

RETAIL/OFFICE FOR LEASE OR SALE

CHARLESTON, SC



3955 & 3961 WEST ASHLEY CIRCLE



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THE OVERVIEW



PROPERTY SUMMARY

Bridge Commercial is pleased to present 1,500 SF Lease or Sale. The project contains just over 15,000 SF of mixed use development located in the heart of West Ashley. With a growing demand for services, the Bee’s Ferry submarket presents a unique opportunity for retail and office users, with over 85,000 residential units and multiple large scale communities within a 5-mile radius.

PROJECT SF 15,000 SF

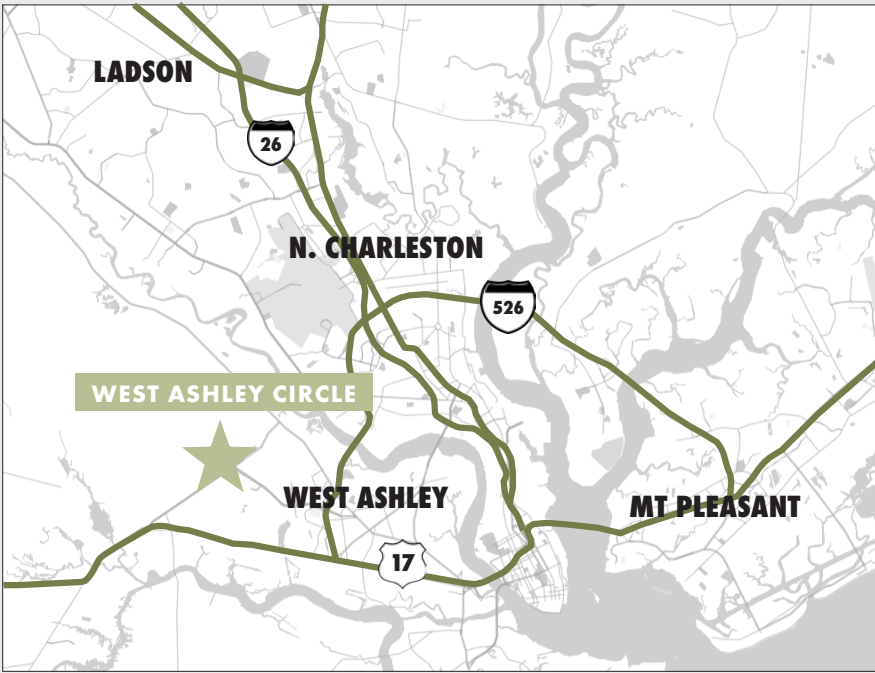
AVAILABLE SF 1,500 SF

BASE RENT \$42 PSF

NNN RENT \$9.50 PSF

DELIVERY Warm Dark Shell

EST DELIVERY End of Q2 2027



Walmart

MADISON HARPER PLACE
MULTIFAMILY

RETAIL DEVELOPMENT
FUTURE

PROXIMATE RESIDENCES
MULTIFAMILY



FUTURE DEVELOPMENT
TBD

3955 & 3961 WEST ASHLEY CIRCLE
1,500 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



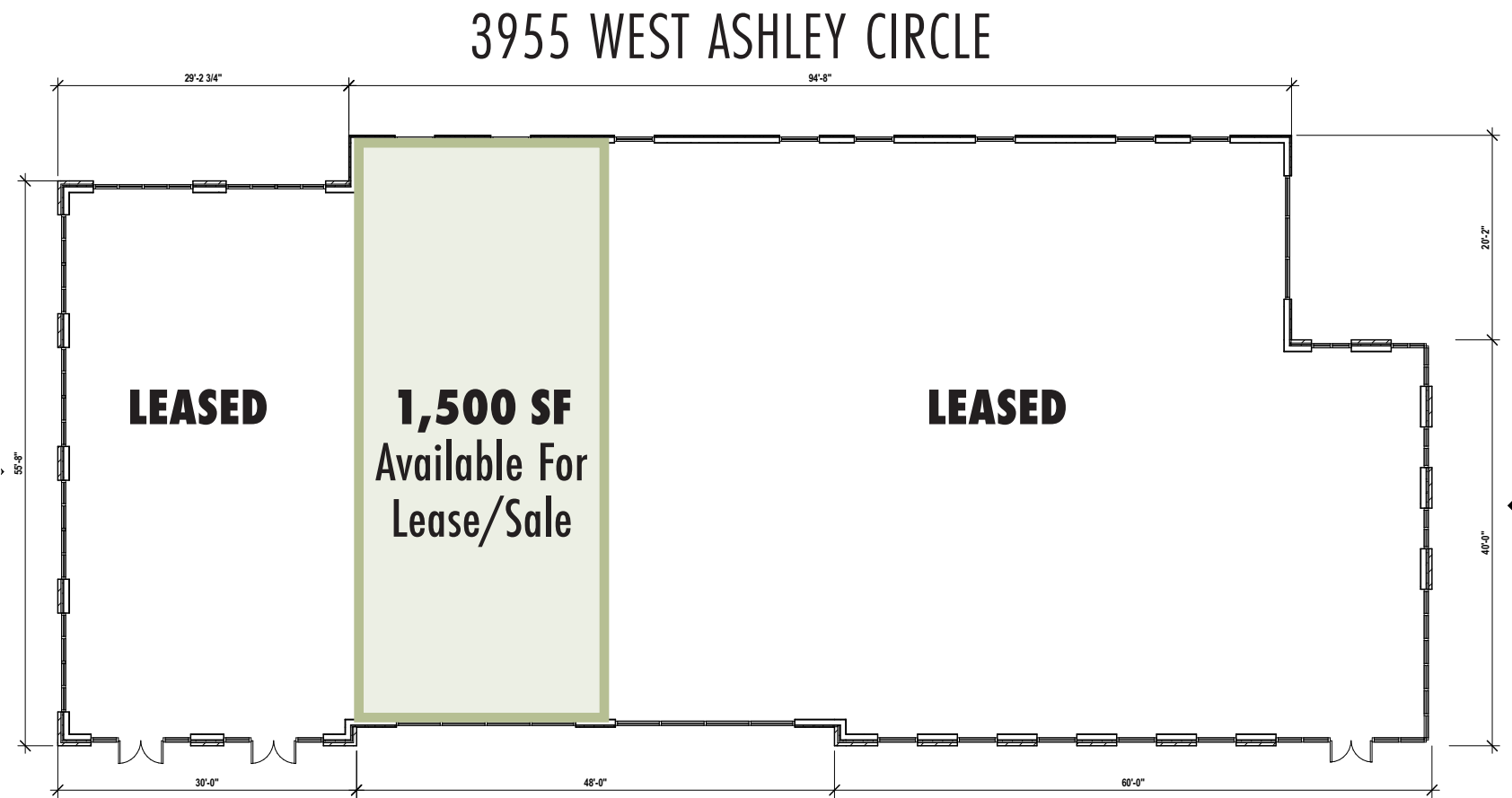
BEE FERRY ROAD



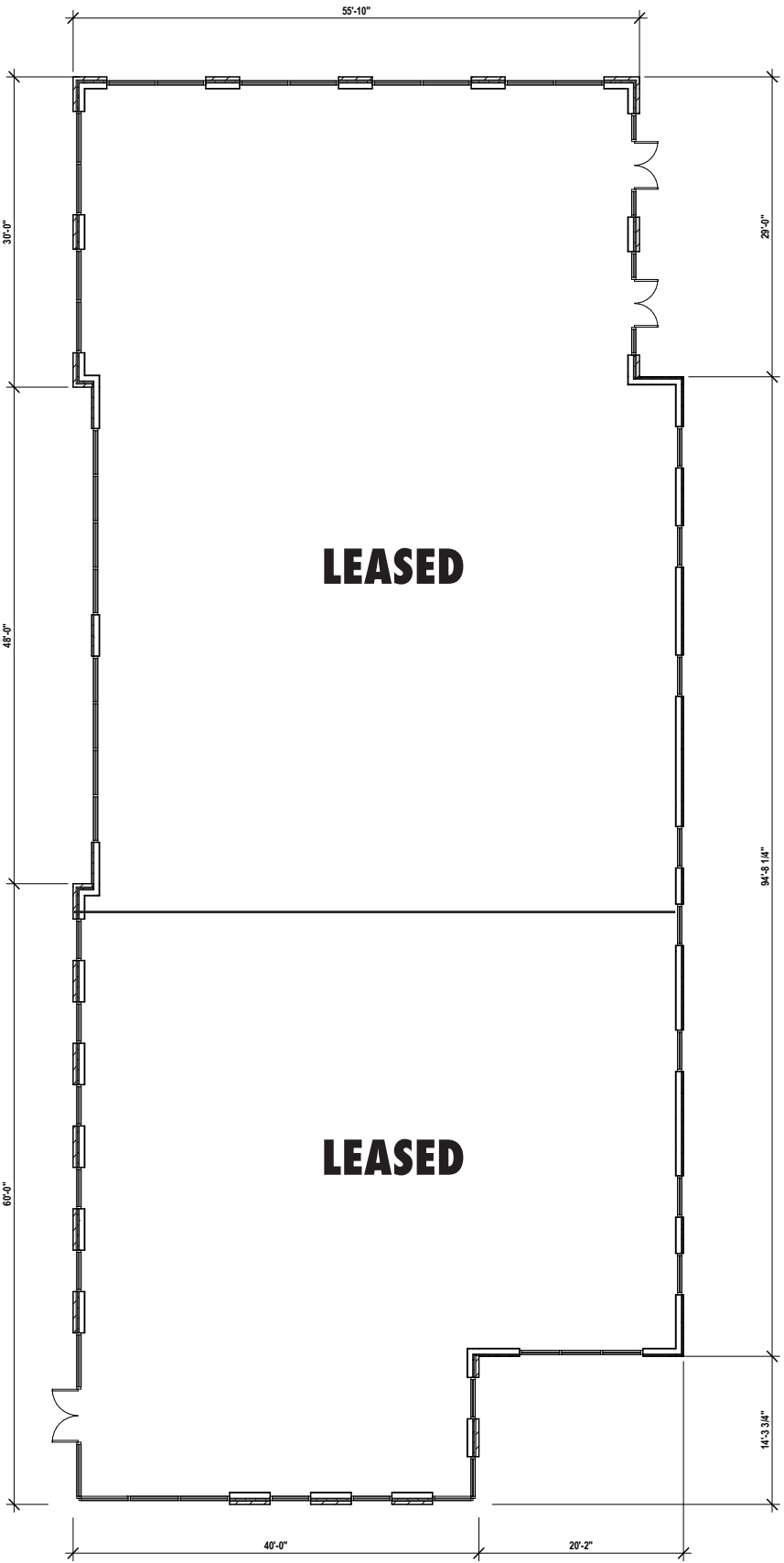
GLENN MCCONNELL EXT
TO LONG SAVANNAH

3955 & 3961 WEST ASHLEY CIRCLE

THE PLAN



3961 WEST ASHLEY CIRCLE



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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

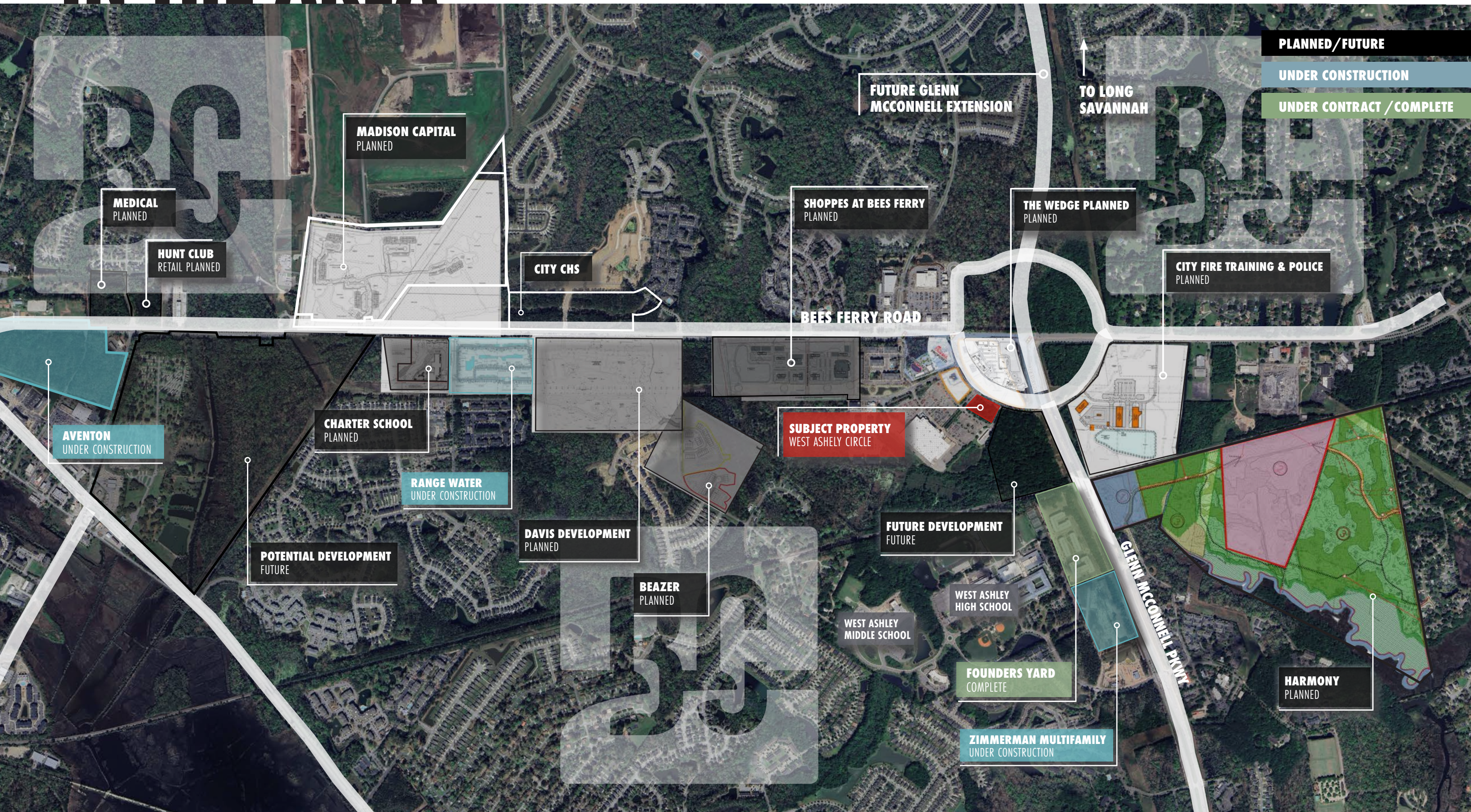
TO LONG
SAVANNAH

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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