



FOR LEASE

RETAIL SPACE

The Shoppes on Dorchester
8459 Dorchester Rd
North Charleston, SC 29420



PROPERTY HIGHLIGHTS

The Shoppes on Dorchester is a 6-tenant strip center in a highly traveled area off Dorchester and Ashley Phosphate Road with direct visibility and a traffic count of 40,200 vpd. There is one remaining space available for lease: Unit E: 1,486 sf. Current tenants include Tropical Smoothie Cafe, Daisy Nail, Chiropractor, Hair Space, and Cold Stone Creamery. There are two prime pylon signs on the property, one located along Dorchester Road and one onsite.

PROPERTY INFORMATION

TAX MAP ID	181-00-00-104
COUNTY	Dorchester
MUNICIPALITY	City of North Charleston
YEAR BUILT	2020
ZONING	B-2 General Commercial
TRAFFIC COUNT	40,200 VPD
GLA	8,888 SF
NNN	\$5.68 PSF

OFFERING

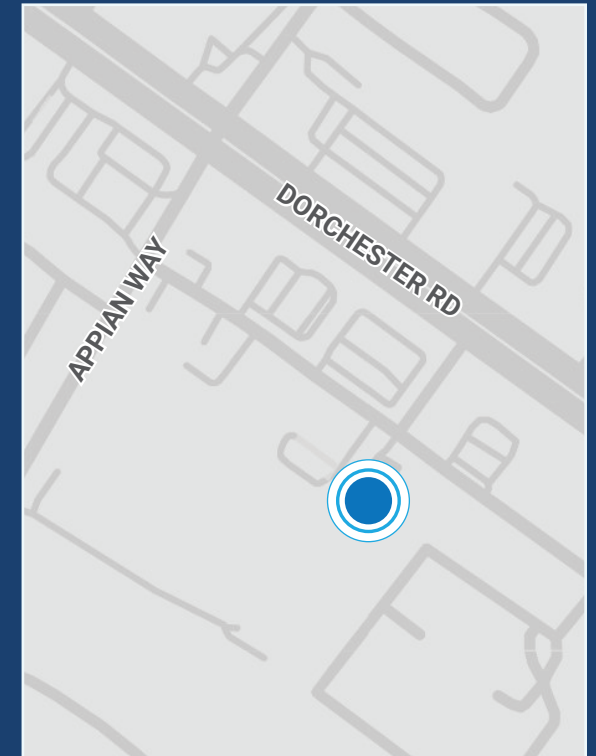
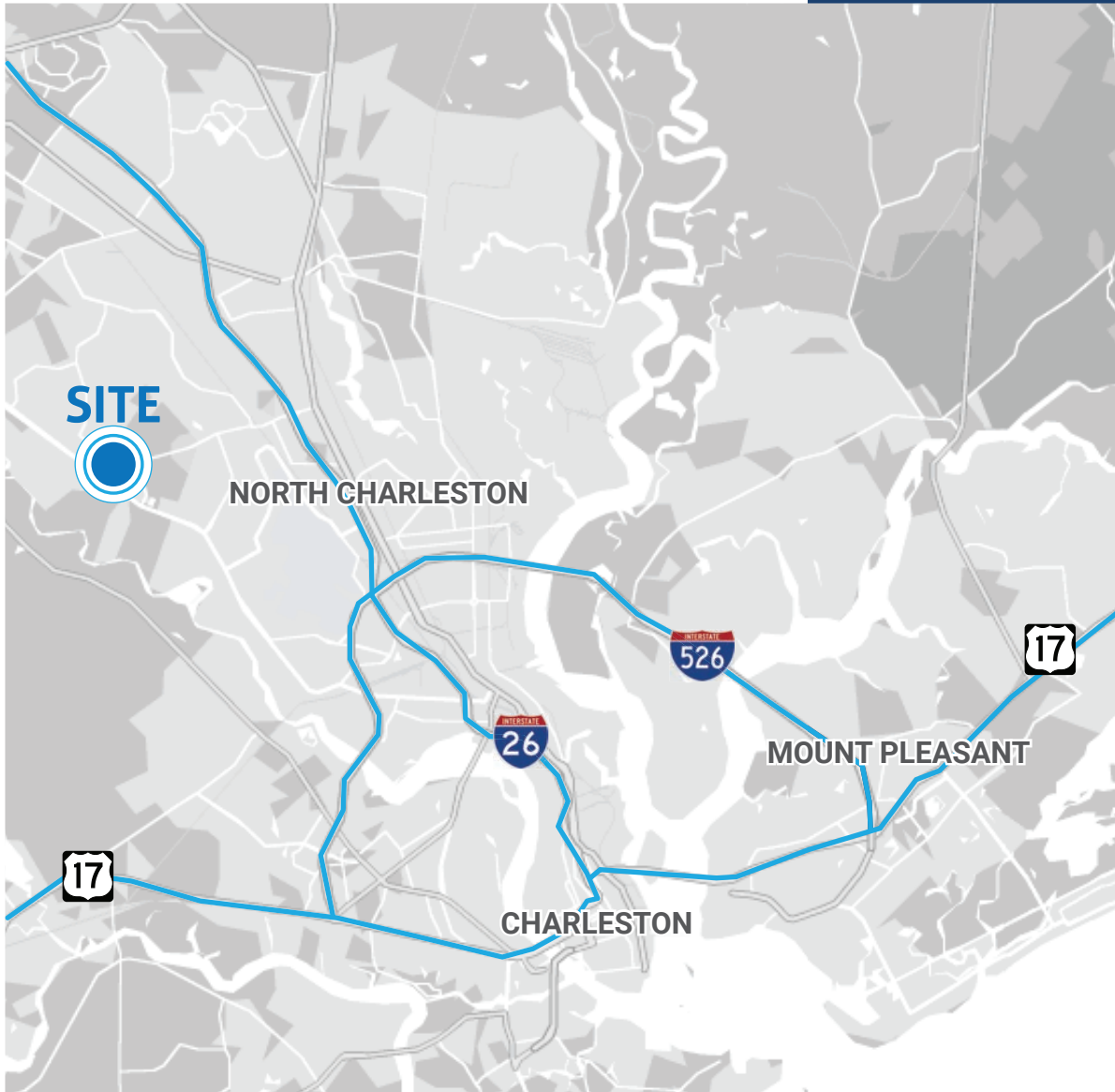
UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
E	1,486 SF	\$26.50/SF/YR	NNN	Now



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LOCATION

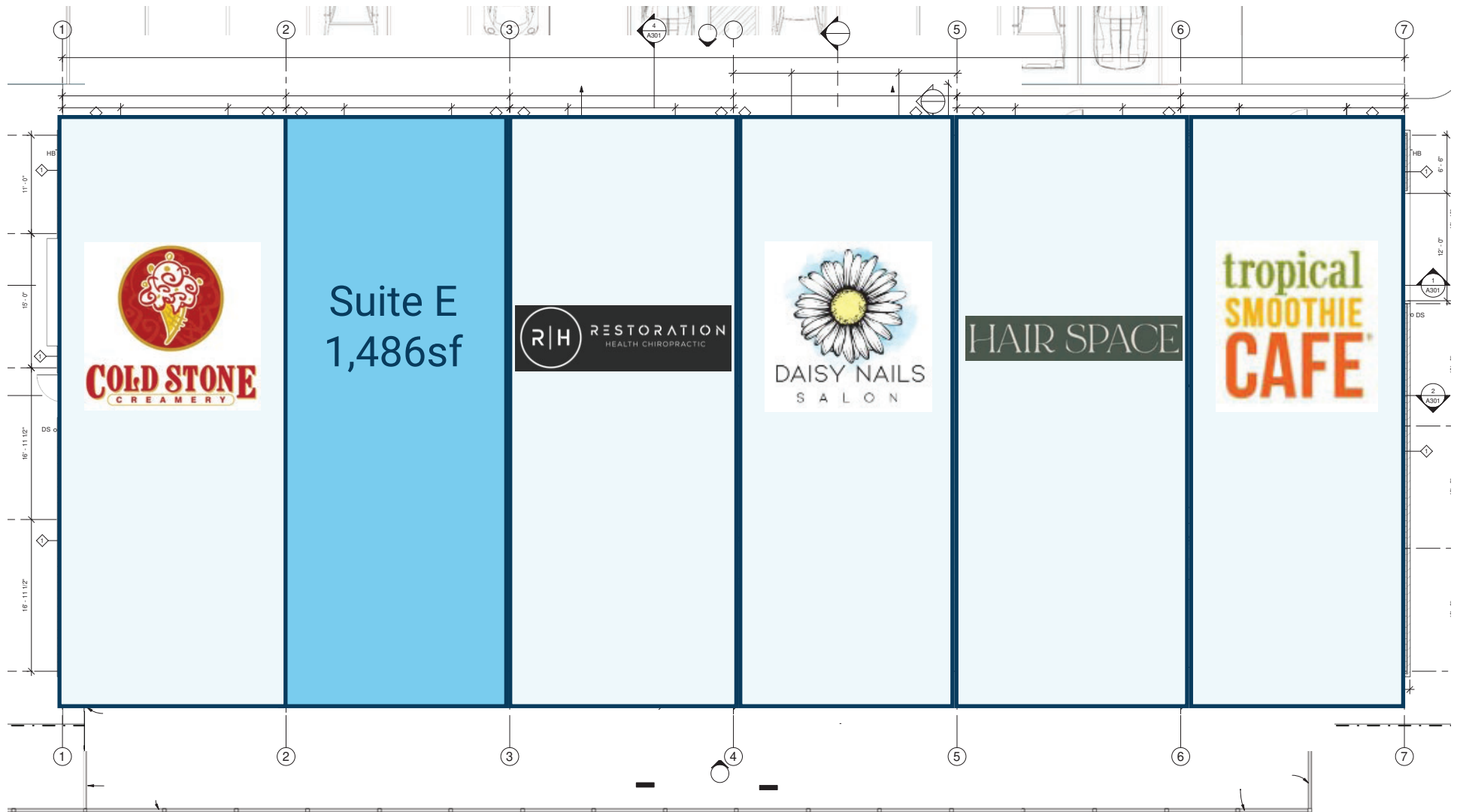


The Shoppes on Dorchester is situated off of Dorchester Road behind Chick-Fil-A, adjacent to Publix Super Market at Palmetto Pavilion, with various national tenants such as UPS, Subway and Supercuts, and across the street to La Hacienda Mexican Restaurant on Resolute way. Directly behind is a 208-unit apartment complex, Silvana Oaks Apartment Complex.



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SITEPLAN



The information contained herein has been given to us by sources we deem reliable but we make no guarantees. All information should be verified prior to purchase or lease.

AMENITIES MAP



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DEMOGRAPHICS

One mile

Three mile

Five mile



POPULATION

9,903

48,470

111,266



TOTAL BUSINESSES

313

1,288

3,348



MEDIAN AGE

35.3

34.8

33.6



MEDIAN HOUSEHOLD INCOME

\$83,196

\$75,462

\$63,700



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