

AVISON
YOUNG

LADSON PARKWAY



3786 LADSON ROAD
LADSON, SC 29456

SHOP SPACE FOR LEASE AND OUTPARCEL FOR SALE

VitréStephens

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**3786 LADSON PARKWAY
LADSON, SOUTH CAROLINA 29410**

Tax Map	389-00-00-072
Year Built	2008
Total Building Size	62,299 sf
Zoning	B-2 General Business District
County	Charleston
Municipality	City of North Charleston
Anchor Tenant	Food Lion
Junior Anchor	Family Dollar
Pass Through(s)	\$4.10 psf

Ladson Parkway is a 62,000sf Food Lion anchored shopping center that was built in 2008. Family Dollar is the junior anchor with other tenants to include Lighthouse Tax Service, EL Jalapeno's Mexican Restaurant and Italian Bistro just to name a few. Currently there is one, 1,302sf space available ideal for a retail or office user.

Ladson Parkway is located near the intersection of Ladson Road and Miles Jamison Road diagonal to Walmart Neighborhood Market and next to Sunoco and Morningstar Storage.

There are two entrances into the shopping center off of Ladson Road and Miles Jamison Road.

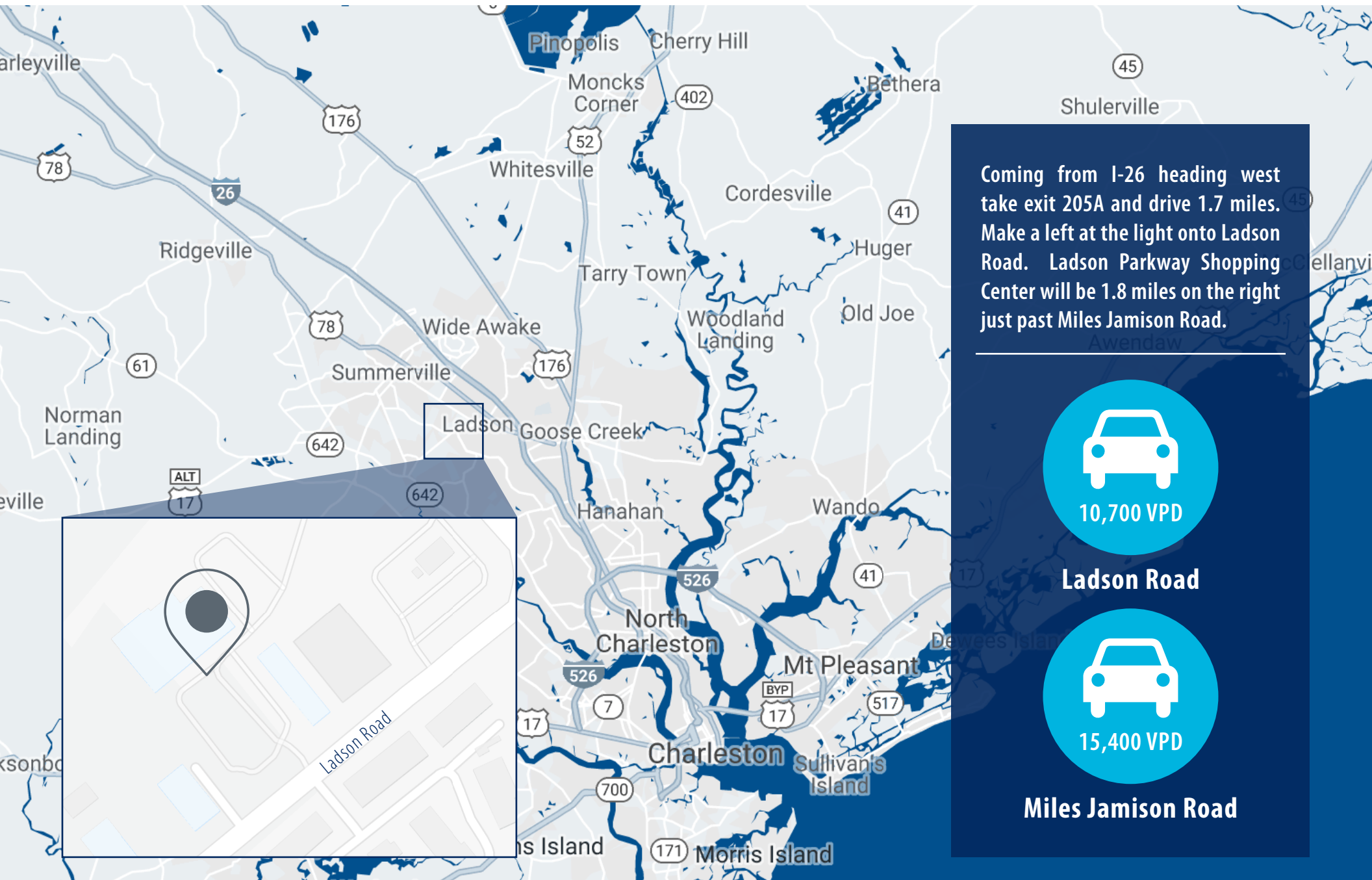
Lease Information

Unit	Size	Lease Rate	Lease Type	Date Available
A-6	1,302 sf	\$19.00/sf/yr	NNN	Immediately

Outparcel Asking Price

\$300,000 1 acre outparcel
fronting Miles Jamison Rd

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Coming from I-26 heading west take exit 205A and drive 1.7 miles. Make a left at the light onto Ladson Road. Ladson Parkway Shopping Center will be 1.8 miles on the right just past Miles Jamison Road.



10,700 VPD

Ladson Road



15,400 VPD

Miles Jamison Road

Site Plan



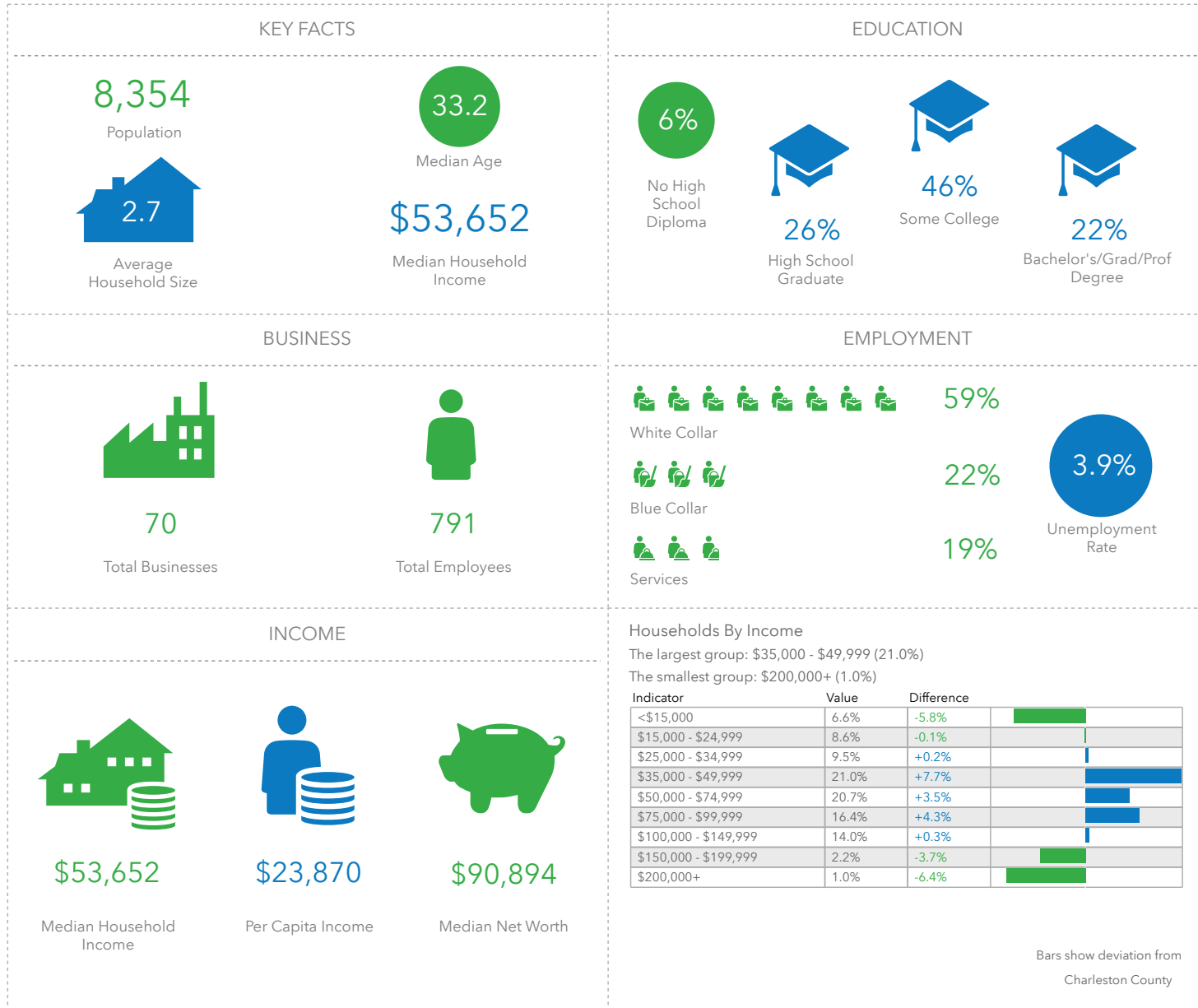
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Amenities Map



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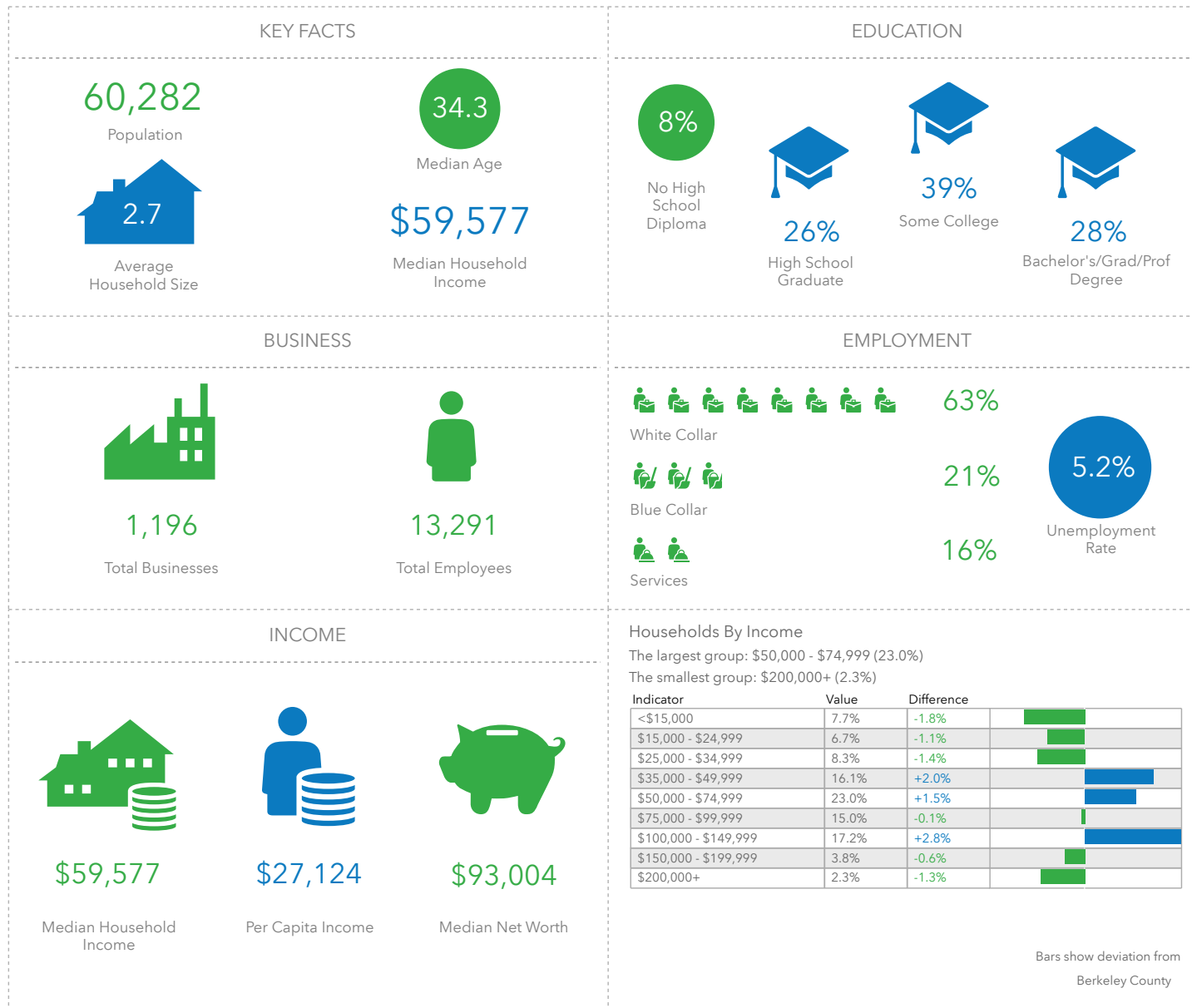
1 Mile Demographics



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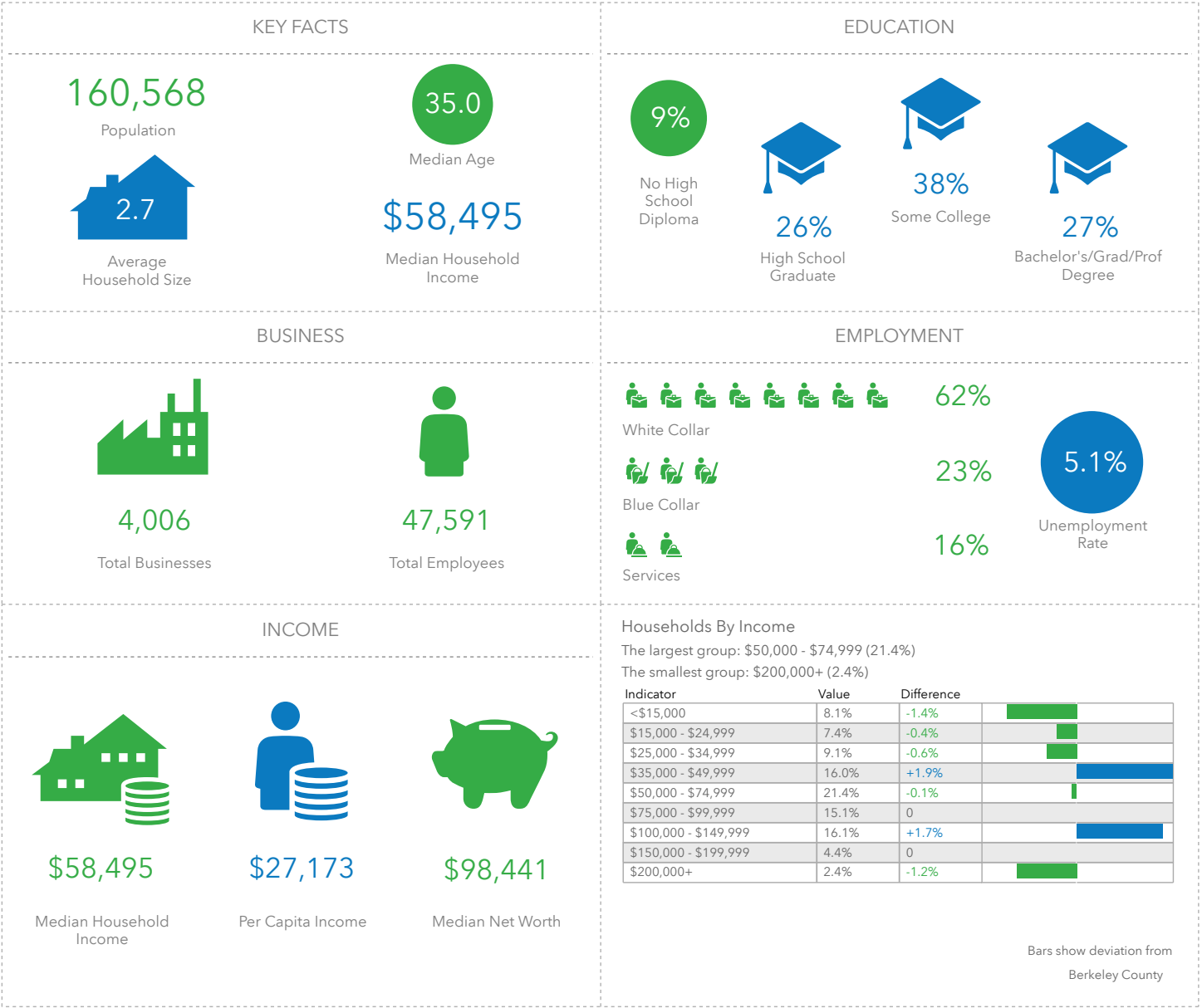
3 Mile Demographics



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5 Mile Demographics



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Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



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Thank you.

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