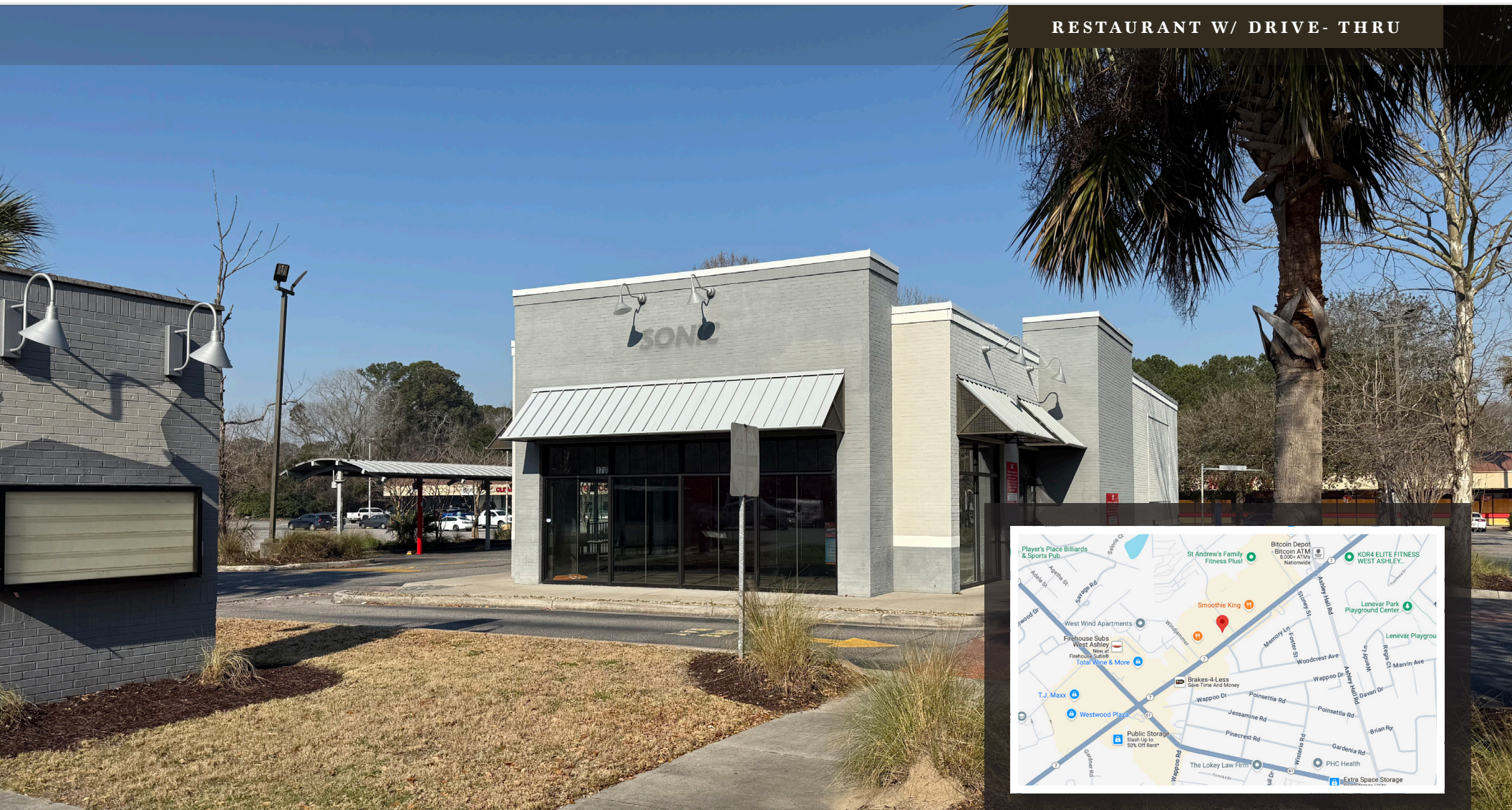


AVAILABLE - FOR LEASE **RESTAURANT PAD**

1710 SAM RITTENBERG BLVD. CHARLESTON, SC 29407

**RESTAURANT W/ DRIVE- THRU**



Nearby retailers  
include



**LOCATION**

OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Trey Lucy  
[trey.lucy@belklucy.com](mailto:trey.lucy@belklucy.com)  
(843) 606-5455 — direct office  
(843) 566-2867 — mobile

AND

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(843) 6936-1715 — direct office  
(843) 593-7119 — mobile



**PROPERTY INFORMATION****PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing for 1710 Sam Rittenberg Blvd. This freestanding restaurant space is positioned in front of the Village Square Shopping Center. Situated on well-travelled Sam Rittenberg Blvd in the heart of West Ashley, this space has excellent visibility and signage opportunities and convenient access. With a drive-thru and ample parking for dine-in, this space provides an excellent opportunity for various restaurants. Nearby amenities include Harris Teeter, Barnes & Noble, TJ Maxx, HomeGoods, Haverty's Furniture, Ulta, and Total Wine, just to name a few.

**AREA DESCRIPTION**

West Ashley is located west of the Charleston peninsula, bordered by the Ashley River and the Intracoastal Waterway. A large selection of moderately priced homes in desirable neighborhoods is available as well as executive homes on lots that front on the Ashley River, tidal marshes and creeks. West Ashley is the oldest suburb in Charleston, and closest to town. The population in the Charleston, SC, MSA has recently exceeded 850,000 and much of the future development is expected to happen in West Ashley with the City of Charleston focused on enhancing this area by supporting commercial redevelopments.

**LEASING OPPORTUNITIES**

|                |          |                |
|----------------|----------|----------------|
| Restaurant Pad | 2,771 sf | \$35.00/sf NNN |
|----------------|----------|----------------|

**DEMOGRAPHICS (3-MILE)**

|                |            |
|----------------|------------|
| Population     | 52,909     |
| Households     | 24,602     |
| Avg. HH Income | \$111,718  |
| Traffic Count  | 26,000 VPD |

OFFERED BY



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