15,000 - \$24,999	8.3%	+0.9%
\$25,000 - \$34,999	5.3%	+0.1%
\$35,000 - \$49,999	10.9%	+0.7%
\$50,000 - \$74,999	16.2%	-0.5%
\$75,000 - \$99,999	11.6%	-0.4%
\$100,000 - \$149,999	17.2%	-0.4%
\$150,000 - \$199,999	7.4%	-0.8%
\$200,000+	14.3%	-2.6%

Bars show deviation from Charleston County

Tapestry segments

Bright Young Professionals
10,319 households

20.5%
of Households

City Commons
4,586 households

9.1%
of Households

Old and Newcomers
4,194 households

8.3%
of Households

DEVELOPMENT OPPORTUNITY FOR SALE

+/- 3.8 ACRES Available

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