

# TROLLEY SQUARE

1525 Old Trolley Road, Summerville, SC 29485



## Retail Space Available:

1,768 SF | 3.782 Acres

- Center Type:** Neighborhood Center
- Retail GLA:** 33,468 SF
- Year Built:** 1995
- Features:** Dedicated Turn Lane  
Pylon Sign
- Parking:** 171 Surface Spaces
- Traffic Counts:** 28,100 AADT on Old Trolley Road
- Shadow Anchors:**



National/Regional Tenants: Spectrum, Great Clips



Demographics	1 Mile	3 Mile	5 Mile
Population 2016	11,120	58,592	122,798
Population 2021	11,814	64,328	135,327
Total Households	4,368	21,892	45,726
Average HH Income	\$65,227	\$70,775	\$70,709

Trolley Square is a great neighborhood center located on a major thoroughfare just minutes from downtown Summerville, one of Charleston's fastest growing suburban communities. Trolley Square benefits from the draw of its shadow anchors, Publix and CVS Pharmacy, and enjoys exceptional cross access between the properties.

In addition to available shop spaces, a 3.782 acre ground lease or build-to-suit opportunity currently exists. Now is your time to become part of this thriving community.



6824 Elm Street, Suite 200, McLean, VA 22101  
ph: 703.821.0500 | fax: 703.442.7545 | BeattyCos.com

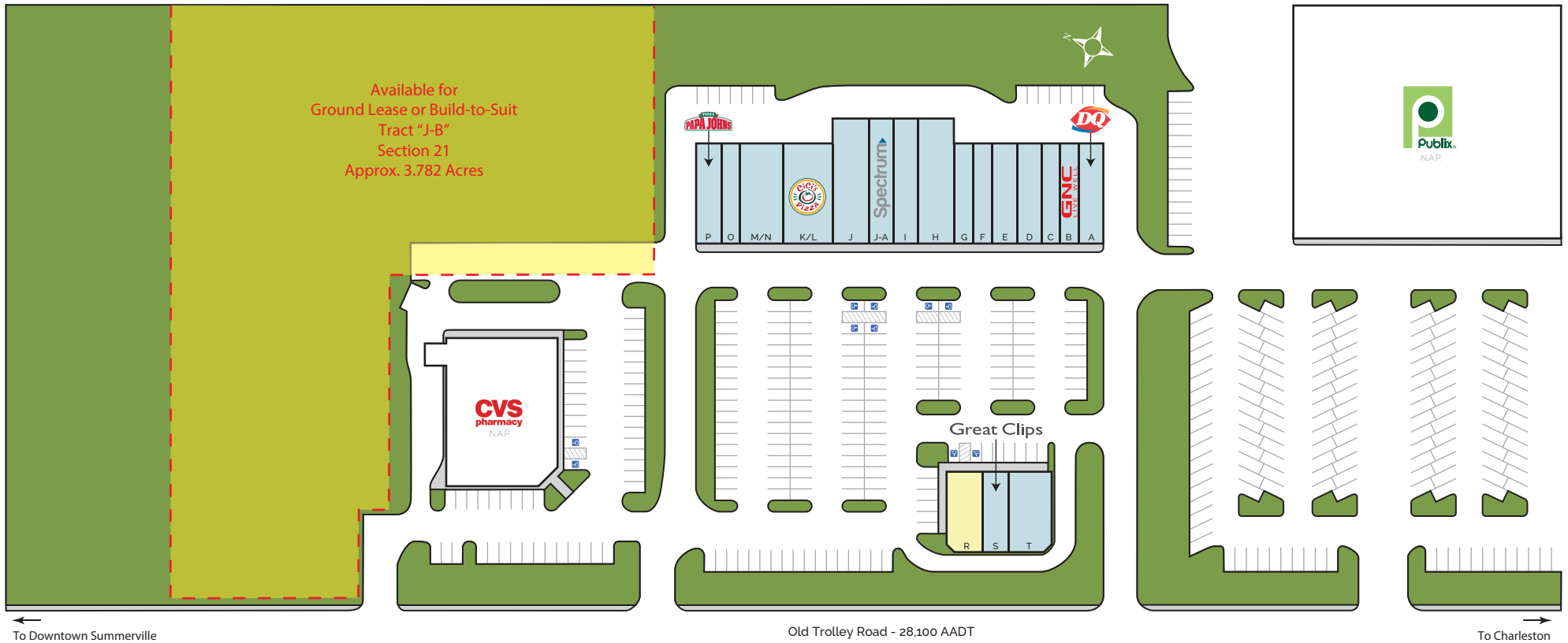
## LEASING CONTACT

Vitre Stephens | 843.513.7555 | vitre.stephens@avisonyoung.com  
David Mantek | 843.725.7200 | david.mantek@avisonyoung.com

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Available for  
Ground Lease or Build-to-Suit  
Tract "J-B"  
Section 21  
Approx. 3.782 Acres



To Downtown Summerville

Old Trolley Road - 28,100 AADT

To Charleston

Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
1525 A	Dairy Queen	1,600	1525 G	Wei Massage	1,200	1525 M/N	Old Trolley Public House	2,800
1525 B	GNC	1,200	1525 H	Interiors by Zanell	3,000	1525 O	#1 Nails	1,200
1525 C	Dragon Express	1,200	1525 I	Bearly Worn	2,000	1525 P	Papa John's	1,600
1525 D	World Finance	1,600	1525 J-A	Spectrum Cable	2,000	1525 R	Available	1,768
1525 E	Carolina Spirits	1,600	1525 J	Maxx Studio Salon and Spa	3,000	1525 S	Great Clips	1,200
1525 F	eVapors	1,200	1525 K/L	Cici's Pizza	3,200	1525 T	Seasons of Japan	2,100



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