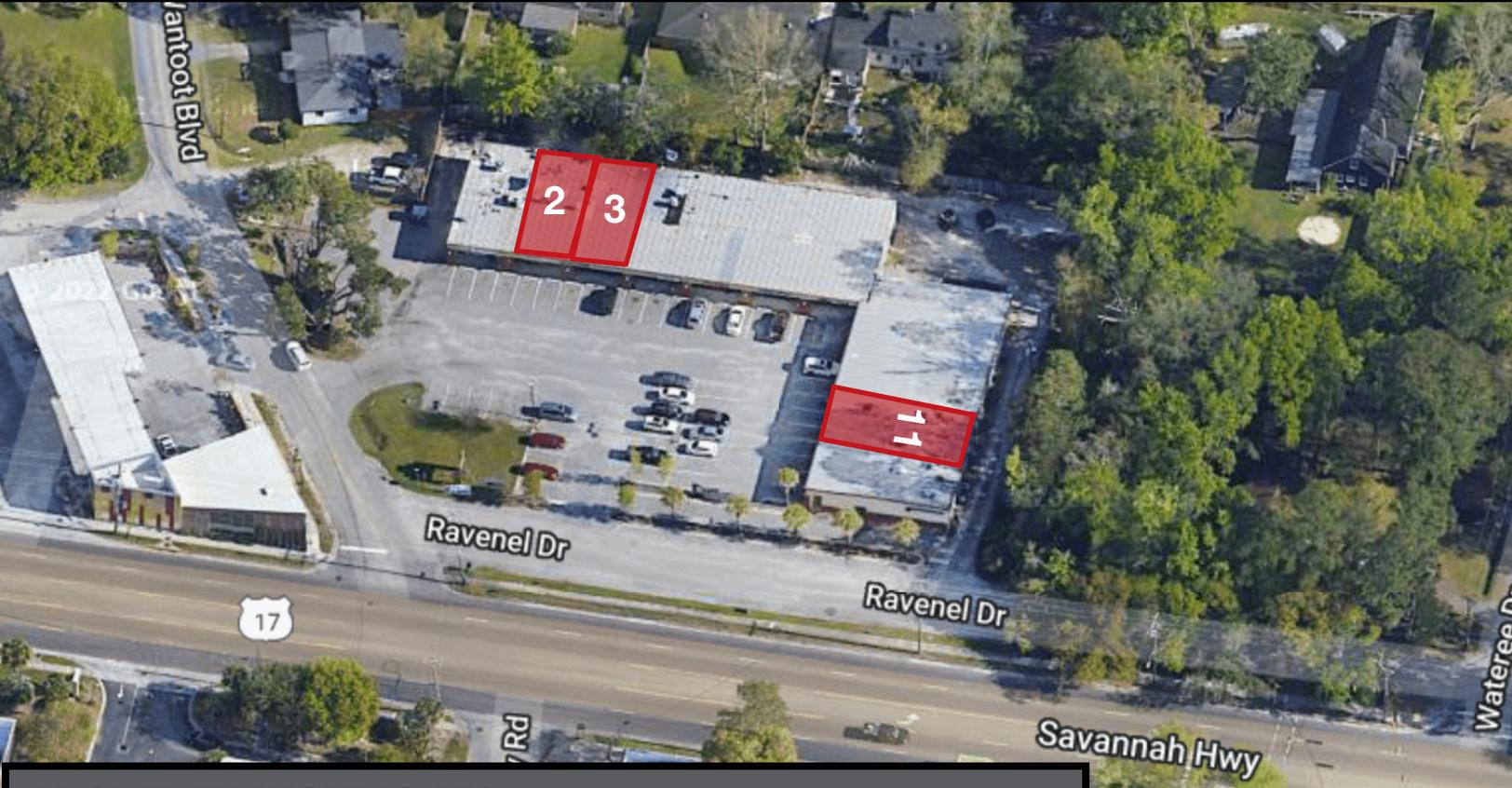


MIDWAY PLAZA

1300 Savannah Highway, Charleston, SC 29407



PROPERTY HIGHLIGHTS:

- Three suites available for lease in Midway Plaza:
 - Suite 2: $\pm 1,250$ SF (Recently renovated retail/restaurant space; see more details on pg. 3) - \$30/SF
 - Suite 3: $\pm 1,250$ SF (Retail) - \$30/SF
 - Suite 11: $\pm 1,600$ SF (Office/Retail) - \$28/SF
- Excellent location near the bustling Whole Foods anchored shopping center with Starbucks outparcel
- Great visibility along the main Savannah Highway retail corridor that boasts high traffic counts at 45,800 VPD (SCDOT - 2023)
- Ample parking available
- Current tenants include: Kanji Sushi, Marios, Pure Barre, Waxed Salon, Jimmy Johns and Zulu Vape

LEASE RATE: \$28-30/SF, NNN (NNNs - \$7.25)

For more information:

Ryan Smith

704.516.7816
rsmith@naicharleston.com

**Thomas Boulware,
SIOR, CCIM**

843.270.9124
tboulware@naicharleston.com

Suite 2 Photos & Details



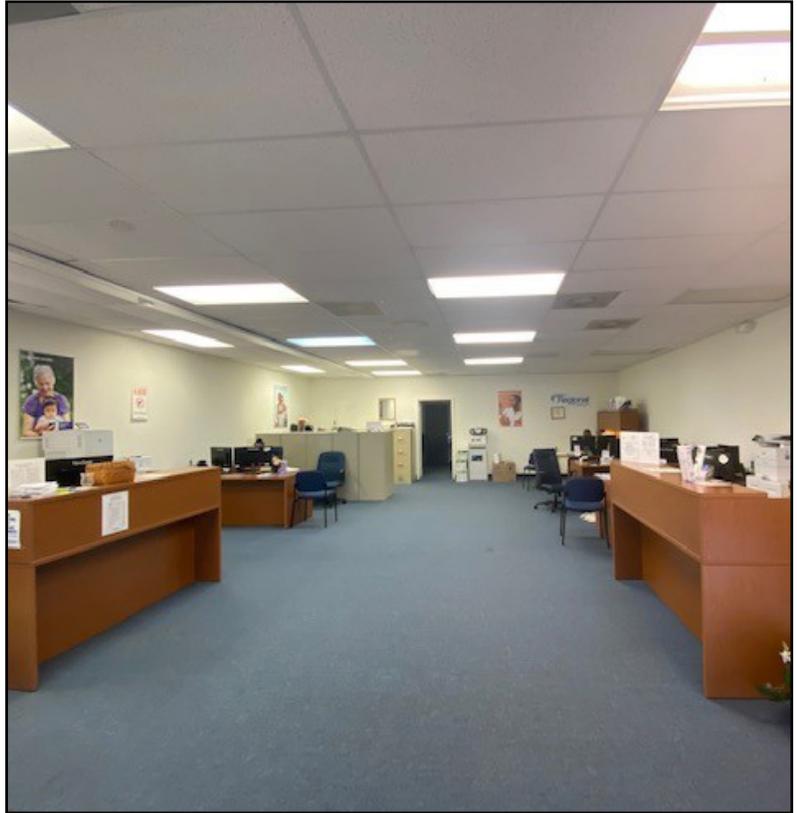
- In-place grease trap
- Full interior reconfiguration (fire-rated demising walls; new layout for food prep and retail use)
- Full HVAC modifications (new ductwork and additional HVAC unit for back-of-house refrigeration and prep area)
- Walk-in cooler and freezer
- Fully upgraded electrical service (new panels and circuits for commercial refrigeration, power distribution, and lighting)



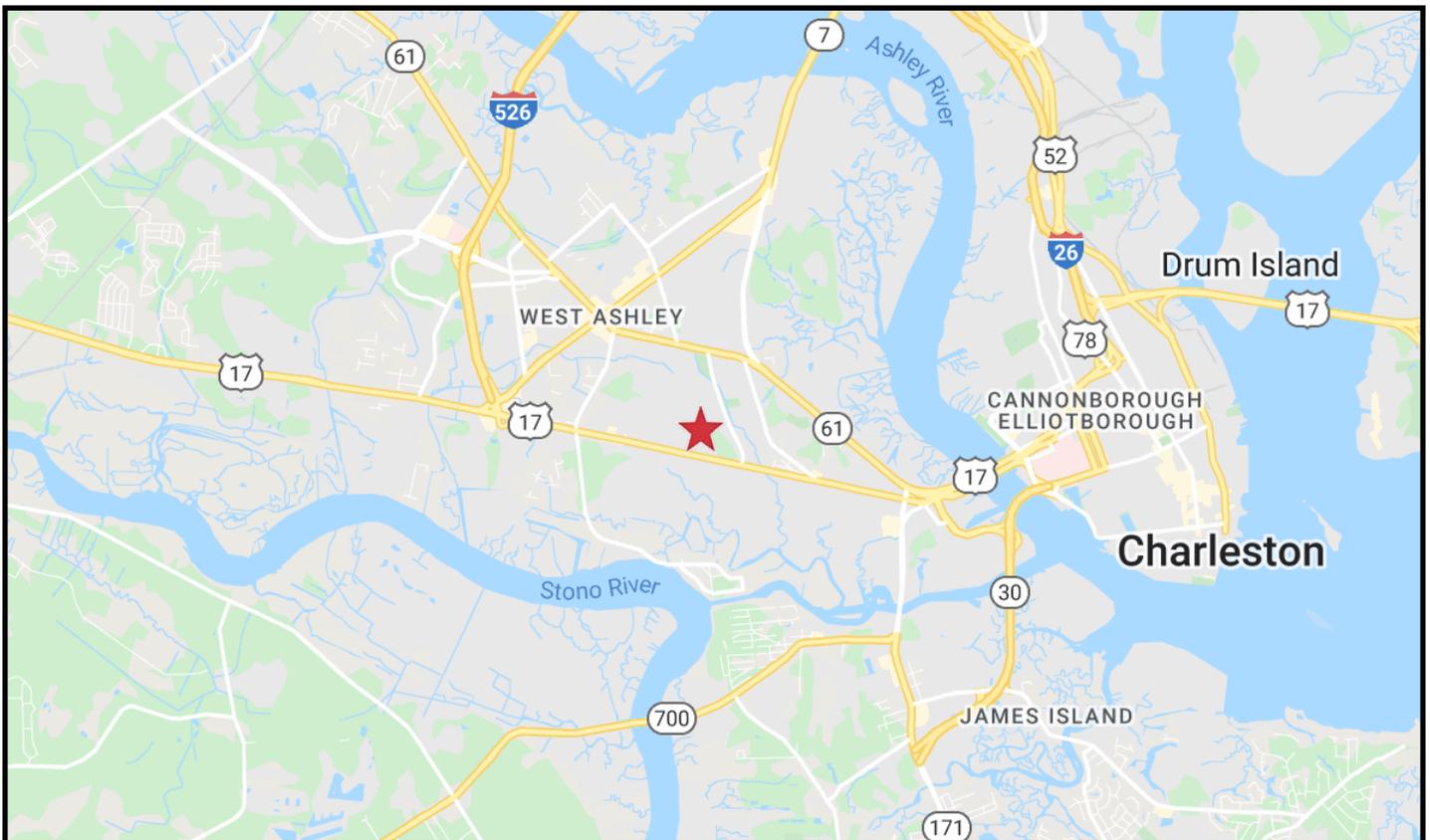
Suite 3 Photos



Suite 11 Photos

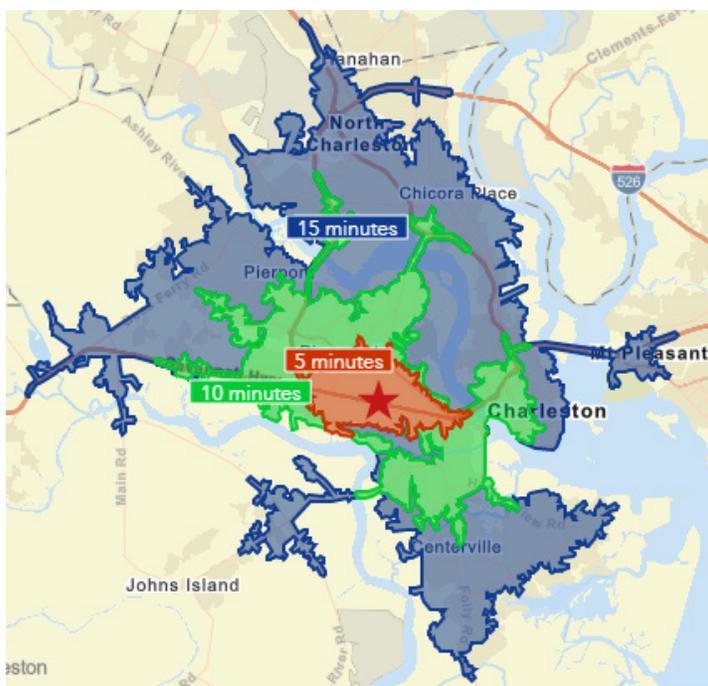


Tenant Roster & Location Map



Retailer Map





MIDWAY PLAZA 1300 SAVANNAH HWY CHARLESTON, SC

Based on Drive Times

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Census 2010 Summary			
Population	15,173	49,414	92,741
Households	6,792	22,435	37,630
Families	3,763	10,277	21,475
Average Household Size	2.23	2.10	2.32
Owner Occupied Housing Units	3,962	9,886	20,571
Renter Occupied Housing Units	2,830	12,549	17,059
Median Age	37.3	31.4	34.4
2021 Summary			
Population	16,894	56,373	109,271
Households	7,605	25,592	45,003
Families	4,068	11,207	24,769
Average Household Size	2.22	2.11	2.30
Owner Occupied Housing Units	4,459	11,078	24,844
Renter Occupied Housing Units	3,147	14,514	20,159
Median Age	39.7	34.4	37.1
Median Household Income	\$64,447	\$62,027	\$64,731
Average Household Income	\$91,301	\$89,750	\$91,121
2026 Summary			
Population	17,749	60,960	118,168
Households	8,007	27,853	48,785
Families	4,244	12,000	26,666
Average Household Size	2.22	2.10	2.30
Owner Occupied Housing Units	4,750	11,783	26,528
Renter Occupied Housing Units	3,257	16,070	22,256
Median Age	40.9	35.6	38.0
Median Household Income	\$73,856	\$68,309	\$72,678
Average Household Income	\$102,835	\$99,353	\$100,812
Trends: 2021-2026 Annual Rate			
Population	0.99%	1.58%	1.58%
Households	1.04%	1.71%	1.63%
Families	0.85%	1.38%	1.49%
Owner Households	1.27%	1.24%	1.32%
Median Household Income	2.76%	1.95%	2.34%

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.