

SHOP SPACE AVAILABLE | NOW PRE-LEASING

FOXBANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



NOW PRE-LEASING!



FOXBANK RETAIL BUILDING 3

PROPERTY FEATURES

- 1,589 - 6,140± SF available, inline or endcap with patio
- Adjacent to Publix and Google Data Center, with over 400 employees
- Located in Berkeley County, the second fastest growing county in South Carolina
- Adjacent to Foxbank Plantation, a master-planned 2,800± home community. 6,115± residential projects planned behind, beside and across from the site
- Two fully signalized entrances and signage opportunities on Hwy 52
- Traffic Counts: US Hwy 52 | 26,100± VPD, Cypress Gardens Rd 8,418± VPD

JOIN TENANTS AND AREA RETAILERS



For more information, contact:

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TWIN RIVERS CAPITAL

656 Ellis Oak Avenue, Suite 201
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AERIAL VIEW

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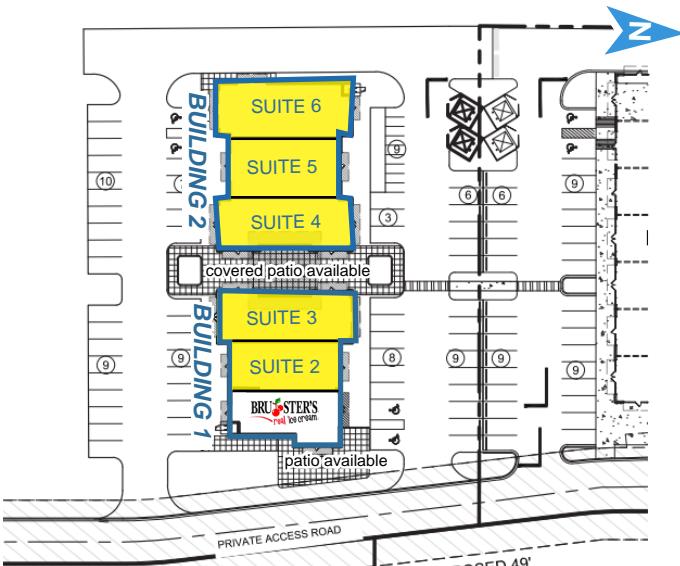


RETAIL BUILDING III FOR LEASE

Unit	Building	Tenant	SF
SUITE 1*	BUILDING 1	BRU ^{STERS} ice cream	1,661±
SUITE 2*	BUILDING 1	AVAILABLE	1,614±
SUITE 3*	BUILDING 1	AVAILABLE	1,995±
SUITE 4	BUILDING 2	AVAILABLE	2,328±
SUITE 5	BUILDING 2	AVAILABLE	1,589±
SUITE 6	BUILDING 2	AVAILABLE	2,223±

* Up to 5,270± contiguous SF available in Building 1 (Suites 1 - 3)

* Up to 6,140± contiguous SF available in Building 2 (Suites 4 - 6)



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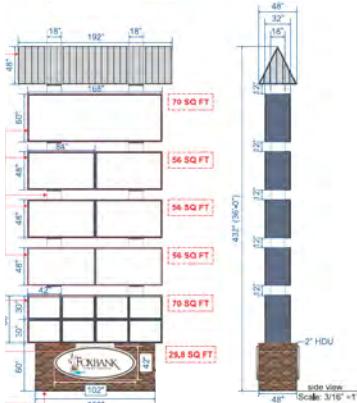
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PYLON SIGNAGE



PROPOSED PYLON A



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MAP LEGEND

● Residential Development

- 1. Pointe North Tract | 100± Units | BUILT
- 2. Willow Lakes | 200± Units | BUILT
- 3. Moss Grove Plantation | 533± Units | BUILT
- 4. Carolina Groves | 650± Units | Under Dev
- 5. Stoney Creek | 172± Units | BUILT
- 6. Riverstone | 106± Units | BUILT
- 7. Oakley Pointe | 307± Units | Under Dev
- 8. Foxbank Plantation | 2,800± Units | BUILT
- 9. Steeple Chase | 140± Units | BUILT
- 10. Boykins Run/Harmon | 260± Units | Under Dev
- 11. Cypress Preserve | 842± Units | Under Dev
- 12. Fairmont North | 850± Units | Under Dev
- 13. Waterleaf at Foxbank | 350± apartments | Under Dev
- 14. Eastwood @ Cypress Groves | 240± Units | BUILT
- 15. The Groves of Berkeley | 120± Units | Under Dev
- 16. Strawberry Station | 367± Units | BUILT
- 17. Spring Grove | 1,124± Units | BUILT
- 18. Pimlico | 447± Units | BUILT
- 19. Marshfield Plantation | 70± Units | BUILT
- 20. Brickhope Plantation | 600± Units | BUILT
- 21. Longleaf | 500± Units | BUILT
- 22. Liberty Hall Plantation | 300± Units | BUILT
- 23. Birch Hollow | 150± Units | BUILT
- 24. Pineview | 600± Units | BUILT
- 25. Crowfield Plantation | 4,000± Units | BUILT
- 26. Foxborough | 150± Units | BUILT
- 27. Oak Creek | 500± Units | BUILT
- 28. Tall Pines | 500± Units | BUILT
- 29. Sangaree | 700± Units | BUILT
- 30. Weatherstone | 350± Units | BUILT
- 31. Carriage Lane | 500± Units | BUILT
- 32. South City | 100± Units | BUILT
- 33. Carnes Crossroads | 5,000± | Partially Built
- 34. Nexton | 7,500± Units | Partially Built
- 35. Cane Bay | 4,500± Units | Partially Built
- 36. Fairmont South | 250± Units | BUILT

● Retail Centers

- 1. SITE - Foxbank Towne Center
- 2. Moncks Corner Marketplace
- 3. Food Lion at St. James
- 4. St. James Shopping Center
- 5. Lowes at St. James
- 6. Walmart Super Center
- 7. Crowfield Plaza
- 8. The Shoppes at Carnes
- 9. Marketplace at Carnes
- 10. The Market at Cane Bay
- 11. North Creek
- 12. Nexton Harris Teeter
- 13. Nexton Retail
- 14. Nexton Square
- 15. Sangaree Plaza
- 16. Azalea Square
- 17. North Main Market

● Industrial Locations

- 1. West Branch Commerce Park
- 2. Berkeley County Landfill
- 3. Seafox Boats
- 4. Valley Forge Flag Co
- 5. Vulcan
- 6. Google Data Facility
- 7. Century Aluminum
- 8. Naval Weapons Station/Joint Base
- 9. Corporate Commerce Center

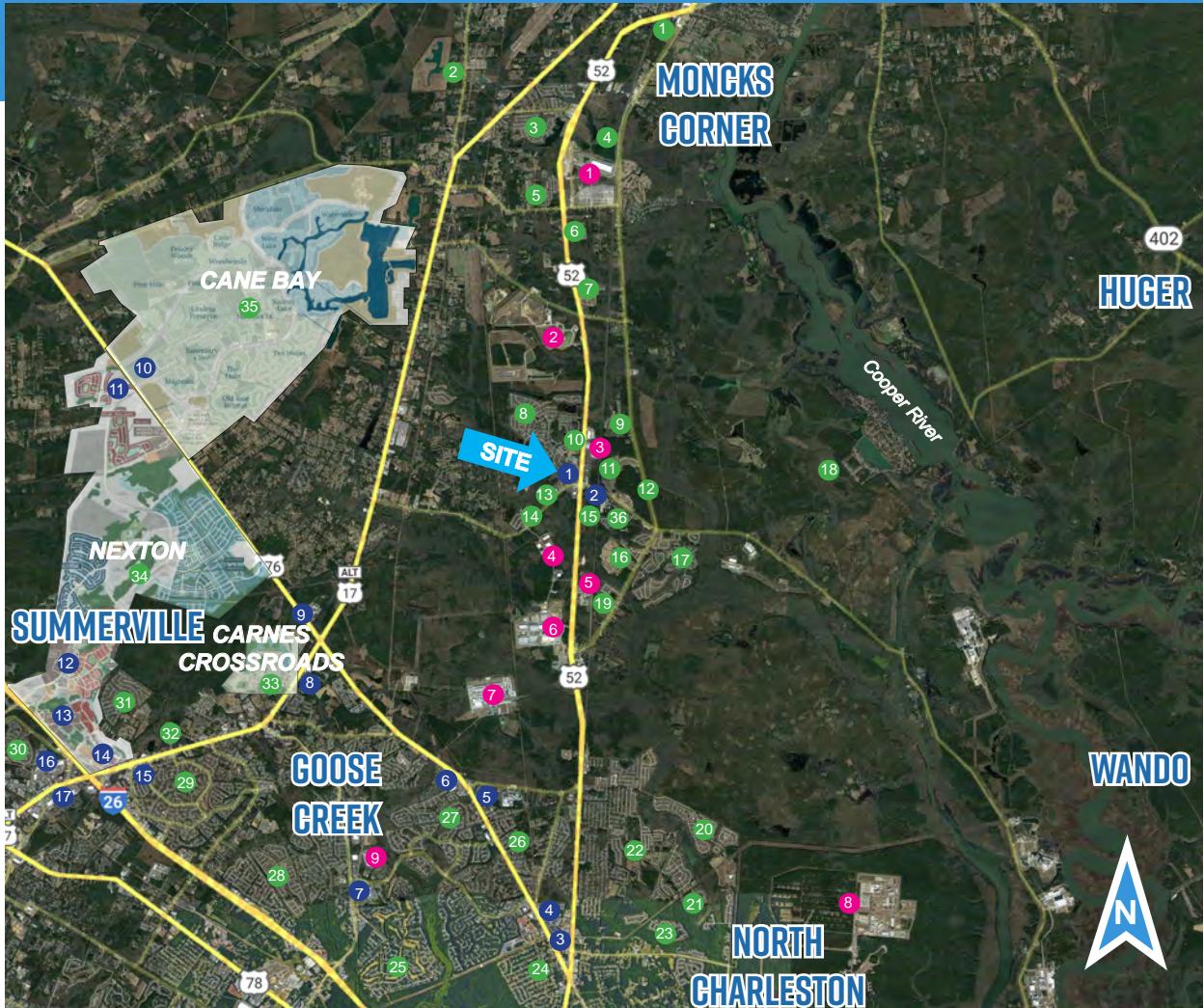
2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,812	15,661	51,757
No. of Households	1,341	5,503	19,413
Avg. HH Income	\$153,869	\$118,921	\$99,558
Median HH Income	\$113,528	\$104,031	\$89,233

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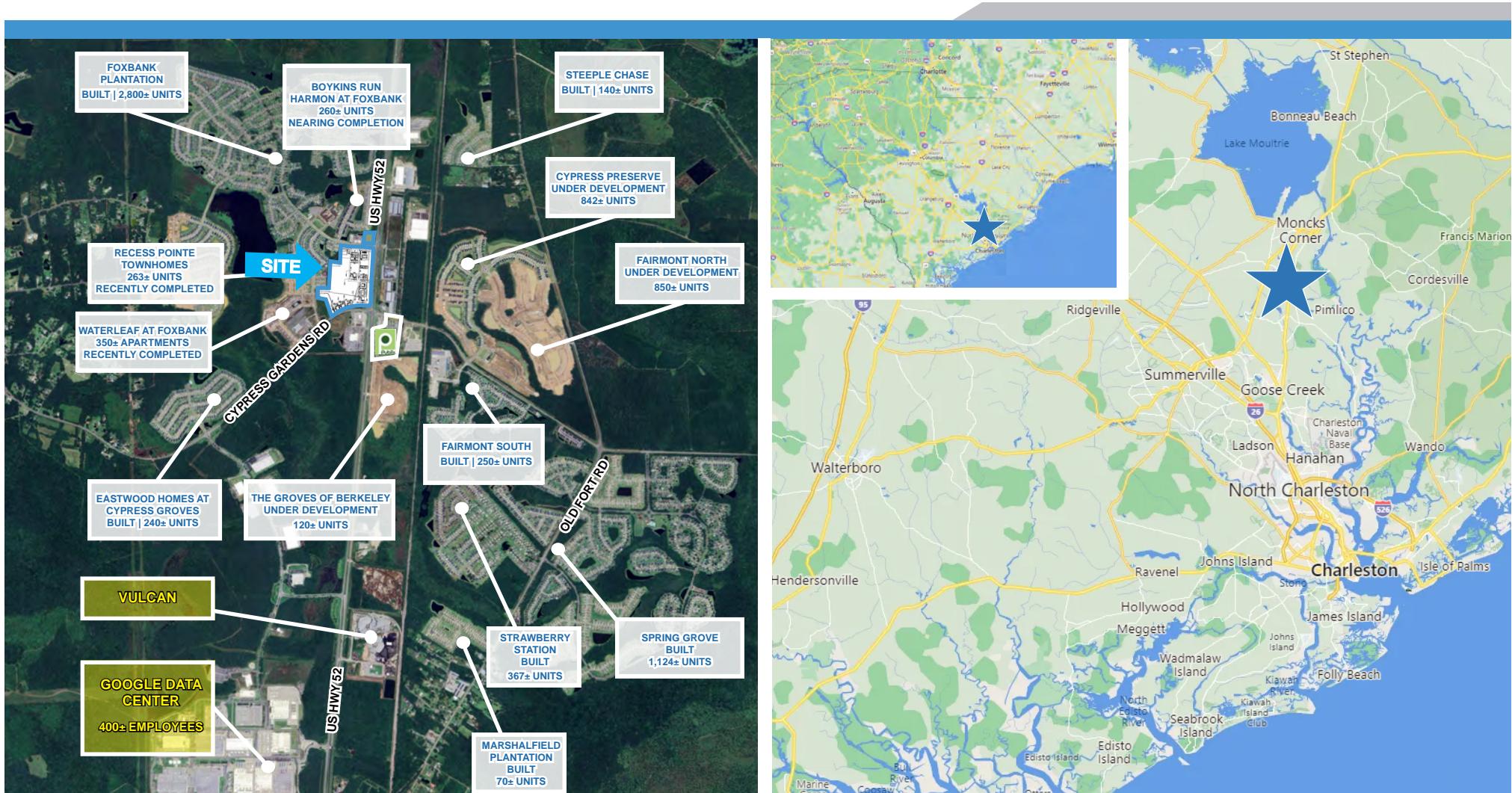
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