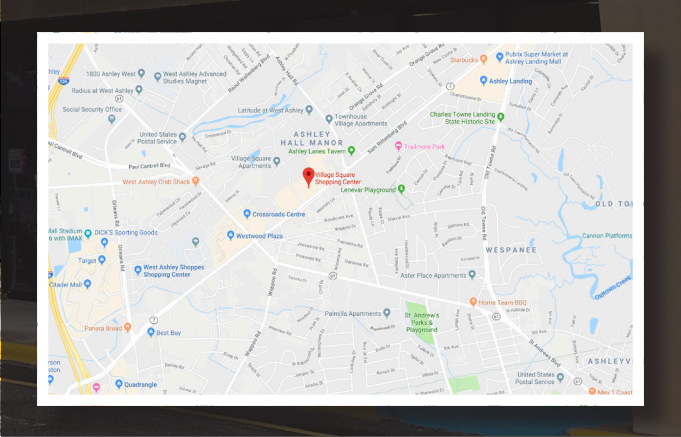


AVAILABLE - FOR LEASE

VILLAGE SQUARE

1650 & 1660 SAM RITTENBERG BLVD. CHARLESTON, SC 29407

RETAIL | OFFICE



Other Shops include



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Kevin Shields
kevin.shields@belklucy.com
(843) 936-1715 — direct office
(843) 593-7119 — mobile

AND

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



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive leasing opportunities for Village Square Shopping Centers, which are ideally located on well travelled Sam Rittenberg Blvd in the heart of West Ashley. This center has excellent visibility and signage opportunities, convenient access, and ample parking. Co-tenants include Rent-A-Center, Dance Lab, Mariner Finance, The Turning Pointe, U.S. Army Recruiting, Salon Centric, Today's Nail, and Mooney's Barbershop, 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. West Ashley is the oldest suburb in Charleston and the closest to the peninsula. This vibrant district of the city is home to an abundance of natural beauty and several of the area's historic plantations and landmarks. This burgeoning community boasts inviting neighborhoods and a diverse selection of retailers and restaurants. The population in the Charleston, SC, MSA has recently exceeded 800,000 and is expected to hit over a million people within the next few years. With that said, much of the future development is expected to happen in West Ashley and the City of Charleston is focused on enhancing this area by supporting commercial redevelopments.

LEASING OPPORTUNITIES

Unit P	2,500 sf	\$17.00/sf NNN
Unit I-2	2,280 sf	\$18.00/sf NNN
CAM, Taxes, Ins. (est.)		\$4.98/sf

DEMOGRAPHICS (3-MILE)

Population	55,268
Households	24,459
Avg. HH Income	\$88,151
Traffic Count	26,500 VPD

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SITE PLAN

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VILLAGE SQUARE I & II SHOPPING CENTER

Unit 1-2	Unit 3-4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9-10	Unit 11-13	Unit 14	Unit 15-16	Unit 17	Unit 18-20	Un 1	Un 2	Un 3	Un 4	Unit 5	Unit 6-7	Unit 8	Unit 9-10	Unit 11-12	Unit 13-16	
2515 Sq. Ft.	2515 Sq. Ft.	1258 Sq. Ft.	1258 Sq. Ft.	1258 Sq. Ft.	1808 Sq. Ft.	1962 Sq. Ft.	3144 Sq. Ft.	1886 Sq. Ft.	2280 Sq. Ft.	1250 Sq. Ft.	4000 Sq. Ft.	1241 Sq. Ft.	1250 Sq. Ft.	1575 Sq. Ft.	963 Sq. Ft.	1330 Sq. Ft.	2035 Sq. Ft.	1650 Sq. Ft.	2500 Sq. Ft.	2500 Sq. Ft.	5000 Sq. Ft.	78' 6"
A	B	C	D	E	F	G	H	I-1	I-2	J	K-1	K-2	K-3	K-4	L	M	N	O	P	Q	R	

Village Square II
1660 Sam Rittenberg Blvd
25,134.5 Sq. Ft.

Village Square I
1650 Sam Rittenberg Blvd
20,024 Sq. Ft.

- A Dance Lab
- B Dance Lab
- C Mooney's Barbershop
- D Buck's Pizza
- E Today's Salon
- F Pioneer Credit Company
- G Salon Centric
- H Office
- I-1 Print Shop of West Ashley
- I-2 AVAILABLE**
- J U.S. Army Recruiting
- K-1 Rentway

- K-2 U.S. Coast Guard
- K-3 U.S. Air Force/Marine Recruiting
- K-4 The Turning Pointe
- L Southern Home Cleaning
- M USIS
- N USIS
- O Metro PCS Authorized Retailer
- P AVAILABLE**
- Q R Camp Bow Wow

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