



For Lease

Retail Suites at Pier Pont Crossing

ADDRESS:

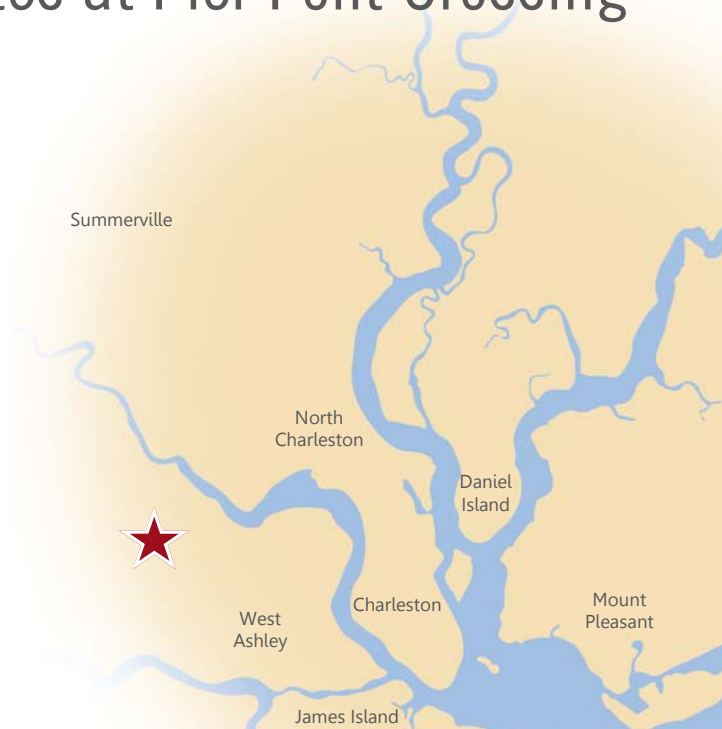
Pier Pont Crossing
2408 Ashley River Road
Charleston, SC 29414

PRICE:

Lease: \$12.00/SF NNN (\$4.42/SF)

CONTACT:

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PROPERTY OVERVIEW:

Location: Pier Pont Crossing
2408 Ashley River Road
Charleston, SC 29414

Lease price: \$12.00/SF NNN (\$4.42/SF)

Zoned: Community Commercial

TMS: 353-02-00-189

Description: 40,129 square foot unanchored retail strip center with individual suites available for lease. Project was developed in 2008 as a retail condo development. Vacant suites are in warm shell condition and are being offered at \$12/SF NNN. Terrific building with aggressive lease rates for new tenants.

Traffic counts: 13,000 cars/day (SCDOT 2010)

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	6,423	51,999	107,835
Median Household Income:	\$52,231	\$49,027	\$44,288

Source: U.S. Bureau of Census, 2010 Census of Population and Housing

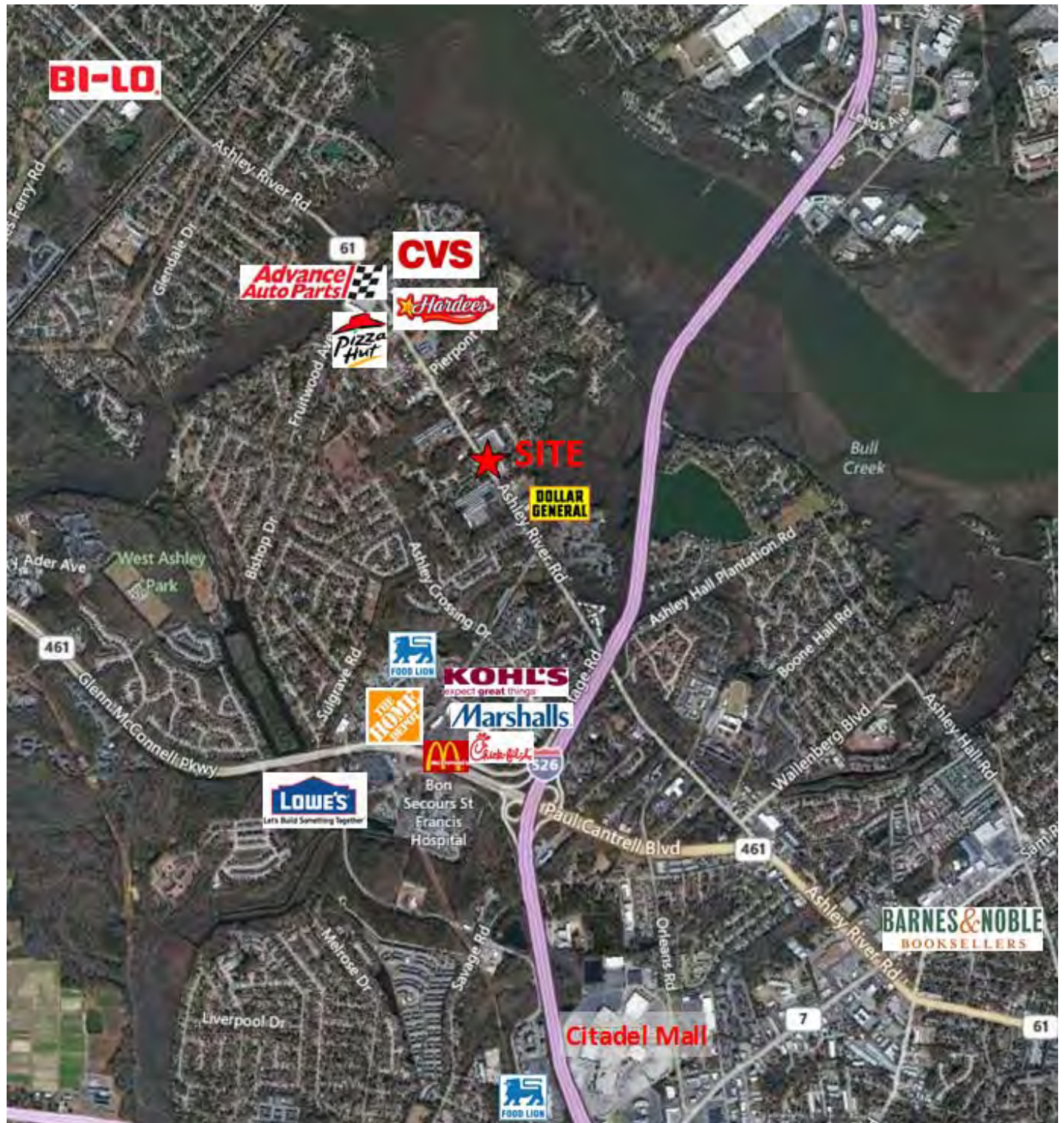


AVAILABLE SUITES FOR LEASE:

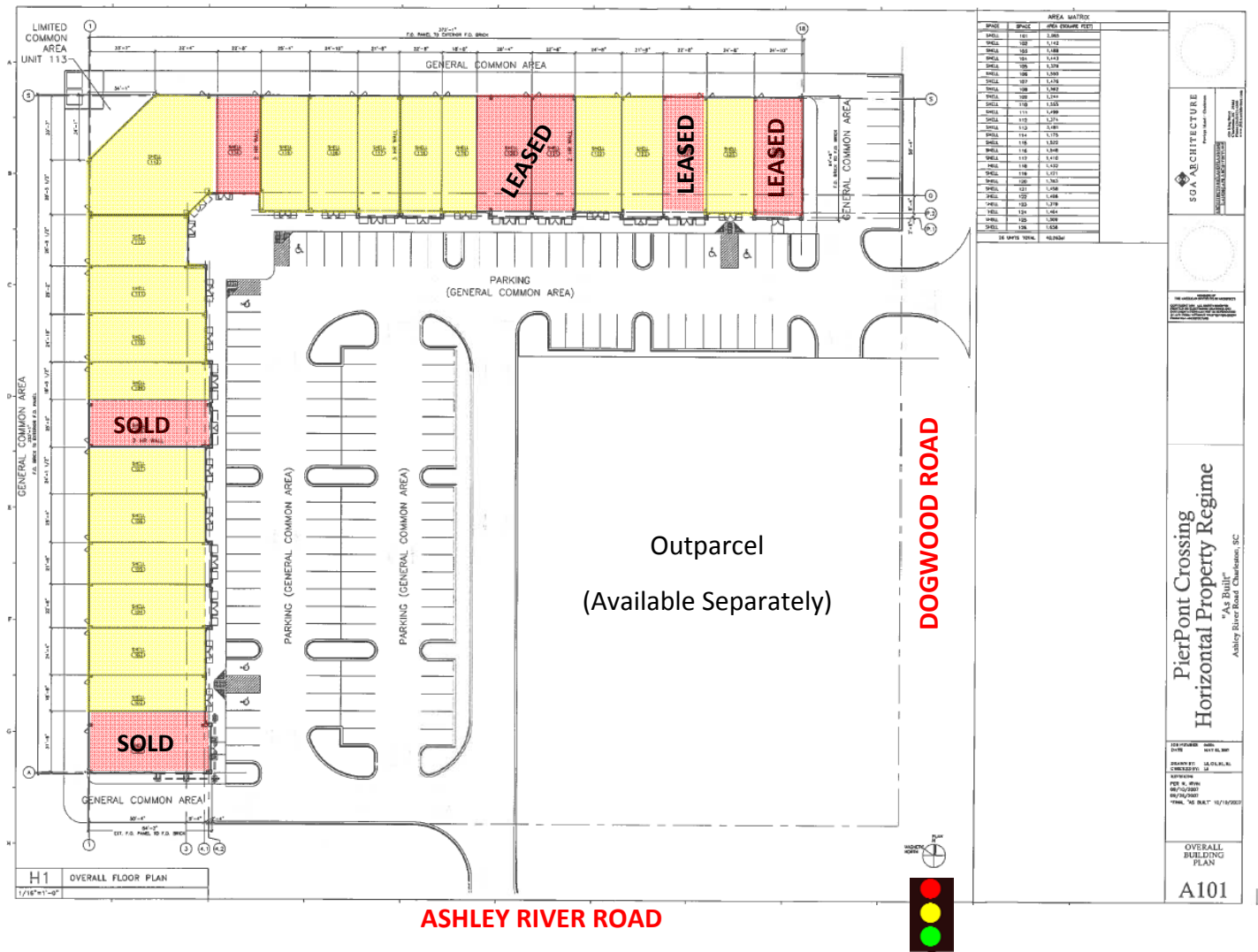
Suite B: 1,080 SF	Suite J: 1,606 SF	Suite R: 1,355 SF
Suite C: 1,500 SF	Suite K: 1,575 SF	Suite S: 1,530 SF
Suite D: 1,355 SF	Suite L: 1,428 SF	Suite V: 1,500 SF
Suite E: 1,355 SF	Suite M: 3,481 SF	Suite W: 1,355 SF
Suite F: 1,550 SF	Suite O: 1,500 SF	Suite Y: 1,560 SF
Suite G: 1,470 SF	Suite P: 1,500 SF	
Suite I: 1,110 SF	Suite Q: 1,355 SF	

Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

AERIAL



SITE PLAN



SITE PLAN

