



ASHLEY RIVER RD., SOUTH CAROLINA



PROPERTY DETAILS

Address:	1533 Ashley River Rd., Charleston, SC 29407
Year Built:	2007
Total Units:	425
Net Rentable:	46,350 sq. ft.
Acres:	2.96

PROPERTY OVERVIEW

The property located at 1533 Ashley River Road, Charleston, Charleston County, South Carolina is an existing self-storage facility comprised of 46,350 ± square feet of rentable area in 425 self-storage units built on a 128,938-square foot parcel of land. The facility was built in 2007 and all units are exterior (drive-up) access. Project amenities include surveillance cameras, individual locks, climate control units, keypad entry and on site management. The project also contains an office and apartment for a resident manager. The project does not contain any other specialty storage such as RV storage.

commercial uses. Overall, the neighborhood is approximately 85% to 90% developed, with the area immediately surrounding the subject almost completely built-out. The trend towards residential and commercial development is projected to continue over the foreseeable future due to the availability of land for development and ongoing improvements in the state and county roads.

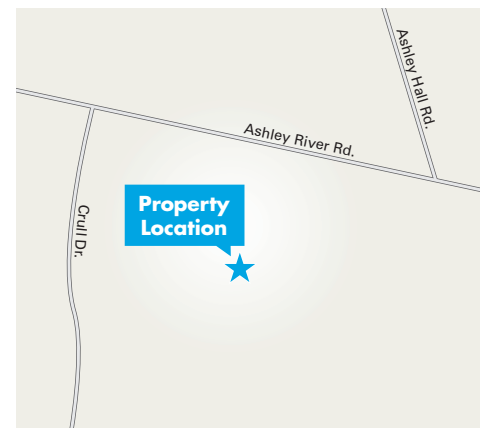
The property is situated along the south side of Ashley River Road. Ashley River Road connects with Interstate 526 to the west and Savannah Highway (Route 17) to the east with regional access via Interstate 526 and Interstate 26.

Located in the eastern portion of the state, Charleston contains a land area of 164.1± square miles. In addition, this municipality is bordered to the north by North Charleston, to the east by Mount Pleasant, to the south by James Island, and to the west by Limehouse Station. The Charleston Core Based Statistical Area (CBSA) is situated in the central coastal region of South Carolina. The region is comprised of

Charleston, Berkeley and Dorchester counties, and encompasses approximately 2,590 square miles. The region is served by Interstate 26, which terminates in Charleston, and Interstate 95, which runs through Dorchester County in the western part of the region. The area is approximately 95 miles southeast of Columbia, South Carolina and 100 miles.

LOCATION

The immediate surrounding area of the property consists primarily of commercial development along primary thoroughfares, with residential uses located along secondary roads. Adjacent uses to the property include: retail stores, office buildings, retail businesses, single family residential dwellings, and various



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