



1,320 SF of Retail Space
For Lease

WOODLOCK
C A P I T A L

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Dorchester Road Overview



3-MILE DEMOGRAPHICS

| | |
|--|--------|
|  Population (2024) | 46,137 |
|--|--------|

| | |
|---|-----------|
|  Average Household Income (2021) | \$101,268 |
|---|-----------|

| | |
|--|--------|
|  Projected Population (2026) | 51,224 |
|--|--------|

| | |
|---|----------|
|  Median HHI (2024) | \$75,121 |
|---|----------|

| | |
|--|------|
|  Median Age (2024) | 36.3 |
|--|------|

| | |
|---|--------|
|  Households (2024) | 17,552 |
|---|--------|

NEARBY TENANTS



ZAXBY'S



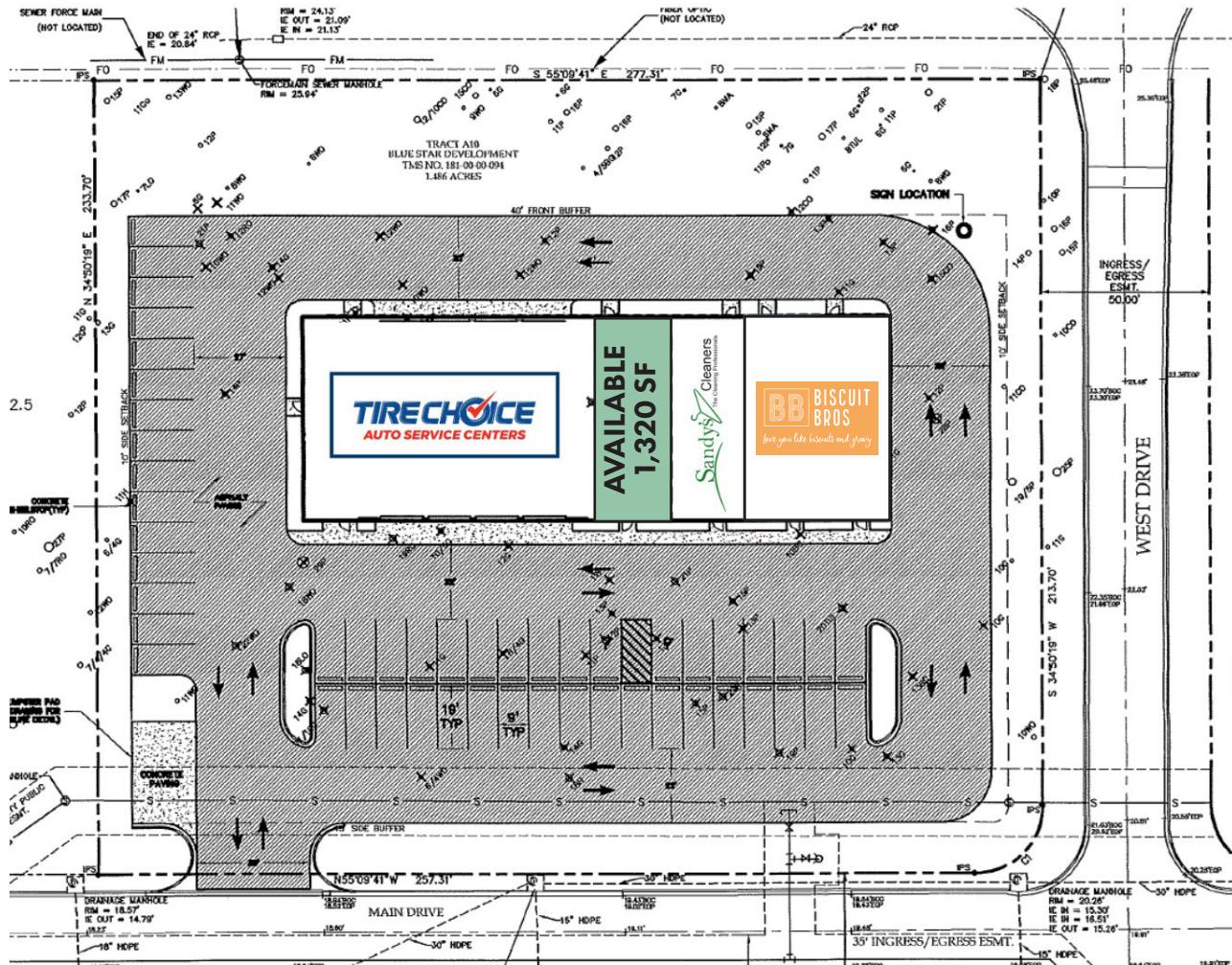
DUNKIN'



CVS
pharmacy®



Site Plan



PROPERTY OVERVIEW

| | |
|-------------------|---|
| Rent | \$25/SF NNN |
| Building SF | ±10,560 SF |
| Minimum Divisible | 1,320 SF |
| Condition | Fully built-out Physical Therapy Office |

PRICE:

\$25 psf NNN

TRAFFIC COUNT:

±40,300 VPD

The Property

1,320 SF former Physical Therapy office available for lease in one of Charleston's fastest growing retail markets. This space is visible to ±40,300 vehicles per day on Dorchester Rd. Co-tenants include Biscuit Bros, Sandy's Cleaners, and Tire Choice. Nearby businesses include Chick-fil-A, Cookout, Popeyes, Publix, CVS, and many more. Major employers in this area include Bosch, Volvo, Boeing, and Mercedes-Benz.

NEARBY TENANTS



Publix



The CVS logo, featuring a red heart icon followed by the letters "CVS" in a bold, red, sans-serif font.



MAJOR EMPLOYERS



BOSCH



Mercedes-Benz



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