

**2165 - 2185 ASHLEY PHOSPHATE RD,  
NORTH CHARLESTON, SC 29406**



# FOR SALE

ASHLEY OFFICE PARK | SALE PRICE: \$5,250,000

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**LEE &  
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COMMERCIAL REAL ESTATE SERVICES

# PROJECT OVERVIEW

## PROPERTY DESCRIPTION

Ashley Office Park is a (6) six-building office park located off Ashley Phosphate Road, in between the two major corridors of the peninsula, I 26 and Rivers Avenue. The property features great visibility (+60,000 VPD), ample free parking, and multiple access points on the 3-acre site. Ownership recently completed major renovations and modernizations to the park. Exterior renovations included new brick/foundational work, roof updates, landscaping, monument and suite signage, additional security, and modern design features. Current tenancy mix is essential service and medical users with a long track record at the park. The remaining availabilities range in size from 1,204 SF to 3,173 SF. The subject property's location features major national brands within short distance of the site providing multiple food, retail, and hospitality service providers to the tenancy.

## AREA DESCRIPTION

Ashley Office Park is located within a hub zone for government. The surrounding area is filled with national retailers, food options, and hotels. Property has close proximity to the Charleston International Airport (CHS), Northwoods Mall, Trident Technical College, and Charleston Southern University.



### ADDRESS

2165-2185 Ashley Phosphate Rd.,  
Charleston, SC 29406

### TMS #

478-03-00-012

### SALE PRICE

\$5,250,000

### TOTAL PORTFOLIO SIZE

32,260 SF

### PARKING & ACCESS

Easy Ingress / Egress from  
two streets

### YEAR BUILT / RENOVATED

1979 / Renovations completed  
in 2022

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**PROPERTY FEATURES  
GREAT VISIBILITY  
(+60,000 VPD), AMPLE  
FREE PARKING, AND  
MULTIPLE ACCESS  
POINTS ON THE  
3-ACRE SITE.**  
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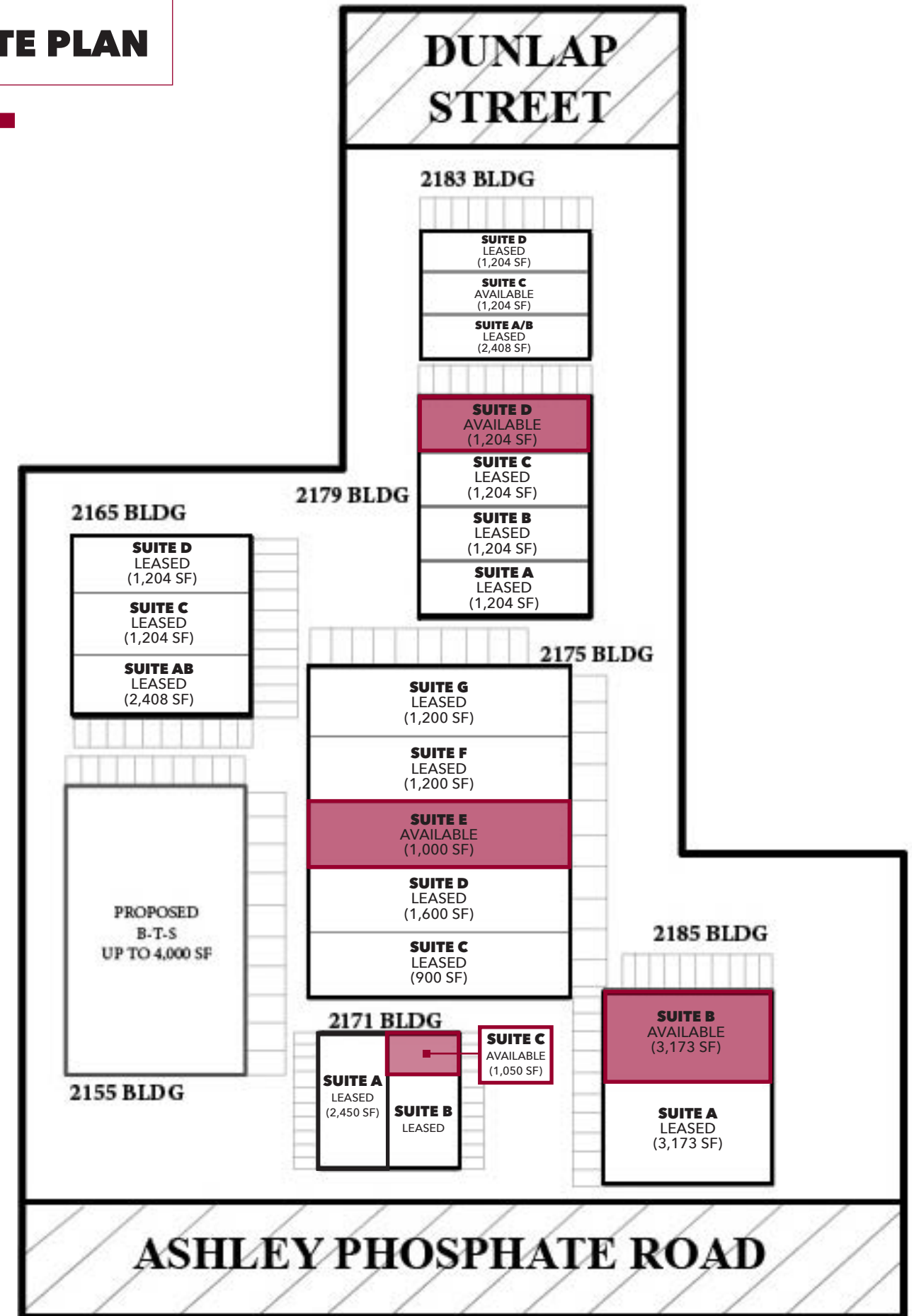
# PROPERTY PHOTOS



# AERIAL OVERVIEW



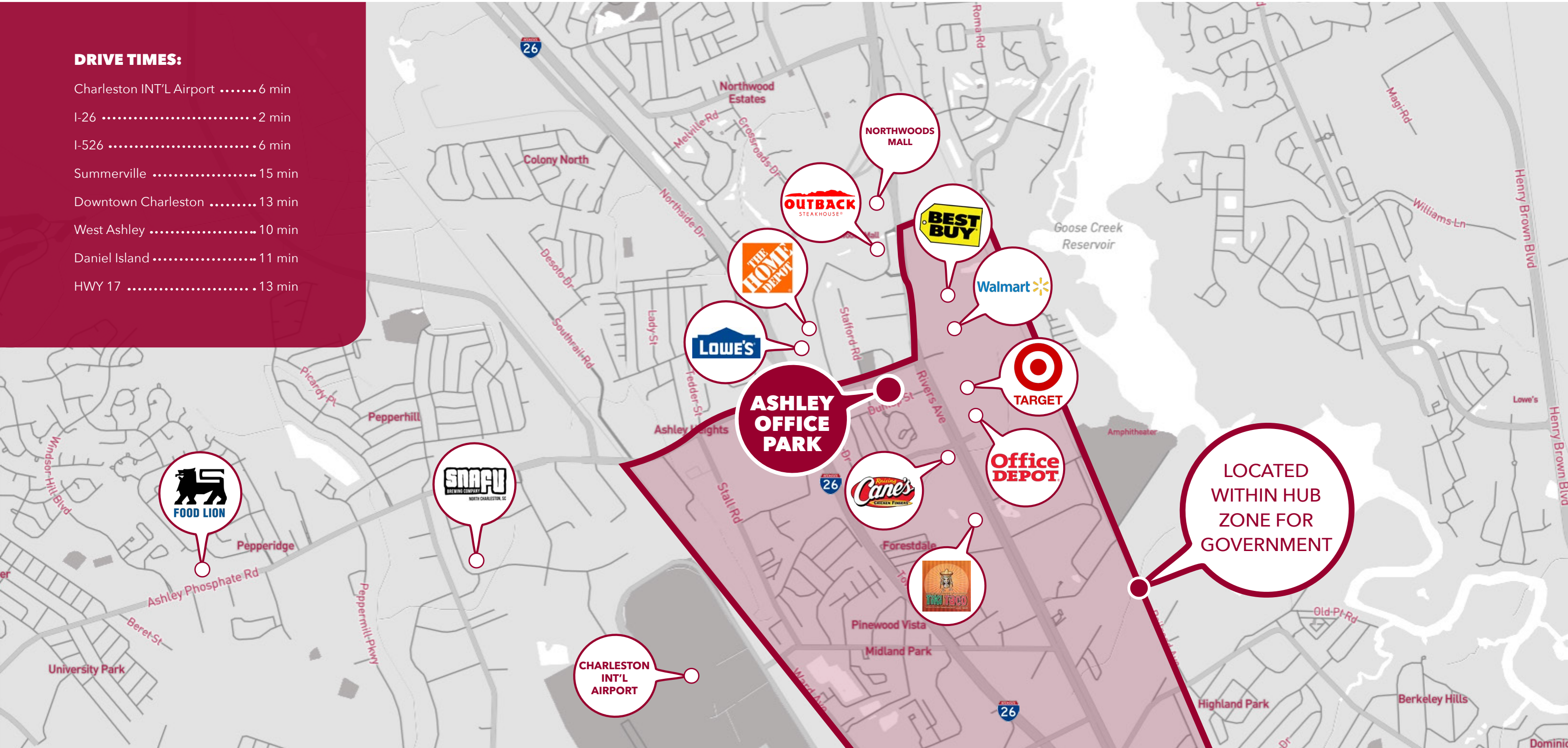
# SITE PLAN



# LOCATION OVERVIEW

## DRIVE TIMES:

- Charleston INT'L Airport ..... 6 min
- I-26 ..... 2 min
- I-526 ..... 6 min
- Summerville ..... 15 min
- Downtown Charleston ..... 13 min
- West Ashley ..... 10 min
- Daniel Island ..... 11 min
- HWY 17 ..... 13 min



LOCATED WITHIN HUB ZONE FOR GOVERNMENT

# MARKET OVERVIEW



## DEMOGRAPHICS:

\*within a 5 mile radius

**144,331**

TOTAL POPULATION

**54,023**

TOTAL HOUSEHOLDS

**32.7**

MEDIAN AGE

**\$52,480**

MEDIAN HH INCOME

**\$67,807**

AVERAGE HH INCOME

**150,152**

TOTAL DAYTIME POP.

**4,711**

TOTAL BUSINESSES



2165-2185

ASHLEY PHOSPHATE RD., CHARLESTON, SC 29406

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