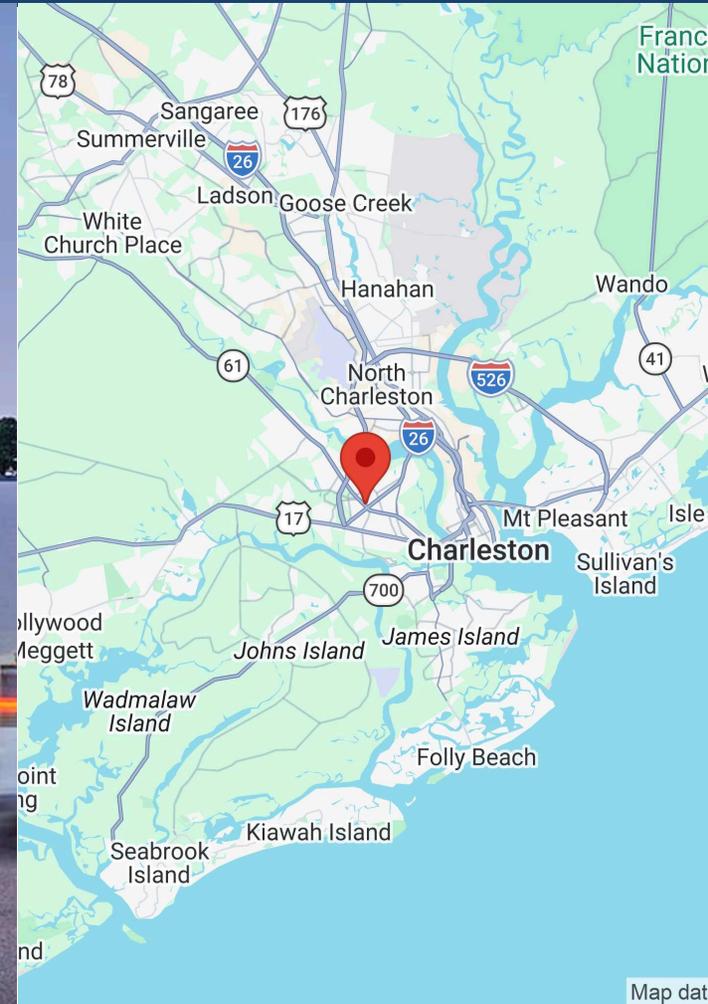


CROSSROADS SHOPPING CENTER

1836 ASHLEY RIVER ROAD // CHARLESTON, SC 29407



OWNED GLA
33,662 SF

TRAFFIC COUNTS
Ashley River Road : 42,800 VPD

DEMOGRAPHICS
Population
Avg Income

| | 3 MILE | 5 MILE | 10 MILE |
|------------|----------|----------|----------|
| Population | 69,381 | 152,558 | 306,229 |
| Avg Income | \$85,981 | \$85,931 | \$92,879 |

Crossroads Centre is located at the intersection of Ashley River Road and Sam Rittenberg Blvd. The afternoon drive-side location is on the busiest corner West of the Ashley River in Charleston, SC. This major retail area includes nearby tenants Costco, Planet Fitness and Bed, Bath & Beyond. Crossroads Centre has an impressive tenant mix, along with excellent visibility, which makes this center a premier retail destination.

Major Tenants: Sr Tequila, T-Mobile, Firehouse Subs, Sports Clips, Jeff Cook Real Estate



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
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CROSSROADS SHOPPING CENTER

1836 ASHLEY RIVER ROAD // CHARLESTON, SC 29407

Available
 Coming Available
 Occupied
 Non-Controlled



| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------|----------|
| F | AVAILABLE | 1,100 SF |
| P | AVAILABLE | 1,350 SF |

| SUITE# | Tenant Name | GLA(SF) |
|--------|--------------------------------|----------|
| AB | SR TEQUILA | 3,000 SF |
| C | SPORTS CLIPS | 1,200 SF |
| D1 | NAIL FEVER | 1,100 SF |
| D2 | CONFIE ADMINISTRATIVE SERVICES | 1,100 SF |
| E | ANY LAB TEST NOW | 1,100 SF |
| G | BRAZILIAN WAX | 1,200 SF |
| H | R PUB | 2,600 SF |
| I | FIREHOUSE SUBS | 1,440 SF |
| J | CORA SOUTH CAROLINA | 2,360 SF |
| K | ONEMAIN FINANCIAL GROUP | 1,624 SF |
| L | JEFF COOK REAL ESTATE | 3,200 SF |
| M | T-MOBILE | 2,400 SF |
| N | PAPA JOHNS | 1,280 SF |
| O | RUBYS BAGELS | 1,800 SF |
| Q1 | ECIGS CHARLESTON | 1,646 SF |
| Q2 | HOTWORX | 1,714 SF |
| R | ELEMENTS MASSAGE | 2,448 SF |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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